

PLANNING POLICY NO. 11

Water Supply and Sewerage Development Infrastructure Contributions

1.0 Purpose

The purpose of this Planning Scheme Policy is to:

- provide a mechanism for contributions to be paid towards water supply and sewerage infrastructure; and
- identify the contribution rates for the cost of water and sewerage development infrastructure.

1.1 Application of the Policy

This Planning Scheme Policy determines standards for calculating the payment of contributions as required by development applications for water and sewerage infrastructure.

An applicant is required to provide an infrastructure contribution towards the capital costs incurred or to be incurred in providing existing and future water supply and sewerage infrastructure in accordance with this Planning Scheme Policy.

The infrastructure contributions to be provided by an applicant pursuant to this Planning Scheme Policy are additional to the works internal that the applicant is required to provide as part of the development.

Nothing in this scheme shall prevent the Council and a person from entering into an infrastructure agreement in respect of water supply or sewerage infrastructure which shall provide for an infrastructure contribution towards the provision of water supply or sewerage infrastructure which is not in accordance with this policy.

Infrastructure contribution towards the provision of water supply or sewerage infrastructure in respect of out of sequence development shall be determined in accordance with the Integrated Planning Act 1997 or an infrastructure agreement in respect of water supply or sewerage infrastructure for which the Council is a party.

2.0 Definitions

For the purposes of this policy:

- '*relevant land*' means land which is the subject of a development application whether or not a building or other structure is proposed to be erected or used on that land.
- '*sewerage headworks*' means
 - effluent disposal systems



- effluent force mains
- sewerage treatment plants
- raw sewage pump stations
- raw sewage rising mains
- raw sewage trunk mains
- '*sewerage works external*' means
 - those works, structures or equipment necessary for the purpose of connecting sewerage works internal to a local government sewerage scheme;
 - does not include sewerage headworks or sewerage works internal.
- '*sewerage works internal*' means those works, structures or equipment necessary for the reticulation of sewerage from allotments into which land is proposed to be subdivided.
- '*water headworks*' means
 - water supply catchments and storage structures
 - inlet structures
 - raw water pumping stations
 - water purification plants
 - service reservoirs
 - trunk mains to supply side or reservoirs
 - trunk mains
 - distribution mains
- '*water supply works external*' means
 - those works, structures or equipment necessary for the purpose of connecting water supply works internal to a local government water supply scheme;
 - does not include water supply headworks or water supply internal.
- '*water supply works internal*' means those works, structures or equipment necessary for the reticulation of water supply to allotments into which land is proposed to be subdivided.

3.0 Policy Intent

It is Council's policy to provide water supply infrastructure and sewerage infrastructure so as to facilitate development in accordance with the preferred pattern of sequenced development.

An infrastructure contribution towards the provision of water supply infrastructure and sewerage infrastructure shall be calculated in the manner which:

- ensures applicants contribute to the cost of existing and future water supply infrastructure and sewerage infrastructure according to their use of such infrastructure;
- ensures equity between applicants and existing ratepayers;
- minimises the total life cycle cost of water supply and sewerage infrastructure; and
- provides the same desired standard of service to new and existing ratepayers.



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An infrastructure contribution towards the provision of water supply infrastructure or sewerage infrastructure shall not be transferable:

- between water supply infrastructure or sewerage infrastructure; or
- to other development infrastructure items.

The infrastructure contribution rates for water supply and sewerage infrastructure shall be:

- the rates specified in Schedule 1, attached, as adopted by Council; or
- the rates adopted by the Council by resolution as a result of:
 - a development approval that is inconsistent with the Planning Scheme; or
 - a development approval in respect of an out of sequence development; or
 - an amendment to the Planning Scheme; or
 - changes in Council's planning for the provision of water supply or sewerage infrastructure; or
 - changes in the capital cost of the provision of water supply infrastructure or sewerage infrastructure.

Fixing of Contribution Rates

In fixing the contribution rate, Council has regard to:

- the estimated cost of construction of the existing water supply schemes to which contributions are to be made under this policy and the estimated cost of construction of the existing sewerage schemes to which contributions are to be made under this policy;
- the need for augmentation of the water supply schemes and the sewerage schemes having regard to the present capacity of each of those schemes to meet the demands of users within Council's future serviced area and the likely increase in those demands; and
- the estimated cost of augmentation of the Council's water supply schemes and the estimated cost of augmentation of the Council's sewerage schemes.

Unit Equivalencies

For the purpose of this policy, Council has adopted the following equivalencies for determination of contribution rates:

- 1 lot = 1 pedestal = 1 dwelling unit
- 1 lot = 2.78 equivalent persons

The figure of 2.78 has been adopted from the Australian Bureau of Statistics figures for Rockhampton from the 1991 census data (and may be subject to review upon further differing census information).

Review of Contribution Rates

Contribution rates are reviewed each financial year with new rates coming into force at 1 July each financial year. Current Council policy is



for increases or decreases to contribution rates to be generally in accordance with the Consumer Price Index.

3.0 Development requiring reconfiguring a lot and/or assessment

Water Supply

Contribution towards water supply headworks will be assessed as the share of the costs incurred or to be incurred in providing the infrastructure (works, structures, equipment) forming part of the permanent system of water supply to and in the water supply system.

This share is the area in hectares of the land, multiplied by the rate set out in the schedule of headworks charges adopted by Council.

The net area of the water supply system will be 90% of the total area of a system by the rate adopted by Council and will not exceed the sum of the estimated cost of water supply treatment headworks and the estimated cost of water supply distribution headworks for the system.

The contribution towards the cost of water supply works external to the site will be assessed as the cost of works forming part of the permanent system of works to connect the land to the part of the water supply system existing at the date of the sealing of the survey plans by Council or prior to the commencement of the use, less the cost of any works forming part of water supply distribution costs.

The cost of water supply internal to the site will be assessed as the cost of providing, in respect of a supply of water to each proposed allotment, a water service to the boundary of each proposed allotment and all associated water mains and pumping station to supply the service, and forming part of the pumping stations to supply the service and forming part of the permanent system of works.

The mains include any main that, because it will also serve other land, must be larger than would be required to serve the land. Council will pay that part of the cost that exceeds the cost of the main necessary to service the land or exceeds the cost of a 150mm diameter main, whichever is the lesser.

Sewerage

Contribution towards sewerage headworks will be assessed as the share of the costs incurred or to be incurred in providing the infrastructure (works, structures, equipment) forming part of the permanent system of sewerage in the sewerage system.

This share is the area in hectares of the land, multiplied by the rate set out in the schedule of headworks charges adopted by Council.



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The net area of the water supply system will be 90% of the total area of land in the sewerage scheme to allow for land likely to be used for public purposes. The amount will not exceed the sum of estimated cost of sewerage treatment headworks and the estimated cost of sewer system headworks for the scheme.

The contribution towards the cost of sewerage works external to the site will be assessed as the cost of works forming part of the permanent scheme of works to connect the land to the part of the sewerage scheme existing at the date of the sealing of the survey plans by Council or prior to the commencement of the use, less the cost of any works forming part of the sewer system headworks.

The cost of sewerage works internal to the site will be assessed as the cost of providing, in respect of sewerage service to each proposed allotment, a sewerage connection to the boundary of each proposed allotment and all associated sewers, pumping stations and rising mains to provide that service and forming part of the permanent system of works.

The sewers include any sewer that, because it will also serve other land, must be larger than would be required to serve the land. Council will pay that part of the cost that exceeds the cost of main necessary to service the land or exceeds the cost of a 225mm diameter main, whichever is the lesser.



4.0 Development requiring assessment against Equation 3

Water Supply

The contribution towards water supply headworks costs will not exceed the increase in water supply treatment headworks costs due to the increase in water supply required by the proposed development.

The contribution for water supply works external to the site will be assessed as:

- the greater amount of the cost of works forming part of the permanent system of works to connect the land to the water supply system existing at the date of the sealing of the survey plans by Council or prior to the commencement of the use;
- less the cost of any works forming part of water supply distribution headworks, and the costs of augmentation of water mains incurred or to be incurred to meet the increased fire flow demand resulting from the development.

Sewerage

The contribution towards sewerage headworks costs will not exceed the increase in sewerage treatment headwork costs due to the increase in loading on the sewerage scheme by the proposed development.

The contribution for sewerage works external to the site will be assessed as the cost of works forming part of the permanent system of works to connect the land to the sewerage scheme existing at the date of the sealing of the survey plans by Council or prior to the commencement of the use, less the cost of any works forming part of the sewer system headworks.

Water Supply Headworks

Water supply headworks are considered to be comprised of:

- water supply treatment headworks; and
- water supply distribution headworks.

Water supply treatment headworks means the existing and proposed works comprising Council's water treatment plants at the Glenmore Water Treatment Plant and associated reservoirs four (4) of which are located in South Rockhampton and seven (7) in North Rockhampton, pumping stations and mains necessary to deliver treated water to the distribution mains.

Water supply distribution headworks means the existing and proposed distribution mains having a diameter of 225mm, pumping stations, rising mains and reservoirs external to the sites of the water supply treatment



plants required for the distribution of water to and in the water supply system.

Sewerage Headworks

Sewerage headworks are considered to be comprised of:

- sewerage treatment headworks; and
- sewer system headworks.

Sewerage treatment headworks means the existing and proposed sewerage treatment plants serving each of the respective sewerage schemes with the associated pumping station, rising mains and outfall sewers.

Sewer system headworks means the existing and proposed main sewers having a diameter of 225mm and pumping stations and rising mains other than those comprising part of the sewerage treatment plants.

5.0 Method for Determining Amount of Contribution

Schedule 1, attached, details the contribution rates for different infrastructure components and the areas to which the contribution rates apply. The contribution rates are designed to apply 'per hectare' or 'per unit'.

Table 1 assists in determining which Equation applies to the various forms of development that may require the payment of contributions.

For contributions per hectare - (Equation 1):

The required contribution shall be calculated as follows:

$$\text{Required Contribution} = C \times A$$

where, C - contribution rate from Schedule 1 of this Policy which is subject to review at the end of each financial year;

A - the area in hectares of the relevant land.

For contributions per unit - (Equation 2):

The required contribution shall be calculated as follows:

$$\text{Required contribution} = C \times N \times W$$

Where C - contribution rate from Schedule 1 of this Policy which is subject to review at the end of each financial year;

N - number of calculated units (lots, pedestals, persons, sites or dwelling units) for the relevant land less the



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assessed number of existing serviced units as determined by Council from information supplied by the applicant. The choice of unit for the above assessment shall be in accordance with Table 1;

W - the weighting factor determined from Table 1 for different types of applications.

Table 1
Relevant units and weightings for different classes of applications

Class of Application	Unit	Weighting
Material Change of Use for Residential Use/s in any Area, excluding Residential Areas, Residential Consolidation Areas, and Stables Residential Areas, without Reconfiguring a Lot	Refer to Equation 3, Table 2 and Table 3 (below)	
Material Change of Use for Commercial Use/s or Community / Recreation Use/s in any Planning Area, excluding the Central Business District Commercial Area, Commercial Planning Areas and Commercial Precincts within a Planning Area, without Reconfiguring a Lot	Refer to Equation 3, Table 2 and Table 3 (below)	
Material Change of Use for Industrial Use/s in any Planning Area, excluding Industrial Areas, without Reconfiguring a Lot	Refer to Equation 3, Table 2 and Table 3 (below)	
Material Change of Use for Residential Use in any Area, excluding Residential Areas, Stables Residential and Residential Consolidation Areas with Reconfiguring a Lot	per additional lot	1.0
Material Change of Use for Commercial Use/s or Community / Recreation Use/s in any Planning Area, excluding the Commercial Planning Areas, Central Business District Commercial Area and Commercial Precincts within a	per pedestal	1.0



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Planning Area, with Reconfiguring a Lot		
Material Change of Use for Industrial Use/s in any Planning Area, excluding Industrial Areas, with Reconfiguring a Lot	per pedestal	1.0
Reconfiguring a Lot for Residential Use	per additional lot	1.0
Reconfiguring a Lot for Commercial, Industrial, Community / Recreation or Other Use	per additional pedestal	1.0
Material Change of Use for Caravan / Cabin Park, Accommodation Building in a Residential Area, including Stables Residential and Residential Consolidation Areas. **	per additional site/room or unit	0.3
Material Change of Use for Duplex, Multi Unit Dwelling in a Residential Area, including Stables Residential and Residential Consolidation Areas	per additional dwelling unit	1.0
Material Change of Use for Commercial Use/s or Community / Recreation Use/s in a Commercial Area or Commercial Precinct within a Residential Area.	per additional pedestal	1.0
Material Change of Use for Industrial Use/s in an Industrial Area	per additional pedestal	1.0

***Above figures are based on an occupancy rate of 58% and 1.4 persons per room for motels and an occupancy rate of 40% and 2.0 persons per site/room or unit for a caravan park.*

For Material Changes of Use without Reconfiguring a Lot - (Equation 3):

The required contribution shall be calculated as follows:

$$\text{Required contribution} = \frac{C \times A \times (P_A - P_B)}{2.78}$$

Where C - contribution rate from Schedule 1 of this policy, which is subject to review at the end of each financial year;

A - the area in hectares of the relevant land;



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- P_A- the population density in equivalent persons per gross hectare of the Use, as determined from Table 2. For example, the population density in equivalent persons per gross hectare of a Material Change of Use for an Industrial Use in the Rural Area is 56, as the use is Industrial. If the proposed development is for a combination of uses (two or more) then the population density in equivalent persons per gross hectare is the average of the sum of the uses;
- P_B- the population density in equivalent persons per gross hectare of the Planning Area in which the development is to occur, as determined from Table 3. For example, the population density in equivalent persons per gross hectare of a Material Change of Use for a Residential Use (Accommodation Building) in the Central Business District Commercial Area is 77, as the development is proposed in the Central Business District Commercial Area. If the development proposed is on land in two or more Planning Areas, the population density in equivalent persons per gross hectare is the average of the sum of the Planning Areas in which the development will occur;

Note 1: Where $P_B > P_A$ then no contribution is payable

Table 2
Assumed population densities for different Uses

Uses	Population Density Equivalent persons per gross hectare
Residential Uses, excluding Accommodation Building, Aged Care Accommodation, Caravan / Cabin Park, Construction Camp, Multi Unit Dwelling	27.8
Accommodation Building, Aged Care Accommodation, Caravan / Cabin Park, Construction Camp, Multi Unit Dwelling	46
Carpark, Car Wash, Club, Commercial Premises, Market, Nursery / Garden Centre, Restaurant, Restricted Premises, Shop, Take away Food Store, Veterinary Clinic	56
Community / Recreation Uses	56



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Industrial Uses	56
Cinema, Hotel, Major Shopping Outlet, Nightclub, Service Station, Showroom	77
Other Uses	77

Table 3
Assumed population densities for different Planning Areas

Planning Areas	Population Density Equivalent persons per gross hectare
Residential Areas, Stables Residential Area	27.8
Residential Consolidation Areas	46
Future Residential Areas, Rural Areas	2
Musgrave Street Highway Commercial Area, North Rockhampton Centre Commercial Area, South Rockhampton Highway Commercial Area, Yaamba Road South Commercial Area, Commercial Precincts in Residential Areas	56
Industrial Areas	56
Central Business District Commercial Area	77
Special Use Areas	Refer Note 2
Public Open Space	10
Environmental Protection Areas	Nil

Note 2 – At Council's discretion determination of the population density for the specific proposal will be carried out considering the nature of the proposal and similar densities in this table as considered appropriate.

Council requires the applicant to pay for the provision of additional infrastructure to service the proposed development upon the relevant land. An assessment therefore is required of the existing serviced units upon the relevant land. The number of existing serviced units shall be determined by Council having regard to the existing number of pedestals, lots, etc upon the subject land.



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Where the number of existing serviced units exceeds the proposed units then the contribution payable shall be nil and the applicant shall not be entitled to any reimbursement of cost. The resulting excess capacity shall remain as credit on the relevant land for future development. An assessment of existing serviced units is not relevant where contributions are calculated on a per hectare basis.

The following examples of assessment of existing serviced units are offered;

- A 10 lot subdivision on a parcel of land previously existing as three lots – N = 7 lots;
- A retail shopping complex with 8 proposed pedestals on a site previously occupied by two (2) dwellings – N = 6 pedestals.

When are Contributions to be Paid?

Infrastructure contributions for water supply and/or sewerage development infrastructure shall be paid as follows:

- in respect of a Reconfiguring a Lot, the payment shall be made prior to the sealing of the survey plans by Council; or
- in respect of a material change of use, the payment shall be made prior to the commencement of the use.

How are Contributions to be Paid?

The contributions required are to be paid in full at the time specified, above, and shall be paid by cash or bank cheque.

Schedule of Headworks Charges

Water supply and sewerage headworks charges will be adopted by Council. Details of the charges are contained in Schedule 1, attached.



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SCHEDULE 1

Valid for 2002/03 Financial Year

Infrastructure Contributions

Project	Areas Affected		
Glenmore Water Treatment Plant upgrade	Whole of Water Supply area	per unit	\$713.10
Sewerage Treatment Plant upgrading	Whole of Sewered area	per unit	\$837.61
Norman Road Sewer (Hospital Branch)	Portions 239A, 240A, 241A, 242A & parts of Portions 184 & 661 Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 1 – Norman Road Sewer (Hospital Branch)	per unit	\$216.09
Norman Road Trunk Sewer	Portions 176, 177, 178, 179, 180, 183, 225, 243A, 244A, 245A, 246A & part of Portion 247A, Parish of Murchison, Portions 48A, & 48B, Parish of Archer, refer, to Water and Sewerage Infrastructure Policy Map 2 – Norman Road Trunk Sewer	per unit	\$508.33
Parkhurst Industrial Sewer	Portions 113, 114, 115, 116, 117, 118, 124, 125, 201, 202, 203, 204, 274, 68, 71, 119, Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 3 – Parkhurst Industrial Sewer	per unit	\$659.59
Norman Road Water Main (300, 225, 150)	Portions 225, 241A, 242A, 243A & 244A, 245A, 246A, Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 4 – Norman Road Water Main	per unit	\$227.41
Norman Road Water Reservoir	Portions 128, 219A, 225, 237B, 238A, 239A, 240A, 241A, 242A, 243A, 244A, 245A, 246A, 288 & part of Portion 184, 503 & 661 Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 5 – Norman Road Water	per unit	\$681.20



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<u>Project</u>	<u>Areas Affected</u>		
	Reservoir and Rising Main to Norman Road Water Reservoir		
Rising Main to Norman Road Water Reservoir	Portions 128, 219A, 225, 237B, 238A, 239A, 240A, 241A, 242A, 243A, 244A, 245A, 246A, 288 & part of Portions 184, 503 & 661 Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 5 – Norman Road Water Reservoir and Rising Main to Norman Road Water Reservoir	per unit	\$64.83
Frenchville Road Sewer	Portion 161, 1V, 4V, 5V, 6V, 7V, 8V, 9V, 10V, 11V, 12V, 13V, 14V, 15V, 16V, 17V, 20V, 156A, 24V, 155, 2203, 2206, 2206A, 23V Parish of Archer, refer to Water and Sewerage Infrastructure Policy Map 6 – Frenchville Road Sewer	per unit	\$551.54
Frenchville Road Additional Water Main (Applies to all areas below RL 110m RCC Sewerage Datum Contour)	Portions 6V, 7V, 8V, 9V, 10V, 11V, 12V, 13V, 14V, 15V, 16V, 17V, 20V, 156A, 24V, 155, 2203, 2206, 2206A, 23V, Parish of Archer, refer to Water and Sewerage Infrastructure Policy Map 7 – Frenchville Road Additional Water Main	per unit	\$616.57
Frenchville Road Water Booster Station (Applies to all areas above RL 110m up to RL 123m RCC Sewerage Datum contour).	Portions 14V, 15V, 16V, 17V, 20V, 156A, 2206, 2206A & 23V, Parish of Archer	per unit	\$388.96
Lower Dawson Road Auxiliary Trunk Sewer	Area bound by Ferguson Street Upper Dawson Rd, Nathan St, Lower Dawson Rd, refer to Water and Sewerage Infrastructure Policy Map 8 – Lower Dawson Road Auxiliary Trunk Sewer	per unit	\$1,026.94
Parkhurst Water Reservoir	The area shown on the Water and Sewerage Infrastructure Policy Map 9 – Parkhurst Water Reservoir and Parkhurst Collector Sewer	per unit	\$1,377.83



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<u>Project</u>	<u>Areas Affected</u>		
Parkhurst Collector Sewer	The area shown on the Water and Sewerage Infrastructure Policy Map 9 – Parkhurst Water Reservoir and Parkhurst Collector Sewer	per unit	\$1,015.62
Ramsay Creek Sewerage Pump Station	Catchment area bound by the Bruce Highway, Ramsay Creek, the City Boundary and the crest of the ridge adjacent to Olive St	per unit	\$216.09
Parkhurst Sewer Extension	Area bounded by Norman Rd, Olive St, Yaamba Road & Boundary Road, refer to Water and Sewerage Infrastructure Policy Map 10 – Parkhurst Sewer Extension	per unit	\$497.01
Parkhurst Industrial Estate Reservoir	Portions 118, 119, 120, 144, 176 Sub 3, Portion 196, Sub 3, Portion 201; Subs 3 & 4, Portion 202, Sub 3, Portion 274, Resub 1, Subs 41-43, Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 11 – Parkhurst Industrial Estate Reservoir	per unit	\$605.05
Carlton St / Price Avenue Area Duplicate Water Main	Portions 194,195,196 Parish of Murchison, refer to Water and Sewerage Infrastructure Policy Map 12 – Carlton Street / Price Avenue Area Duplicate Water Main	per unit	\$286.06
Rockonia Road Water Booster	Those lots within the Rockonia Road Boosted area	per unit	\$681.20
Shields Avenue Area Duplicate Water Main	Portions 42, 43 Parish of Archer (reference Council file SOL 1429), refer to Water and Sewerage Infrastructure Policy Map 13 – Shields Avenue Area Duplicate Water Main	per unit	\$350.89
South Rockhampton Low Level Trunk Main Improvements	The South Rockhampton Low Level Water Reticulation Area	per unit	\$594.76
Lakes Creek / Nerimbera 450mm	Koongal & The Meatworks holding paddocks to the West of Lakes	per unit	\$833.00

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Project	Areas Affected		
Water Supply Rising Main.	Creek as defined by Plan NERWAT01 (plan to be digitised)		
Lakes Creek/Nerimbera 450mm Water Supply Rising Main	Lakes Creek/Nerimbera area as defined by Plan NERWAT01 (plan to be digitised)	per unit	\$1,389.00

