UrbanUtilities

WATER NETSERV PLAN (PART A)

Version 10

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CITATION AND COMMENCEMENT

This plan may be cited as Urban Utilities Water Netserv Plan 2020 (Part A).

A notice was published on 16 March 2020 for this plan for Urban Utilities' geographic area.

The commencement date for this plan was 1 July 2020.

1. Water Netserv Plan 2020 (Part A)

1.1 PRELIMINARY

(1) This plan has been prepared in accordance with the requirements of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009 (SEQ Water Act)*.

(2) The purpose of this plan is:

(a) to provide for strategic planning for the operation of Urban Utilities' business;

(b) to provide planning for the delivery of infrastructure for supplying the Urban Utilities' water services and wastewater services for at least 20 years;

(c) to ensure the provision of safe, reliable and secure water services and wastewater services by Urban Utilities;

(d) to integrate land use planning and infrastructure planning for Urban Utilities' water services and wastewater services;

(e) to provide for the management of Urban Utilities' water services and wastewater services in a way that seeks to achieve ecological and economic sustainability;

(f) to provide a process for approvals for connections to Urban Utilities' water and wastewater infrastructure; and

(g) to state fees and charges that may be levied for connections to Urban Utilities' water and wastewater infrastructure, including trunk infrastructure.

(3) Part A of this plan:

(a) states in Section 2 (Planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;

(b) states in Section 3 (Connection area and future connection area) the area that Urban Utilities:

(i) guarantees to provide connections to the water service or wastewater service if the connection complies with the relevant connection criteria (connection area);

(ii) intends to extend its infrastructure network (future connection area);

(c) states in Section 4 (Desired standards of service) the desired standards of performance for each infrastructure network;

(d) identifies in Section 5 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the water and wastewater networks;

(e) states in Section 6 (Demand management) Urban Utilities' strategy for demand management for water; and

(f) states, in Section 7 (Schedules), the definitions, connection policy, including standard connection conditions, charges schedules, types of trunk infrastructure, extrinsic material mapping, schedules of work and planning density assumptions.

(4) Urban Utilities acknowledges there will be a need to update planning assumptions over time and address any consequent implications to the Schedule of Works, as new and amended planning schemes are prepared, or if there are significant changes to transport or other infrastructure, which may influence distribution of growth. This includes changes that will support alignment to the policy of the *South-East Queensland Regional Plan* and Local Government Infrastructure Plans.

1.2 INTERPRETATION

1.2.1 Definitions

(1) A term used in this plan has the meaning assigned to that term by one of the following:

(a) the *SEQ Water Act*;

(b) the *South-East Queensland Water (Distribution and Retail Restructuring) Regulation 2010* (the Regulation);

(c) the definitions in Schedule 1 of this plan;

(d) the *Acts Interpretation Act 1954*;

(e) the ordinary meaning where that term is not defined in the *SEQ Water Act*, the Regulation, Schedule 1 of this plan or the *Acts Interpretation Act 1954*.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in this plan to any act includes any regulation or instrument made under the act, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in this plan to a specific resource document or standard means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of this plan.

1.2.2 Standard drawings, maps, notes, editor's notes and footnotes

(1) Standard drawings contained in codes or schedules are part of this plan.

(2) Maps provide information to support the outcomes and are part of this plan.

(3) Notes are identified by the title 'note' and are part of this plan.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of this plan, but they are not part of the plan.

1.2.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'.

(2) A word followed by '; or' means either or both options can apply.

1.2.4 Consistency with State and local planning provisions

1.2.4.1 Regional plan

In 2020, the Planning Minister has identified that this plan appropriately advances the South-East Queensland Regional Plan 2017 (Shaping SEQ), as it applies in the plan's area.

1.2.4.2 Local government planning assumptions

In 2020, each shareholder council being Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset Councils, have identified that this plan is consistent with their planning assumptions (refer to Section 2) for their respective local government areas.

2. Planning assumptions

(1) The planning assumptions state the assumptions about:

(a) population and employment growth;

(b) the type, scale, location and timing of future development and future growth, including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.

(3) The planning assumptions have been prepared for:

(a) the base date of 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:

(i) mid-2016;

(ii) mid-2021;

(iii) mid-2026;

(iv) mid-2031;

(v) ultimate; and

(b) the development types in column 2 that include the uses in columns 3 to 8 of Table 1.

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

Table 1 Relationship between development category, development type and LGIP uses

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	**Development type**	**Brisbane Uses**	**Ipswich City Council Uses**		**Lockyer Valley Uses**		**Scenic Rim Uses**	**Somerset Uses**
			Ipswich Planning Scheme	**Springfield Structure Plan**	**Gatton**	**Laidley**		
Residential development	Dwelling house	Detached dwelling Residential	Caretaker residential Single residential	Caretakers' residence Detached house Relatives' flat	Caretaker's residence Small lot house	Caretaker's residence Secondary rural dwelling	Sales office	Caretaker's accommodation Dwelling house
	Multiple dwelling	Attached dwelling Residential	Dual occupancy Institutional residential Multiple dwelling	Apartment building Attached house Dual Occupancy	Annexed unit	Apartment	Caretaker's accommodation Community residence	Hostel Retirement facility
	Other dwelling including accommodation (short term) and accommodation (long term)	Short term accommodation Long term accommodation Residential hotel Community residence		Student accommodation Caravan park Tenement building Institutional residence Retirement community	Accommodation units Bed and breakfast accommodation Caravan park Eco-tourism facility Farm worker's accommodation Motel	Accommodation units Caravan park Motel Removal house Tourist accommodation	Home-based business Nature-based tourism Non-resident workforce accommodation Relocatable home park Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park	Community residence Home-based business Non-resident workforce accommodation Relocatable home park Residential care facility Rural workers accommodation Short-term accommodation Tourist park

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Non-residential development	Retail	Retail Shop Food services Arts & recreation Showroom Retail warehouse & bulky goods	Business use (where predominately for retail – e.g. shop) Catering shop Entertainment use General store Shopping centre	Auction depot Catering business Club Commercial premises (where predominately retail – e.g. commercial purpose) Community building (kiosk centre) Fast food premises Garden centre General store Hotel Indoor entertainment Landscape supply outlet Licensed club Local shops Major shopping centre Motor showroom Neighbourhood shopping centre Neighbourhood centre Night club Produce store Produce /craft market Reception and function rooms Restaurant Retail warehouse Sale of automotive parts and accessories Service station Tavern	Arts, crafts and antiques Catering shop Hotel Indoor Entertainment Outdoor Entertainment Service Station Shop Showroom	Bulk retail Catering room General store Hotel Indoor entertainment Refreshment service Service station Shop Sport and recreation	Adult store Bar Car wash Childcare centre Educational establishment Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Major sport, recreation and entertainment facility Market Motor sport facility Nightclub entertainment facility Office Outdoor sport and recreation Parking station Service industry, Service station Shop Shopping centre Theatre Tourist attraction Veterinary services	Adult store Agricultural supplies store Carpark Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping Centre Showroom

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Non-residential development	Commercial	Non-residential commercial (office) – office	Business use (where predominately for commercial – e.g. office) Broadcasting station Display housing Temporary sales office	Child care centre Commercial premises (business office) Professional office Public building Radio station Real estate display/ sales office Television station	Commercial premises Health care premises	Commercial premises Estate sales Office Medical/ paramedical centre Veterinary hospital	Garden centre Hardware and trade supplies Outdoor sales Showroom	Club Function facility Hotel Indoor sport & recreation Nightclub entertainment facility Office Tourist attraction Veterinary services
	Industry	Non-Residential Industry Medium impact industry Low impact industry Warehouse (bulk stores & logistics)	General industry Nuclear industry Service/Trades use Special industry	Automatic car wash Bulk store Car repair station Concrete batching plant Dangerous goods store Freight depot Fuel depot General industry Junk yard Light industry Milk depot Mini storage complex Plant sales and hire yard Research and associated technology activities Service industry Special industry Storage yard Transport depot Transport terminal Truck depot Vehicle wrecking yard Warehouse	Animal Product Processing Industry Extractive industry Industry Rural Service Industry Service Trade Transport Depot Warehouse	Car repair station Extractive industry Industry Light industry Liquid fuel depot Medium industry Noxious, offensive and hazardous industry Road freight depot Rural processing Transport depot	Brothel Bulk landscape supplies Extractive industry Low impact industry High impact industry Medium impact industry Research and technology industry Special industry Transport depot Warehouse	Extractive industry High impact industry Low impact industry Medium impact industry Service industry Transport depot Warehouse

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
	Community purposes	Education facility except an educational establishment for the Flying Start for Queensland Children program Educational establishment for the Flying Start for Queensland Children program Health care services Community use	Community building Funeral parlour Emergency services depot Hospital Place of public worship Educational establishment Reformation institution	Community building Place of public worship Funeral parlour Educational establishment Reformation institution Emergency services depot Hospital	Education establishment Special purpose	Child care facility Education establishment Emergency services depot Funeral parlour Hospital Place of assembly Place of worship Warehouse	Cemetery Club Community care centre Community use Crematorium Detention facility Emergency services Funeral parlour Hospital Outstation Place of worship Residential care facility	Cemetery Childcare centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship
Non-residential development	Rural and other uses	Non-residential low impact rural-animal husbandry Non-residential stormwater Stormwater impervious area	Veterinary clinic Veterinary hospital	Veterinary clinic Veterinary hospital	Agriculture Animal husbandry Home-based business Intensive agriculture Intensive animal industries Local utility Off-street carpark Park Roadside stall Telecommunication facility Transport terminal	Agriculture Animal husbandry Aviation Feedlot Forestry Home-based business Home occupation Intensive animal industries Junk yard Kennels Passenger terminal Public facility Public infrastructure Roadside stall	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery Air services Environment facility Landing Major electricity infrastructure Park Renewable energy facility Substation Telecommunication facility Utility installation	Air services Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Major electrical infrastructure Permanent plantation Renewable energy facility Roadside stall Rural industry Substation Telecommun-ications facility Utility installation Winery

2.1 POPULATION AND EMPLOYMENT GROWTH

A summary of the assumptions about population and employment growth for this plan's area is stated in Table 2.

Table 2 Population and employment assumptions

Column 1	Column 2				
	Assumptions				
Description	2016 (Base date)	2021	2026	2031	Ultimate
Population					
Brisbane	1,164,862	1,224,585	1,279,119	1,342,550	1,529,197
Ipswich	202,215	270,820	354,216	435,897	518,668
Lockyer Valley	39,811	43,835	48,218	52,732	90,068
Scenic Rim	40,348	45,265	51,918	58,318	79,820
Somerset	25,616	28,726	31,616	34,416	46,883
Total	1,472,852	1,613,231	1,765,087	1,923,913	2,264,636
Employment					
Brisbane	848,682	928,708	1,003,392	1,083,306	1,610,196
Ipswich	68,593	93,051	118,088	153,333	291,405
Lockyer Valley	11,481	12,555	13,698	14,903	19,922
Scenic Rim	14,152	15,381	16,828	18,491	21,745
Somerset	5,541	6,073	6,566	9,174	5,029
Total	948,449	1,055,768	1,158,572	1,279,207	1,948,297

2.2 DEVELOPABLE AREA

(1) The developable area is land zoned for residential (not including rural residential for wastewater), industrial, retail or commercial purposes and not affected by a developable area constraint stated in Table 3.

Table 3 Developable area constraints

Developable area constraint		
Agricultural land classification – class A and B	Key resource area – resource/ processing area	Key resource area – separation area
Key resource area – transport route	Key resource area – transport route separation area	MSES – Protected areas (estate)
MSES – Protected areas (nature refuge)	MSES – Marine Park	MSES – Declared fish habitat area
MSES – Wildlife habitat	MSES – Regulated vegetation (category B)	MSES – Regulated vegetation (category C)
MSES – Regulated vegetation (category R)	MSES – Regulated vegetation (essential habitat)	MSES – Regulated vegetation (wetland)
MSES – Regulated vegetation (intersecting a watercourse)	MSES – Strategic environmental areas (designated precinct)	MSES – High ecological significance wetlands
MSES – High ecological value waters (wetland)	MSES – High ecological value waters (watercourse)	MSES – Legally secured offset area (offset register)
MSES – Legally secured offset area (regulated vegetation offsets)	High ecological value water areas	High-pressure gas pipeline
Bushfire prone area	Very high potential bushfire intensity	High potential bushfire intensity
		Medium storm tide inundation areaWater treatment plants and water quality facilities (Seqwater)

Developable area constraint		
Medium potential bushfire intensity	Erosion prone area	Water treatment plants and water quality facilities (Seqwater)
High storm tide inundation area	Pump station facilities and reservoir facilities (Seqwater)	Facilities for extracting ground-water (Seqwater)
Pipelines and channels (Seqwater)	Bulk water storage infrastructure (Seqwater)	Major electricity infrastructure (Energex)
Major electricity infrastructure (Powerlink)	Electricity substation (Powerlink)	Future State-controlled road
Electricity substation (Energex)	State-controlled road	Busway corridor
Railway corridor	Future railway corridor	Future light rail corridor
Future busway corridor	Light rail corridor	Flood Hazard Area

(2) The planned density for future development is stated in Tables SC9.1 to SC9.5 in Schedule 9.

(3) A summary of the assumptions about future residential and non-residential development for this plan's area is stated in Table 4.

Table 4 Residential dwellings and non-residential floor space assumptions summary

Column 1	Column 2				
	Assumptions				
Description	2016 (Base date)	2021	2026	2031	Ultimate
Residential dwellings					
Brisbane	454,019	486,941	513,915	545,262	629,938
Ipswich	74,787	106,450	146,617	186,882	230,870
Lockyer Valley	14,891	16,456	18,165	19,935	34,175
Scenic Rim	16,928	18,898	21,568	24,166	33,438
Somerset	10,133	11,496	12,857	14,219	19,830
Total	570,758	640,241	713,122	790,464	948,251
Non-residential floor space (m² GFA)					
Brisbane	34,805,370	37,517,792	40,498,863	43,539,118	58,762,090
Ipswich	3,299,956	4,315,634	5,726,167	7,434,376	17,498,830
Lockyer Valley	562,732	623,519	688,274	756,449	1,322,712
Scenic Rim	614,387	662,464	725,686	805,066	956,118
Somerset	393,182	430,212	464,623	646,409	357,462
Total	39,675,627	43,549,621	48,103,613	53,181,418	78,897,212

2.3 INFRASTRUCTURE DEMAND

The demand generation rate for a trunk infrastructure network is stated in the extrinsic material for the relevant local government area (refer to Schedule 6).

3. Connection area and future connection area

(1) The connection area identifies the area where Urban Utilities guarantees to provide connections to its water service or wastewater service if the connection complies with the relevant connection criteria.

(2) The future connection area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.

(3) The connection area and future connection area are identified:

(a) for drinking water – on the relevant map in Schedule 7, Section SC7.2.1;

(b) for wastewater – on the relevant map in Schedule 7, Section SC7.2.2.

4. Desired standards of service

(1) This section states the standards of service for infrastructure to provide Urban Utilities' water service and wastewater service.

(2) Unless stated otherwise in the extrinsic material contained in Schedule 6, the desired standards of service for new infrastructure are detailed in the SEQ Code and the standards and guidelines available on the **website.** These documents contain a consolidated set of standards for the provision of water supply and wastewater reticulation infrastructure. A copy of the SEQ Code is available at **www.seqcode.com.au.**

5. Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service for at least 20 years.

5.1 PLANS FOR TRUNK INFRASTRUCTURE MAPS

(1) The existing and future trunk infrastructure networks are shown:

(a) for drinking water – on the relevant map in Schedule 7, Section SC7.2.1;

(b) for wastewater – on the relevant map in Schedule 7, Section SC7.2.2.

5.2 SCHEDULE OF WORKS

(1) The future trunk infrastructure is identified:

(a) for the water supply - in the relevant table in Schedule 8, Section SC8.1;

(b) for the wastewater - in the relevant table in Schedule 8, Section SC8.2.

6. Demand management

(1) Urban Utilities proposes to achieve effective demand management outcomes for the provision of water services in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim, and Somerset local government areas and the SEQ region by:

(a) reducing demand for water;

(b) increasing the efficiency of water supply works;

(c) increasing the efficiency of the use of water by end-users;

(d) substituting a process that does not use a water resource in place of a process that does use a water resource; and

(e) substituting one water resource for another.

(2) Urban Utilities will publish and maintain on its website details of its strategy for demand management for water for the current financial year.

7. Schedules

SCHEDULE 1 DEFINITIONS AND ABBREVIATIONS

Table SC1.1 Definitions

Term	Definition
alteration	has the meaning in the *SEQ Water Act*.
applicant	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
base date	means the date from which Urban Utilities has estimated future infrastructure demand and costs for the service area.
Bromelton SDA charge area	means the spatial area identified as Bromelton SDA Charge area in the Water Netserv Plan (Part A) mapping for Drinking Water and Wastewater.
brownfield	means an area of land previously used for industrial or other purposes available to be redeveloped for alternative purposes.
business days	has the meaning in the *Acts Interpretation Act 1954*.
class 10a	means a Class 10a building or structure under the *Building Act 1975.*
connection	has the meaning in the *SEQ Water Act* and can mean: (1) a property service connection, or (2) a network connection.
connection area	has the meaning in the *SEQ Water Act.*
customer service standards	means the standards of service provided to existing users as defined in our (separate) Business and Residential Customer Charters.
developable area	for premises, means the area of the premises that is not affected by a developable area constraint stated in Table 3.
future connection area	has the meaning in the *SEQ Water Act*.
greenfield	means an area that is not brownfield.
infrastructure	has the meaning given to water infrastructure in the *SEQ Water Act* which is owned and operated by Urban Utilities.
latent conditions	means in relation to a site and its surrounds, a physical condition or circumstance including artificial things but excluding weather conditions and the effect of weather conditions, which differs materially from the physical condition or circumstances which should reasonably have been anticipated by the applicant at the commencement of work if the applicant had carefully examined, investigated and satisfied itself in all respects as to: (1) all written information available to the applicant, including the water approval, geotechnical reports and tenders relating to the provision of the work; (2) all information relevant to the risks, contingencies and other circumstances having an effect or potential effect on the provision of the work known to, or obtainable by the making of reasonable enquiries and investigations (including geotechnical investigations), the applicant; and (3) the site, its surrounds and all improvements and fixtures on the site or its surrounds (including all physical conditions and characteristics, facilities, services and access). *Examples – Depending on the particular circumstances of work, a latent condition may include extensive rock or soil conditions that are materially or significantly harder or softer than indicated in an independent geotechnical report, extensive soil contamination that is not listed on an official register, and hidden or undisclosed utility services.*

Term	Definition
local government	has the meaning in the *Local Government Act 2009.*
minor change	for a water approval, means a change that would not: (1) result in substantially different infrastructure; (2) apply to new land that was not the subject of the water approval application; (3) change the network; (4) result in a change in demand of 10% or more of the original demand; (5) trigger an impact that would necessitate reassessment where the connection type and location have been changed; and (6) change the non-trunk infrastructure designation of a condition.
native title	has the meaning in the *Native Title (Queensland) Act 1993.*
network connection	has the meaning in the *SEQ Water Act* and can mean: (1) the connection of network infrastructure to Urban Utilities' water infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from Urban Utilities' water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of network infrastructure; and (4) works for the matters mentioned in paragraph (1), (2) or (5) to extend or upgrade Urban Utilities' water infrastructure.
non-standard connection	means a connection that is not a standard connection or a disconnection.
notice	means a written notice given in accordance with Schedule 2.
other plans	means locations and areas where statutory planning is undertaken by others under separate enabling legislation, such as Priority Development Areas, Port of Brisbane core port land and airports. Refer to the Water Netserv Plan (Part A) mapping for Drinking Water and Wastewater.
owner	has the meaning in the *SEQ Water Act.*
Planning Act	means the *Planning Act 2016.*
planning assumption	has the meaning in the *SEQ Water Act.*
planning regulation	means the *Planning Regulation 2017.*
property service connection	has the meaning in the *SEQ Water Act* and can mean: (1) the connection of property service infrastructure to Urban Utilities' water infrastructure to supply a water service or wastewater service; and (2) the disconnection of property service infrastructure from Urban Utilities' water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of property service infrastructure that is part of Urban Utilities' water infrastructure.
property service infrastructure	has the meaning in the *SEQ Water Act.*
publicly-controlled place	has the meaning in the *SEQ Water Act.*
Queensland Plumbing and Wastewater Code	has the meaning in the *Plumbing and Drainage Act 2018.*
regional plan	has the meaning in the *Planning Act.*

Term	Definition
security	means the security provided by an applicant that must be: (1) money; or (2) a financial institution's undertaking agreed to by Urban Utilities: (a) in favour of Urban Utilities or an entity stated in a notice given by Urban Utilities to the applicant; (b) given by a financial institution consented to by Urban Utilities; (c) under which Urban Utilities may claim a payment on demand without reference to the applicant and despite any objection, direction or claim by the applicant to the contrary; (d) under which the financial institution may make a payment on demand without reference to the applicant and despite an objection, direction or claim by the applicant to the contrary; (e) which is unlimited in time; (f) which is irrevocable and unconditional in respect of the covenants made by the financial institution in favour of Urban Utilities; (g) on terms satisfactory to Urban Utilities, including: (i) for uncompleted works, not less than 150% of the value of the uncompleted works; (ii) for completed works to be maintained for a period specified by Urban Utilities, not less than $5,000 or 5% of the value of the completed works, whichever is greater.
SEQ Water Act	means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*
staged water connection	means: (1) any connection where the applicant seeks to carry out the connection in more than one stage and Urban Utilities agrees is a staged water connection. This can include, but is not limited to: (a) a network connection followed by a property service connection; or (b) network connections carried out in more than one stage; or (c) a property service connection to one or more properties carried out in more than one stage; (2) a subsequent connection application for the subject property (including child parcels) where a water approval for a staged water connection identified that the subsequent water approval was required; (3) a subsequent connection application for the subject property (including child parcels) where a staged development approval requires that a subsequent water approval be obtained; (4) any connection Urban Utilities determines is a staged connection.
standard connection	has the meaning in the *SEQ Water Act.*
trickle feed connection area	means the parts of the water service connection area that are connected, or can be connected, to an existing trickle feed system.
trickle feed infill area	means the areas where an existing trickle feed system may extend.
trickle feed system	means a water supply system where water is supplied to property boundaries at a constant rate of flow, with peak demands being obtained from individual storages on-site at each dwelling.
ultimate	for an area or premises, means the likely extent of planning assumptions and/or schedule of works descriptions and/or types of infrastructure descriptions that are anticipated in the area or on the premises once the area or premises are fully developed.
water approval	has the meaning in the *SEQ Water Act.*
water approval condition	has the meaning in the *SEQ Water Act.*

Table SC1.2 Abbreviations

AD	average day
ADWF	average dry weather flow
Cl	chlorine
d	day
dia	diameter
DMA	district metered areas
DN	diameter nominal
DSS	desired standards of service
EP	equivalent person
EROS	emergency relief overflow structure
ET	equivalent tenement
FF	fire flow
GFA	gross floor area
GWI	groundwater infiltration
kW	kilowatt
L	litre
LGIP	Local Government Infrastructure Plan - as defined in the *Planning Act*.
m	metre
MDMM	mean day maximum month
MH	maintenance hole (manhole)
MSES	matters of state environmental significance
OD	on demand
PD	peak day
PDWF	peak dry weather flow as defined in the SEQ Code (Glossary and Abbreviations)
PFTI	plans for trunk infrastructure
PE	polyethylene
PH	peak hour
PPM	parts per million
PRV	pressure-reducing valve
PS	pump station
PWWF	peak wet weather flow
RPEQ	Registered Professional Engineer of Queensland
s	second
SDA	State development area
SEQ	South East Queensland
SEQ Code	South East Queensland Water Supply and Sewerage Design and Construction Code
SF	sanitary flow
V	volume (operating)

SCHEDULE 2 CONNECTIONS POLICY

SC2.1 Purpose and content

(1) The connection policy states Urban Utilities' policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service.

(2) The connection policy includes:

- (a) the areas (each a connection area) in which Urban Utilities guarantees to provide connections that comply with its connection criteria to its water service or wastewater service;
- (b) the areas (each a future connection area) in which Urban Utilities intends to extend its infrastructure network;
- (c) the areas where connections to existing trickle feed systems may occur and the areas where existing trickle feed systems may be extended;
- (d) the circumstances in which Urban Utilities may approve a connection outside a connection area;
- (e) Urban Utilities' criteria for providing a connection, with or without conditions, to its water service or wastewater service, including:
  - (i) Urban Utilities' criteria and conditions for a standard connection;
  - (ii) Urban Utilities' criteria for a staged water connection;
  - (iii) Urban Utilities' criteria for other categories of connections.
- (f) the way to apply for a water approval;
- (g) the categories of connections to which it may delegate its decision function under Section 53 of the *SEQ Water Act*;
- (h) the timeframes for its decisions for connections other than a standard connection;
- (i) its conditions for when a water approval lapses; and
- (j) its requirements for construction maintenance and defects liability

(3) In this connection policy, the connection area and future connection area are identified in schedule 7.

(4) The process for obtaining and completing a water approval generally consists of:

- (a) application;
- (b) assessment;
- (c) approval;
- (d) design;
- (e) construction;
- (f) compliance.

Further details on the water approval process can be found at **www.urbanutilities.com.au.** Instructions on how to make a properly made application can be found in the Urban Utilities' **Check for Completeness Guideline.**

SC2.2 Connection criteria

This connection policy identifies the criteria for providing a connection, disconnection or alteration to its drinking water, recycled water or wastewater services. All applications are for a water approval, which can be either a property service connection or a network connection. Specific types of connections are:

(a) standard connection, which is a simplified property service connection, in Section SC2.2.1;

(b) non-standard connection comprising:

  (i) non-staged connections, in sections: SC2.2.2.1 (all infrastructure), SC2.2.2.2 (drinking water), SC2.2.2.3 (trickle feed connection area drinking water), SC2.2.2.4 (recycled water), SC2.2.2.5 (wastewater), and SC2.2.2.7 (connection that is outside the future connection area or not consistent with planning assumptions);

  (ii) staged connection, in Section SC2.2.2.6; and

(c) disconnection, in Section SC2.2.3.

SC2.2.1 Standard connection criteria

(1) The purpose of the standard connection criteria is to assess an application for a standard connection.

(2) A connection that complies with all the relevant criteria in Table SC2.2.1 is a standard connection for the purpose of this connection policy.

(3) A standard connection also includes any disconnection or alteration of a connection that complies with the relevant criteria in Table SC2.2.1.

Editor's note: For further standard connection process guidance please refer to the online ***Standard Connection Guidelines.***

Table SC2.2.1 Standard connection only

Connection Criteria	
All alterations of a connection (not involving works)	
AC1	Property service infrastructure must be inspected by Urban Utilities, or an inspector accredited by Urban Utilities.
AC2	The altered property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. *Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:* *(1) the Queensland Plumbing and Wastewater Code; and* *(2) Urban Utilities Sub-Metering Standards.*
AC3	Urban Utilities' DSS must be achieved at the point of connection.

All new connections	
SC1	(1) Subject to subsection (2), the connection must service a: (a) dwelling house, including: (i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (ii) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling; or (b) dual occupancy under a community titles scheme under the *Body Corporate and Community Management Act 1997*; or (c) multiple dwelling on up to 3 residential lots with a maximum of 6 dwellings of up to 3 storeys; or (d) existing single residential lot or each proposed lot in a 3-lot residential subdivision; or, (e) maximum 3-lot residential amalgamation. (2) All residential lots, dwelling houses, occupancies in a dual occupancy or dwellings in a multiple dwelling must have street frontage and no common water consumption. Each lot, dwelling or occupancy must have its own water meter with no submetering. Any arrangement that requires submetering will be considered a non-standard connection. *Editor's note: The owner must ensure appropriate building fire measures under the Building Act 1975 and related regulations, codes and guidelines.*
SC2	(1) The required property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. (2) The property service connection must not require any work to Urban Utilities network infrastructure to enable the property service connection. (3) The property service infrastructure must not cross, or require works in or adjacent to, a Department of Transport and Main Roads controlled road corridor (including footpath and bikeways).
SC3	Property service infrastructure must be provided by Urban Utilities, or a constructor accredited by Urban Utilities which requires payment of a property service works charge.
SC4	(1) The property service infrastructure must not require works: (a) in a Queensland heritage place; or (b) in an area with potential for unexploded ordnance; or (c) in a State transport corridor; or (d) seaward of the coastal building line; or (e) clearing State and local protected vegetation; or (f) clearing wetlands and waterways; or (g) clearing fish habitat; or (h) in a trunk transport infrastructure corridor in the relevant LGIP. (2) For building types 1 and 10, property service infrastructure shall be located in compliance with MP1.4 of the Queensland Development Code. (3) For building types 2-9 inclusive, all parts of the connection must not be within 1.5m from the footing for the building or structure and clear zone above the infrastructure no less than 2.4m from the finished surface level.
SC5	(1) The site, including the entire route for any required property service infrastructure, must not be subject to constraints such that property service infrastructure cannot be designed and constructed in accordance with the Urban Utilities Design and Construction Standards, including the SEQ Code. Site constraints may include but are not limited to: (a) physical obstructions; (b) environmental constraints; (c) site or ground conditions; (d) safety risks; and (e) legislative or regulatory restrictions, including protected vegetation.

All new connections to the drinking water service	
SDC1	(1) The property must be located in the drinking water connection area. (2) The connection must service development that is consistent with the planning assumptions.
SDC2	The connection must comprise a single property service of no more than 32mm PE (25mm internal diameter) at the connection point.
SDC3	(1) The property service connection must be made to a reticulation main of 300mm (nominal diameter) or less, excluding mains that are not suitable for individual property service connections due to the function the main performs. (2) The property service connection must not have a depth at the point of connection greater than 1.5m to the invert level. (3) The property service connection must not have a length greater than 40m.
SDC4	Urban Utilities' DSS must be achieved at the point of connection.
All new connections to the wastewater service	
SWC1	(1) The property must be located in the wastewater connection area. (2) The connection must service development that is consistent with the planning assumptions.
SWC2	The connection must comprise a single property service connection no more than DN160mm.
SWC3	(1) The property service connection must be made to a wastewater main less than 300mm (nominal diameter). (2) The property service connection must not have a depth at the connection point greater than 1.5m to the invert level. (3) The property service connection must not be made to a wastewater main at depths greater than 3m to the invert level. (4) The property service connection must not have a length greater than 10m.
SWC4	The land topography must enable the property drainage to gravitate to the existing wastewater network.
SWC5	Where a property service connection may cross an existing or planned on-ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be executed in accordance with the relevant provisions contained within the SEQ Code. *Editor's note: If the land related to the standard connection is land other than a publicly controlled place and the person making the request is not the owner of the land, the applicant is required to provide the owners' written consent to the connection.*
SWC6	Urban Utilities' Customer Service Standards must be achieved at the point of connection.

SC2.2.2 Non-standard connection criteria

SC2.2.2.1 Non-standard connection criteria - all infrastructure

(1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection other than a standard connection.

(2) Subject to SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, SC2.2.2.5, SC2.2.2.6 and SC2.2.2.7, a non-standard connection that complies with the criteria in Table SC2.2.2.1 is a non-standard connection for the purpose of this connection policy.

Table SC2.2.2.1 Non-standard connection - all infrastructure

All new connections	
NSC1	The connection must service development that is consistent with the planning assumptions.
NSC2	Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified in accordance with a water approval for a staged connection.
Drinking water, recycled water or wastewater infrastructure in the road reserve	
DWWR1	Water and wastewater mains (diameter less than 300mm) maintain an alignment within the road reserve in accordance with: (1) the version of the relevant local government authorities' service corridor alignment drawings current at the time the water approval application is lodged; or (2) another alignment to that stated in (1) above, upon provision of evidence of agreement of the alternative alignment from the relevant local government authority.
Drinking water, recycled water or wastewater infrastructure in or near a State or local heritage place	
DWWWH1	Water mains, wastewater gravity mains or wastewater rising mains (other than the property service infrastructure) are not located in a State or local heritage place.
Drinking water, recycled water or wastewater infrastructure in or near an infrastructure corridor	
DWWWC1	Unless otherwise approved by the relevant authority, water mains, wastewater gravity mains or wastewater rising mains are not located in a State transport corridor, high pressure gas pipeline corridor, electrical or bulk water supply corridor.
DWWWC2	Unless otherwise approved by the relevant authority, where the crossing of State transport, high pressure gas, electrical or bulk water supply corridor by a water main, wastewater gravity main or wastewater rising main cannot be avoided: (1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (3) disturbed areas are reinstated and revegetated on completion of works; and (4) the crossing is at angles between 60 and 90 degrees to the State transport, electrical or bulk water supply infrastructure.
Drinking water, recycled water or wastewater infrastructure in or near an area of environmental significance, waterway or wetland	
DWWWE1	A discharge area for a wastewater treatment facility, water mains, wastewater gravity main or wastewater rising mains are not located in an area of environmental significance, waterway or wetland.
DWWWE2	Unless otherwise approved by the relevant authority, where the crossing of an area of environmental significance, waterway or wetland by a water main, wastewater gravity main or wastewater rising main cannot be avoided: (1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (3) disturbed areas are reinstated and revegetated on completion of works; and (4) the crossing of the area of environmental significance wetland or waterway is at smallest possible distance.
Drinking water, recycled water or wastewater infrastructure in or near a water supply buffer area	
WSBA1	A discharge area for a wastewater treatment facility is not located in a water supply buffer area.
WSBA2	EROS are not located in a water supply buffer area.

SC2.2.2.2 Non-standard connection criteria - drinking water

(1) The purpose of the non-standard connection criteria for drinking water is to assess an application for a drinking water non-standard connection, other than a standard connection.

(2) Subject to SC2.2.2.1, a drinking water non-standard connection that complies with the criteria in Table SC2.2.2.2 is a drinking water non-standard connection for the purpose of this connection policy.

Table SC2.2.2.2 Non-standard connection - drinking water

Drinking water infrastructure – design and construction standards	
DWCS1	All drinking water network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au.**
DWCS2	Existing Urban Utilities' drinking water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: (1) where not required for existing or future development, removing any existing drinking water network and/or property service infrastructure and sealing any connection to remaining network infrastructure; (2) relocating any valves, fire hydrants and scours from within the limits of vehicular footway crossings; (3) raising or lowering mains to current standards if development works change the depth of cover on these works; and (4) where a road opening or widening is required, relocating existing drinking water mains clear of the proposed carriageway as specified in current standards.
DWCS3	(1) Drinking water infrastructure cannot comprise a new trickle feed system. (2) Drinking water network infrastructure and property service infrastructure may involve an extension of an existing trickle feed system only if the property is within the trickle feed infill area.
DWCS4	Where a fully reticulated drinking water supply cannot be reasonably delivered in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, trickle feed connections to new lots must: (1) be designed and constructed in accordance with a water supply network analysis prepared and certified by an RPEQ and agreed by Urban Utilities; and (2) deliver water pressure or water flow to property service infrastructure as follows: (a) water pressure is to be not less than 12 metres head of water at the property boundary; and (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) to be installed with property service infrastructure. *Editor's note: The owners of new lots must also install appropriate on-site bushfire hazard and building fire measures in accordance with the relevant planning scheme, Building Act 1975 and related regulations, codes and guidelines.*
Drinking water network infrastructure (trunk infrastructure)	
DWNT1	All drinking water infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the: (1) DSS; and (2) PFTI.
DWNT2	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintain a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
DWNT3	Ownership of the drinking water infrastructure is transferred to Urban Utilities at no cost to Urban Utilities.

Drinking water network infrastructure (non-trunk infrastructure)	
DNNT1	All drinking water infrastructure, together with valves and fire hydrants, is connected to existing Urban Utilities' drinking water infrastructure.
DNNT2	Ownership of the drinking water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water property service infrastructure	
DWPNT1	A drinking water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects into Urban Utilities' drinking water infrastructure. This includes an approved metering arrangement.
DWPNT2	No water is drawn from Urban Utilities' water supply infrastructure unless it is provided through an approved metering arrangement.
DWPNT3	A separate drinking water property service connection which commands the whole lot, is provided for each proposed lot.
DWPNT4	A water meter is provided in accordance with Urban Utilities Metering Standards. *Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:* *(1) the Queensland Plumbing and Wastewater Code; and* *(2) Urban Utilities Sub-Metering Standards.*
DWPNT5	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
DWPNT6	Existing Urban Utilities' drinking water infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
DWPNT7	Existing property service connections to Urban Utilities' network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
DWPNT8	Ownership of the drinking water property service infrastructure located outside the boundary of the lot or proposed lots, and water meters and sub-meters is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water quality management	
DWQM1	All drinking water is provided in accordance with the standards identified in the *Public Health Regulation 2018*.
DWQM2	All drinking water is verified in accordance with water quality testing conducted in accordance with the SEQ Code by a laboratory with the National Association of Testing Authorities Australia registration.

SC2.2.2.3 Non-standard connection criteria – Drinking Water: Trickle Feed Connection Area Drinking Water

(1) The purpose of the non-standard connection criteria for drinking water: trickle feed connection area drinking water is to assess an application for a non-standard drinking water connection for a dwelling house on an existing lot located in the trickle feed connection area.

(2) A connection that complies with the criteria in Table SC2.2.2.3 (the trickle feed area connection criteria) is a non-standard connection for the purpose of this connection policy.

(3) Assessment of a connection for a dwelling house on an existing lot in the trickle feed connection area will be in accordance with SC2.2.1 (Standard Connection only), except where there is an inconsistency with Table SC2.2.2.3, in which case the provisions in Table SC2.2.2.3 will apply.

Table SC2.2.2.3 Non-standard connection Trickle Feed Area Connection Criteria – connections to the drinking water service for a dwelling house on an existing lot

All alterations of a connection (not involving works) to the drinking water service	
TFAC1	(1) Subject to subsection (2), the altered property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. (2) If the property service infrastructure cannot reasonably be altered to deliver a fully reticulated drinking water supply in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, the following applies: (a) water pressure is to be not less than 12 metres head of water at the property boundary; (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) is installed.
TFAC2	(1) The altered property service infrastructure must service a: (a) dwelling house, including: (i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (ii) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling; and (b) existing lot within any of the following zones under the relevant local government's planning scheme: (i) Rural zone; (ii) Rural residential zone.
All new connections to the drinking water service	
TFDC1	(1) Subject to subsection (2), the connection must service a: (a) dwelling house, including: (i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (ii) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling; and (b) existing lot within any of the following zones under the relevant planning scheme: (i) Rural zone; (ii) Rural residential zone. (2) Each existing lot or dwelling house must have street frontage and no common water consumption. Each existing lot or dwelling house must have its own water meter with no submetering. *Editor's note: The owner must also install appropriate on-site bushfire hazard and building fire measures in accordance with the relevant planning scheme, Building Act 1975 and related regulations, codes and guidelines.*

TFDC2	(1) The property service connection must not require any work to Urban Utilities network infrastructure to enable the property service connection. (2) The property service infrastructure must not cross, or require works in or adjacent to, a Department of Transport and Main Roads controlled road corridor (including footpath and bikeways). (3) Subject to subsection (4), the required property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. (4) If the property service infrastructure cannot reasonably be altered to deliver a fully reticulated drinking supply in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, the following applies: (a) water pressure is to be not less than 12 meters head of water at the property boundary; (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) is installed.
TFDC3	(1) The existing lot must be located (either partly or completely) in the trickle feed connection area part of the drinking water connection area. *Editor's note:* *(1) The extent of the property connection owned and operated by Urban Utilities generally terminates at the property boundary. The property owner is responsible for connection from the property boundary to a dwelling house.* *(2) The existing lot must be located (either partly or completely) in the trickle feed connection area. A dwelling house (or a secondary dwelling or associated outbuildings on the property) is not required to be located within the trickle feed connection area.*

SC2.2.2.4 Non-standard connection criteria – recycled water

(1) The purpose of the non-standard connection criteria for recycled water is to assess an application for a recycled water non-standard connection other than a standard connection.

(2) Subject to SC2.2.2.1, a recycled water non-standard connection that complies with the criteria in Table SC2.2.2.4 is a recycled water non-standard connection for the purpose of this connection policy.

Table SC2.2.2.4 Non-standard connection – recycled water

Recycled water infrastructure – design and construction standards	
RWCS1	All recycled water network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au**.

Recycled water network infrastructure (non-trunk infrastructure)	
RNNT1	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintains a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
RNNT2	Recycled water network infrastructure, together with valves and fire hydrants, is connected to the existing Urban Utilities recycled water network infrastructure.
RNNT3	Ownership of the recycled water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
RNNT4	Existing Urban Utilities' recycled water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: (1) where not required for existing or future development, removing any existing recycled water network and/or property service infrastructure and sealing any connection to remaining network infrastructure; (2) relocating any valves and scours from within the limits of vehicular footway crossings; (3) raising or lowering mains to current standards if development works to change the depth of cover on these works; and (4) where a road opening or widening is required, relocating existing recycled water mains clear of the proposed carriageway as specified in current standards.
Recycled water property service infrastructure	
RWPNT1	A recycled water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects to Urban Utilities' recycled water infrastructure. This includes an approved metering arrangement.
RWPNT2	No recycled water is drawn from Urban Utilities' water supply network unless provided through an approved metering arrangement.
RWPNT3	A water meter (sub-meter) is provided for each lot within a community title scheme, in accordance with: (1) the Queensland Plumbing and Wastewater Code; and (2) Urban Utilities Sub-Metering Standards.
RWPNT4	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
RWPNT5	Existing Urban Utilities' recycled water property service infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
RWPNT6	Existing recycled water property service connections to Urban Utilities' recycled water network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
RWPNT7	Ownership of the recycled water property service and network infrastructure located outside the boundary of the lot or proposed lots, water meters and sub-meters are transferred to Urban Utilities, at no cost to Urban Utilities.
Recycled Water Quality Management	
RWQM1	All recycled water is provided in accordance with the standards identified in Urban Utilities Recycled Water Management Plan.

SC2.2.2.5 Non-standard connection criteria – wastewater

(1) The purpose of the non-standard connection criteria for wastewater is to assess an application for a wastewater non-standard connection other than a standard connection.

(2) Subject to SC2.2.2.1, a wastewater non-standard connection that complies with the criteria in Table SC2.2.2.5 is a wastewater non-standard connection for the purpose of this connection policy.

Table SC2.2.2.5 Non-standard connection – wastewater

Wastewater infrastructure – design and construction standards	
WWDC1	All wastewater network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au.**
Wastewater network infrastructure (trunk infrastructure)	
WWNT1	All wastewater network infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the (1) DSS; and (2) PFTI.
WWNT2	(1) Wastewater pumping stations (≤350 L/s) maintain a setback of at least 50m from any sensitive land uses and any buildings other than Class 10 buildings and structures. (2) Wastewater pumping stations (>350 L/s) maintain a setback of at least 150m from any sensitive land uses and any buildings other than Class 10 buildings and structures. *Editor's note: If the centre of the proposed pumping station site is less than the above set back distances from the closest or potentially closest sensitive use, building or structure, the location of the site must be discussed with Urban Utilities.*
Wastewater network infrastructure (non-trunk infrastructure)	
WWNN1	Existing wastewater network infrastructure connected to Urban Utilities' network infrastructure that is not required for future development are removed and sealed in accordance with Urban Utilities' requirements, at no cost to Urban Utilities.
WWNN2	Ownership of the wastewater network infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
WWNN3	Existing Urban Utilities wastewater network infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing wastewater property service infrastructure from within the limits of the development's proposed vehicular footway crossings.
WWNN4	Where existing wastewater maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels, or there are changes to the loading conditions, the maintenance holes are modified at no cost to Urban Utilities, to accord with the current standards.
Wastewater property service infrastructure	
WWPN1	Where existing or new wastewater property service infrastructure on private property will be located under reinforced concrete slabs, a removable slab consistent with the specifications identified in the SEQ Code is provided.
WWPN2	A separate wastewater property service connection which commands the whole lot is provided for each proposed lot.
WWPN3	A wastewater property service connection is supplied and installed to each proposed lot in the development which connects into Urban Utilities' wastewater infrastructure.
Wastewater infrastructure within a sewage overflow management area	
WWOM1	If deemed necessary by Urban Utilities, telemetry, monitoring and control equipment is installed where and at a date agreed with Urban Utilities.

SC2.2.2.6 Non-standard connection criteria – staged water connection

(1) The purpose of the staged connection criteria is to assess an application for a staged connection, other than a standard connection.

(2) Subject to SC2.2.2.1 and where relevant SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, SC2.2.2.5, and SC2.2.2.7 a staged connection that complies with the criteria in Table SC2.2.2.6 is a staged connection for the purpose of this connection policy.

(3) A water approval for a staged connection only authorises connection to the extent specified in the approval. To avoid any doubt, a water approval for a staged water connection may not authorise any connection.

(4) In assessing a staged connection application, Urban Utilities will consider the charges and conditions applied to any previous water approval for a staged connection.

Table SC2.2.2.6 Staged connection criteria

All staged connections	
STC1	The relevant connection criteria are set out in SC2.2.2 for a non-standard connection.
STC2	(1) A staging plan must be submitted, setting out the proposed stages of the staged connection and the servicing strategy to effect the connection. (2) The servicing strategy must include a sufficient level of detail to identify the demand for each stage and proposed servicing solution including any property service infrastructure or network infrastructure required.
STC3	The staged connection must be consistent with any requirements and conditions specified in a water approval that applies to the property.
STC4	The staged connection must service development that is consistent with the planning assumptions.
STC5	Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified by an RPEQ and agreed by Urban Utilities as: (1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and (2) based on the life cycle cost of the infrastructure required to service future development at the DSS.

SC2.2.2.7 Non-standard connection criteria – Connection that is outside the future connection area or not consistent with planning assumptions

(1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection, other than a standard connection:

(a) outside of the future connection area; or

(b) not consistent with the planning assumptions.

(2) Subject to SC2.2.2.1 and where relevant SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, SC2.2.2.5, and SC2.2.2.6, a non-standard connection that complies with the criteria in Table SC2.2.2.7 is a non-standard connection for the purpose of this connection policy.

Table SC2.2.2.7 Non-standard connection – outside of the future connection area or not consistent with planning assumptions

All Infrastructure	
OFC1	Urban Utilities may approve a new connection or an alteration of an existing connection that is outside a future connection area or not consistent with the planning assumptions if Urban Utilities is satisfied that: (1) the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the connection; (2) the capacity of the existing water infrastructure network is sufficient to service the connection, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the connection; (3) the connection does not utilise existing capacity that has been created or allocated for other planned connections; (4) the connection will not compromise or make more difficult: (a) the efficient and effective planning for water infrastructure; (b) the coordination and integration of water infrastructure planning and land use planning; (c) the sequencing of water infrastructure to minimise the lifecycle cost for the water infrastructure; (d) the delivery of water infrastructure in a logical and orderly location, form and sequence; (e) the implementation of current water approvals; and (f) the operation of water infrastructure and the delivery of water services and wastewater services, (5) the connection will not compromise the financial viability and feasibility of infrastructure provision by Urban Utilities; (6) for a connection outside the connection area and future connection area, the connection will not compromise or make more difficult compliance with the provisions in Urban Utilities' schedule of works, including the planning assumptions, the desired standards of service and the type, scale, location and timing of planned works; (7) any required trunk infrastructure does not require Urban Utilities to incur infrastructure costs.
OFC2	All infrastructure is designed, constructed and altered in accordance with the plans and other information identified in a network analysis and master plan prepared and certified by an RPEQ and agreed by Urban Utilities as: (1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and (2) based on the life cycle cost of the infrastructure required to service future development at the DSS. *Editor's note: Life cycle costing must be in accordance with the requirements of the SEQ Code.*

SC2.2.3 Disconnection criteria

(1) The purpose of the disconnection criteria is to assess an application.

(2) A disconnection that complies with the criteria in Table SC2.2.3 is a disconnection for the purpose of this connection policy.

(3) A disconnection of a connection that complies with the relevant criteria in Table SC2.2.1 is also a disconnection for the purpose of this connection policy.

(4) Urban Utilities may elect not to authorise a permanent disconnection if a building or other structure remains on the property.

(5) Urban Utilities may allow the property owner to make temporary disconnections to the water supply network, such as where the water meter is retained pending redevelopment.

(6) The property owner or their agent must ensure the protection of the remaining infrastructure against physical damage or water theft.

Table SC2.2.3 Disconnection criteria

Disconnection criteria	
All disconnections	
D1	The disconnection must be for one of the following purposes: (1) to enable the demolition of buildings; or (2) to enable the alteration and installation of new property service connection or network connection; or (3) to enable a relocation of existing property service infrastructure.
D2	The discontinuation of service must not adversely affect the networks' capacity to service existing or future development.
D3	The disconnection must reinstate the water supply or wastewater infrastructure to comply with Urban Utilities' design and construction standards, including the SEQ Code.
Disconnection to Water Supply service	
D4	Disconnection of a water supply service must ensure: (1) the service is plugged, and the water meter is removed in accordance with conditions determined by Urban Utilities. (2) the water meter must be returned to Urban Utilities.
Disconnection to Wastewater Services	
D5	The service is plugged in accordance with conditions determined by Urban Utilities.

SC2.3 Standard connection condition

Table SC2.3.1 Standard conditions for standard connections

Condition		Timing
All standard connections and alterations to standard connections (excluding disconnections)		
(1)	All works necessary for the property service connection(s) must be carried out by Urban Utilities or its authorised representative.	At all times
(2)	The applicant must pay the connection charge and property service works charge for the supply of property service infrastructure.	As specified in the decision notice
(3)	The applicant must pay the adopted infrastructure charge for the connection.	As specified in the infrastructure charges notice

(4)	Each property service connection must only supply a single vacant residential lot, a dwelling house, an occupancy in a dual occupancy or dwelling in a multiple dwelling.	At all times
(5)	The connection of plumbing and drainage must not occur to property service infrastructure until a connection certificate is issued by Urban Utilities.	Prior to issuing the connection certificate
(6)	This water approval lapses if the works for the connection: (a) have not been started within 12 months from the date the notice is issued; or (b) have been started but the connection has not been completed within 15 months from the date that the notice is issued.	At all times
(7)	This water approval is subject to Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(8)	This water approval is subject to the landowner consenting to Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times
(9)	Pegs must be installed on the subject property to delineate the real property boundary.	Prior to construction
Wastewater service standard connections		
(10)	The owner must ensure that lot drainage gravitates to the property service infrastructure. Alternatively, the owner must install and maintain pumps sufficient to discharge wastewater to property service infrastructure.	At all times
Drinking water service standard connections		
(11)	If required, the owner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
Disconnection of standard connections		
(12)	All works necessary for disconnection must be carried out by Urban Utilities or its authorised representative.	At all times
(13)	The applicant must pay the connection charge and property service works charge for the disconnection of property service infrastructure.	As specified in the decision notice
(14)	This water approval lapses if the works for the disconnection: (a) have not been started within 12 months from the date the notice is issued; or (b) have been started, but the connection has not been completed within 15 months from the date that the Notice is issued.	At all times
(15)	This water approval is subject to Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(16)	This water approval is subject to the landowner consenting to Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times

SC2.4 Request for a services advice notice

The purpose of SC2.4 is to state the way to request a service advice notice.

SC2.4.1 Lodging a request for a services advice notice

(1) A person may, by notice, ask Urban Utilities for a services advice notice.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form; and

(b) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may elect to:

(a) accept the request; or

(b) not accept the request and give a notice of actions to the person making the request within five business days after the request is received.

(4) If Urban Utilities does not give a notice stated in subsection (3) to the applicant within five business days after the request is received and the required fee has been paid, the request is taken to have been accepted in full.

(5) If the applicant does not comply with the notice stated in subsection (3)(b) within ten business days after the notice is given, and Urban Utilities has not otherwise elected to accept the request, the request is taken to have not been made, and the request will be cancelled.

SC2.4.2 Issuing the services advice notice

(1) If the request complies with the criteria stated in Section SC2.4.1, Urban Utilities may issue the services advice notice.

(2) Urban Utilities must give the services advice notice to the person making the request within 20 business days after the later of the following:

(a) the day the request was accepted in full; or

(b) another period agreed between Urban Utilities and the person making the request.

Editor's note: If Urban Utilities does not have sufficient information to assess the request, a notice requesting information may be given, and an agreed timeframe for responding to the request will be negotiated.

SC2.5 Request for a standard connection

The purpose of SC2.5 is to state the way to request a standard connection in accordance with the *SEQ Water Act*.

Editor's note: For further standard connection process guidance please refer to the online ***Standard Connection Guidelines****.*

SC2.5.1 Lodging a request for a standard connection

(1) Where the connection complies with all of the criteria relevant to the standard connection stated in Table SC2.2.1, a person may, by notice, ask Urban Utilities for approval for a standard connection.

(2) The request:

(a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

(b) if the land related to the standard connection is other than a publicly controlled place and the person making the request is not the owner of the land, must be accompanied by the land owner's written consent; and

(c) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may elect to:

(a) accept the request; or

(b) not accept the request and give a notice of actions to the person making the request within five business days after the request is received.

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five business days after the request is received and the required fee has been paid, the request is taken to have been properly made.

(5) If the person making the request does not comply with the notice stated in subsection (3)(b) within ten business days after the notice is given, and Urban Utilities has not otherwise elected to accept the request, the request is taken to have not been made and the request will be cancelled.

SC2.5.2 Deciding request

(1) If the request complies with the criteria stated in Section SC2.5.1, Urban Utilities must grant the request (deciding the application) within five business days from the date the request is properly made or another period as agreed by Urban Utilities and the person making the request.

(2) Urban Utilities must within five business days of granting the request (deciding the application), issue a decision notice to the person making the request stating:

(a) the standard conditions for the standard connection; and

(b) the connection charge and property service works charge payable for the standard connection.

(3) If adopted infrastructure charges apply to the request for a standard connection, Urban Utilities will give the person making the request an infrastructure charges notice within ten business days of granting the request.

SC2.6 Application for a water approval

(1) The purpose of SC2.6 is to state the way to apply for a water approval.

(2) A water approval is required for each connection, disconnection or alteration to Urban Utilities' drinking water, recycled water or wastewater networks.

SC2.6.1 Lodging an application for a water approval

(1) A person may, by notice, apply to Urban Utilities for a water approval for a water connection.

(2) The request:

(a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

(b) must be accompanied by the documents as required under Section SC2.6.4; and

(c) must be accompanied by the required fee.

(3) The application must be accompanied by the written consent of the owner of the land related to the connection the subject of the application to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the land related to the connection is a publicly controlled place.

Editor's note: The premises subject to the water approval include:

(i) the land for the connection; and

(ii) the land for which access is required for the connection. For example, the adjoining premises.

(4) Where the application does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the application and give a notice of actions to the applicant within five business days after the application is received.

(5) Where the application does not comply with the criteria stated in subsection (3), Urban Utilities:

(a) cannot accept the application; and

(b) must give a notice to the applicant within five business days after the application is received, requesting the provision of the owner's consent.

(6) If Urban Utilities does not give a notice stated in subsections (4) and (5) to the applicant within five business days after the application is received and the required fee has been paid, the application is deemed to have been properly made.

(7) If the applicant does not comply with the notice stated in subsection (4) and/or (5) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the application, the application for a water approval is taken to have not been made and the application will be cancelled.

(8) Assessment of the application will commence when:

(a) the application is deemed to have been properly made in accordance with subsection (6); or

(b) Urban Utilities notifies the applicant that the application has been properly made.

SC2.6.2 Assessing application

(1) The application must be assessed against:

(a) the relevant connection criteria in Section SC2.2;

(b) the SEQ Code;

(c) any other matter Urban Utilities considers to be relevant to the connection or supply of services.

(2) Where Urban Utilities does not have sufficient information to assess the application for a water approval, Urban Utilities may give an information request to the applicant within 20 business days after the application is properly made.

(3) Unless a further period is agreed to by Urban Utilities, if the applicant does not respond to an information request issued under subsection (2) within 20 business days after the information request is given, the application is taken to have lapsed.

SC2.6.3 Deciding applications

(1) If the application complies with the criteria stated in Section SC2.6.2, Urban Utilities may decide the application.

(2) Urban Utilities must give notice of the decision to the applicant within 20 business days after the later of the following:

(a) where an information request has not been issued, the day the application was properly made; or

(b) where an information request has been issued, the day the applicant has responded to the information request; or

(c) another period agreed between Urban Utilities and the applicant.

SC2.6.4 Documents required to lodge an application for a water approval

(1) This section applies to an application for a water approval.

(2) The application must be accompanied by supporting information and plans of the premises where the works is to be carried out showing:

(a) details of the type, scale, location, timing or intensity of all existing and proposed development; and

(b) where involving reconfiguring a lot, the location of and layout for all existing and proposed lots on the premises; and

(c) the location – and floor plan – of all existing and proposed buildings or structures on the premises; and

(d) the proposed layout of water and wastewater service infrastructure for the site, including:

(i) location of water mains, pump stations (including boosters), storage facilities (reservoirs), location of key fittings (e.g. tees, stop valves, hydrants) or special fittings (e.g. scours, pressure reducing valves, flowmeters);

(ii) location of sewage pump stations (including emergency storage, overflow structures and odour management), rising mains (and associated fittings), discharge maintenance holes, gravity mains (and maintenance holes), and any infrastructure item which receives flow from an upstream infrastructure item;

(iii) sewage treatment plants, including outfall structures and disposal systems;

(iv) the location and approximate dimensions of each connection point to Urban Utilities' water service or wastewater service;

(v) demonstrated safe access and egress arrangements for vehicles and pedestrians; and

(e) where carrying out a connection to a network other than a drinking water or wastewater network, evidence of an allocation from or entitlement to Urban Utilities' non-drinking water or recycled water.

(3) For subsection (2), a plan must be drawn to scale and show enough detail to allow Urban Utilities to assess the proposed water or wastewater infrastructure work.

(4) In this section, relevant details of the person who designed the connection means:

(a) the person's name; and

(b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number; and

(c) if the work relates to a wastewater treatment plant and subsection (b) does not apply, enough information about the person's qualifications and experience to allow Urban Utilities to decide whether the person is qualified to design the facility.

SC2.7 Request to change a water approval condition

The purpose of SC2.7 is to state the way to request to change a water approval condition.

Editor's note: A request to change a water approval condition includes any request to extend the currency period of a water approval.

SC2.7.1 Lodging a request to change a water approval condition

(1) A person may, by notice, ask Urban Utilities to change a water approval condition.

(2) The request:

(a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

(b) must be accompanied by the documents as required under Section SC2.6.4 relevant to the request to change a water approval condition; and

(c) must be accompanied by the required fee.

(3) The request must be accompanied by the written consent of the owner of the land related to the connection the subject of the water approval to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the request relates to a publicly controlled place.

(4) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the request and may give a notice of actions to the person making the request within five business days after the request is received.

(5) Where the request does not comply with the criteria stated in subsection (3), Urban Utilities:

(a) cannot accept the request; and

(b) must give a notice to the person making the request within five business days after the request is received, requesting for the provision of the owner's consent.

(6) If Urban Utilities does not give a notice stated in subsection (4) and (5) within five business days after the request is received and the required fee has been paid, the request is taken to have been accepted in full.

(7) If the applicant does not comply with the notice stated in subsections (4) and/or (5) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the request, the request to amend a water approval condition is taken to have not been made, and the request will be cancelled.

(8) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.

SC2.7.2 Assessing request

(1) The request must be assessed against the following criteria:

(a) the change must be a minor change to the water approval condition;

(b) the relevant criteria stated in SC2.2;

(c) the SEQ Code; and

(d) any other matter Urban Utilities considers to be relevant to the connection or supply of services.

Editor's note: If Urban Utilities does not have sufficient information to assess the request, a notice requesting information may be given an agreed timeframe to respond to the request will be negotiated.

SC2.7.3 Deciding request

(1) If the request complies with the criteria for the request stated in Section SC2.7.2, Urban Utilities must approve the request.

(2) Urban Utilities must give notice of the decision to the person making the request within 20 business days after the later of the following:

(a) the day the request was accepted in full; or

(b) another period agreed between Urban Utilities and the person making the request.

SC2.8 Request for a connection certificate

The purpose of SC2.8 is to state the way to apply for a request for a connection certificate.

SC2.8.1 Lodging a request for a connection certificate

(1) A person may, by notice, ask Urban Utilities to issue a connection certificate for a connection.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form; and

(b) must be accompanied by the required fee.

(3) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.

(4) If a condition of a water approval requires a request for a connection certificate to be given to Urban Utilities, the request must be made:

(a) if the water approval states a time by which the request must be made, on or before the stated time; or

(b) within four years after the water approval takes effect; or

(c) a longer period agreed between Urban Utilities and the applicant.

SC2.8.2 Assessing request

(1) If the request relates to a connection certificate for a connection that is approved under a water approval or a connection certificate required under a condition of a water approval, the request must be assessed against the following criteria:

(a) for a connection:

(i) the conditions of the water approval have been complied with; or

(ii) the applicant has given security to Urban Utilities to ensure compliance with the conditions;

(b) there are no outstanding fees or charges levied by Urban Utilities under the *SEQ Water Act*.

(2) Security may only be provided for uncompleted works where:

(a) all bonded works can be completed within:

(i) three months after the issuing of the connection certificate; or

(ii) another period approved by Urban Utilities; and

(b) the total value of all uncompleted works does not exceed 50% of the total value of all works to be completed under:

(i) the water approval; or

(ii) conditions relevant to the particular stage of the works; or

(iii) such other percentage required by an infrastructure agreement; and

(c) there is no breach of existing bond conditions.

Editor's note: For process guidance on the bonding of uncompleted works, please refer to the online ***guidelines.***

(3) Urban Utilities will review the request to determine if it is complete and will give an information request within five business days after the request is received.

(4) If the request is not complete, the notice issued under subsection (3) will state the requirements to make the request complete.

(5) Urban Utilities will assess the completed request to determine if it is compliant and will give an information request within 20 business days after the request is complete.

(6) If the request is not compliant, the notice issued under subsection (5) will state the requirements to make the request compliant.

(7) If the applicant does not respond to the notice in subsection (3) or (5) within 20 business days after the notice is given, the request for a connection certificate is taken not to have been made and penalties may apply in relation to the breach of the water approval.

SC2.8.3 Deciding request

(1) If the request complies with the criteria for the request stated in Section SC2.8.2, Urban Utilities must approve the request.

(2) Urban Utilities must give notice of the decision to the person making the application within 20 business days after the later of the following:

(a) where an information request has not been issued, the day the application was received; or

(b) where an information request has been issued, the day the person making the request has responded to the information request; or

(c) another period agreed between Urban Utilities and the person making the request.

SC2.9 Cancelling a water approval

(1) A request in writing may be made to Urban Utilities to cancel a water approval (after it takes effect), provided the connection works under the water approval have not commenced.

Editor's note: Connection works have not commenced, which means either:

(i) Urban Utilities' endorsed consultant has not commenced the connection works; or there is no Network Access Permit being issued.

(2) The request must be accompanied by:

(a) the required fee; and

(b) the written consent of:

(i) if the applicant is not the owner of the premises – the owner of the premises; and

(ii) if there is an agreement for a person to buy the premises from the owner of the premises – the other person.

(3) On receiving a request that complies with this section, Urban Utilities will:

(a) cancel the water approval; and

(b) give notice of the cancellation to:

(i) the applicant; and

(ii) for a water approval given under an order of the P&E Court—the court.

SC2.10 Statutory delegations

The *SEQ Water Act* identifies referral agencies for certain aspects of development. Urban Utilities has not delegated any of its decision functions under Section 53 of the *SEQ Water Act*.

SCHEDULE 3 CHARGES SCHEDULE

SC3.1 Purpose and content

(1) The charges schedule states Urban Utilities' charges for its water service and wastewater service.

(2) The charges schedule includes:

(a) charges for a customer's use of the services; and

(b) charges for an application or request under Chapter 4C of the *SEQ Water Act* including connection charges and works charges.

SC3.2 Service use charges

(1) Residential and non-residential drinking water and wastewater service use charges in each shareholder council local government area can be viewed at **Service Use Charges.**

SC3.3 Charges for an application or request under Chapter 4C of the *SEQ Water Act* including connection charges and works charges

(1) The charges for an application or request under Chapter 4C of the *SEQ Water Act,* including charges for a services advice notice, an application, a request, connection charges and works charges, can be viewed at **Fees and Charges.**

SCHEDULE 4 INFRASTRUCTURE CHARGES SCHEDULE

SC4.1 Purpose

(1) The infrastructure charges schedule states:

(a) the adopted charge for providing Urban Utilities' trunk infrastructure networks, including:

(i) when the charges take effect;
(ii) where the charges apply;
(iii) statutory increases;
(iv) the charges breakup arrangements with each shareholder Council;

(b) the method for calculating levied infrastructure charges for additional demand on Urban Utilities' trunk infrastructure networks, including:

(i) the application of the levied infrastructure charge;
(ii) working out the levied infrastructure charge;
(iii) working out the additional demand;
(iv) working out the discount;
(v) working out the automatic increase;

(c) the matters relevant to the working out of an offset and refund for a trunk infrastructure contribution to Urban Utilities' trunk infrastructure networks, including:

(i) the criteria that must be met before infrastructure is converted to trunk infrastructure;
(ii) the calculation of the establishment cost;
(iii) the recalculation of the establishment cost for work and land; and
(iv) the timing of an offset and refund.

SC4.2 Adopted infrastructure charges

SC4.2.1 Adopted infrastructure charges for shareholder Councils of Brisbane City, Lockyer Valley, Scenic Rim and Somerset

(1) The adopted charges for providing Urban Utilities' trunk infrastructure networks for the relevant part of Urban Utilities' geographic area under the *SEQ Water Act*, other than the Ipswich City Council local government area and the Bromelton SDA charge area, are stated in Tables SC4.2.1.1, SC4.2.1.2, and SC4.2.1.3.

(2) The adopted charges for providing Urban Utilities' trunk infrastructure networks for the Bromelton SDA charge area are stated in Table SC4.2.1.4.

Table SC4.2.1.1 Adopted charge for a water approval associated with a reconfiguring a lot (ROL)

Column 1	Column 2	Column 3	Column 4
Council Region	**Demand Unit**	**Adopted Charge ($ per demand unit)**	
		Water supply trunk infrastructure network for water service	**Sewerage trunk infrastructure network for wastewater service**
Brisbane City Council	Lot	6,050.50	12,284.70
Lockyer Valley Regional Council	Lot	6,233.90	12,101.30
Scenic Rim Regional Council (Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula)	Lot	3,538.00	14,797.30
Scenic Rim Regional Council (Harrisville, Peak Crossing, Warrill View and Mt Alford)	Lot	6,378.60	0.00
Somerset Regional Council	Lot	2,969.90	13,531.80
Ipswich City Council	Lot	See Tables SC4.2.2.1, SC4.2.2.2, SC4.2.2.3 and SC4.2.2.4	

Table SC4.2.1.2 Residential adopted infrastructure charges for water and wastewater services in each shareholder council

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[1]	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Residential – Dwelling house[2], Dual occupancy, Caretaker's accommodation, Multiple dwelling	2 or less bedroom dwelling, 26.193.40	4,321.80	8,774.80	See Tables SC4.2.2.1 and SC4.2.2.2		4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	3 or more bedroom dwelling, 36,670.70	6,050.50	12,284.70			6,233.90	12,101.30	3,538.00	14,797.30	6,378.60	0.00	2,969.90	13,531.80
Accommodation (short term) charge category													
Hotel, Short term accommodation, Resort complex	Each bedroom that is not part of a suite, 13,096.60	2,160.90	4,387.30	See Tables SC4.2.2.1 and SC4.2.2.2		2,216.60	4,331.60	1,264.30	5,283.90	2,232.60	0.00	851.00	5,042.30
	2 or less bedrooms in a suite, 13,096.60	2,160.90	4,387.30			2,216.60	4,331.60	1,264.30	5,283.90	2,232.60	0.00	851.00	5,042.30
	3 or more bedrooms in a suite, 18,335.20	3,025.20	6,142.30			3,103.70	6,063.80	1,769.70	7,397.80	1) for hotel and resort complex, 3,188.70 2) for short-term accommodation 2,232.60	0.00	1,485.70	6,765.00
Tourist park	2 or less tent or caravan sites, 13,096.60	2,160.90	4,387.30			2,216.60	4,331.60	Per caravan or tent site, 1,264.30	Per caravan or tent site, 5,283.90	2,232.60	0.00	851.00	5,042.30
	3 or more tent or caravan sites, 18,335.20	3,025.20	6,142.30			3,103.70	6,063.80	Per caravan or tent site, 1,769.70	Per caravan or tent site, 7,397.80	3,188.70	0.00	1,485.70	6,765.00
	2 or less bedroom cabin, 13,096.60	2,160.90	4,387.30			2,216.60	4,331.60	Per cabin site, 1,264.30	Per cabin site, 5,283.90	2,232.60	0.00	851.00	5,042.30
	3 or more bedroom cabin, 18,335.20	3,025.20	6,142.30			3,103.70	6,063.80	Per cabin site, 1,769.70	Per cabin site, 7,397.80	3,188.70	0.00	1,485.70	6,765.00

[1] *Editor's note: The Urban Utilities proportion of the MAC is calculated in accordance with the relevant breakup agreements (or other agreements) for each participating local government, including indexation.*

[2] *Editor's note: Nil charges apply to Secondary Dwellings associated with a Dwelling House (or equivalent local government planning scheme definition).*

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[1]	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Accommodation (long term) charge category													
Community residence	Each bedroom that is not part of a suite, 26,193.40	4,321.80	8,774.80	See Tables SC4.2.2.1 and SC4.2.2.2		4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	2 or less bedrooms in a suite, 26,193.40	4,321.80	8,774.80			4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	3 or more bedrooms in a suite, 36,670.70	6,050.50	12,284.70			6,233.90	12,101.30	3,538.00	14,797.30	6,378.60	0.00	2,969.90	13,531.80
Rooming accommodation	Each bedroom that is not part of a suite, 26,193.40	4,321.80	8,774.80			4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	2 or less bedrooms in a suite, 26,193.40	4,321.80	8,774.80			4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	3 or more bedrooms in a suite, 36,670.70	6,050.50	12,284.70			6,233.90	12,101.30	3,538.00	14,797.30	6,378.60	0.00	2,969.90	13,531.80
Relocatable home park	2 or less bedrooms relocatable dwelling site, 26,193.40	4,321.80	8,774.80			4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	3 or more bedrooms relocatable dwelling site, 36,670.70	6,050.50	12,284.70			6,233.90	12,101.30	3,538.00	14,797.30	6,378.60	0.00	2,969.90	13,531.80
Retirement facility	Each bedroom that is not part of a suite, 26,193.40	4,321.80	8,774.80			4,433.40	8,663.20	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	2 or less bedrooms in a suite, 26,193.40	4,321.80	8,774.80			13.00	24.60	2,526.50	10,570.10	4,465.30	0.00	1,703.50	10,083.40
	3 or more bedrooms in a suite, 36,670.70	6,050.50	12,284.70			6,233.90	12,101.30	3,538.00	14,797.30	6,378.60	0.00	2,969.90	13,531.80
Other Charge Category													
Any other use not listed in column 1, including a use that is unknown	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		See Tables SC4.2.2.1 and SC4.2.2.2		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.	

Table SC4.2.1.3 Non-residential adopted infrastructure charges for water and wastewater services in each shareholder council

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[2]	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)	Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Places of Assembly Charge Category												
Club	for each m² of gross floor area 91.8	15.60	31.10	See Tables SC4.2.2.3 and SC4.2.2.4	13.00	24.60	3.90	15.70	6.30	0.00	5.30	27.60
Community use		15.60	31.10		13.00	24.60	3.90	15.70	6.30	0.00	5.30	27.60
Function facility		15.60	31.10		13.00	24.60	3.90	15.70	6.30	0.00	5.30	27.60
Funeral parlour		15.60	31.10		13.00	24.60	3.90	15.70	6.30	0.00	5.30	27.60
Place of worship		15.60	31.10		13.00	24.60	3.90	15.70	6.30	0.00	5.30	27.60
Commercial (Bulk Goods) Charge Category												
Agricultural supplies store	for each m² of gross floor area 183.4	15.80	31.70	See Tables SC4.2.2.3 and SC4.2.2.4	31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Bulk landscape supplies		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Garden centre		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Hardware and trade supplies		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Outdoor sales		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Showroom		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Commercial (Retail) Charge Category												
Adult store	for each m² of gross floor area 235.8	15.70	31.30	See Tables SC4.2.2.3 and SC4.2.2.4	31.10	60.80	7.70	31.50	12.70	0.00	11.70	70.70
Food and drink outlet		15.70	31.30		31.10	60.80	7.70	31.50	12.70	0.00	11.70	70.70
Service industry		15.70	31.30		31.10	60.80	7.70	31.50	9.10	0.00	11.70	70.70
Shop		15.70	31.30		31.10	60.80	7.70	31.50	12.70	0.00	11.70	70.70
Shopping centre		15.70	31.30		31.10	60.80	7.70	31.50	12.70	0.00	11.70	70.70
Service Station		15.70	31.30		31.10	60.80	1) Fuel pump, 0 2) Shop component, 7.70 3) Food and drink outlet, 7.70	1) Fuel pump, 0 2) Shop component, 31.50 3) Food and drink outlet, 31.50	1) Fuel pump, 0 2) Shop component, 12.70 3) Food and drink outlet, 12.70 4) Vehicle repair shop, 9.10	0.00	11.70	70.70

[1] *Editor's note: The Urban Utilities proportion of the MAC is calculated in accordance with the relevant breakup agreements (or other agreements) for each participating local government, including indexation.*

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[2]	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)	Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Commercial (Office) Charge Category												
Office	for each m² of gross floor area 183.4	15.80	31.70	See Tables SC4.2.2.3 and SC4.2.2.4	31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Sales office		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Education Facility Except an Educational Establishment for the Flying Start for Queensland Children Program Charge Category												
Childcare centre	for each m² of gross floor area 183.4	15.80	31.70	See Tables SC4.2.2.3 and SC4.2.2.4	31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Community care centre		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program		15.80	31.70		31.60	61.80	7.70	31.50	12.70	0.00	11.70	70.70
Educational Establishment for the Flying Start for Queensland Children Program Charge Category												
Educational Establishment for the Flying Start for Queensland Children program	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entertainment												
Resort complex	for each m² of gross floor area 261.9	26.10	52.30	See Tables SC4.2.2.3 and SC4.2.2.4	44.50	86.40	7.70	31.50	12.70	0.00	11.90	71.80
Hotel		26.10	52.30		44.50	86.40	7.70	31.50	12.70	0.00	11.90	71.80
Nightclub entertainment facility		26.10	52.30		44.50	86.40	7.70	31.50	12.70	0.00	11.90	71.80
Theatre		26.10	52.30		44.50	86.40	7.70	31.50	12.70	0.00	11.90	71.80
Indoor Sport and Recreational Facility Charge Category												
Indoor sport and recreation (other than for a court area)	1) for each m² of gross floor area, other than court areas 261.9	26.10	52.30	See Tables SC4.2.2.3 and SC4.2.2.4	44.50	86.40	13.00	52.30	21.70	0.00	11.90	71.80
Indoor sport and recreation (for a court area)	2) for each m² of gross floor area that is a court area 26.2	2.60	3.80		2.60	3.80	1.30	5.10	2.50	0.00	1.30	5.10

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[2]	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)	Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
High Impact Industry or Special Industry Charge Category												
High impact industry	for each m² of gross floor area 91.8	17.00	35.20	See Tables SC4.2.2.3 and SC4.2.2.4	16.80	39.10	10.30	42.10	16.60	0.00	7.90	44.30
Special industry (Noxious and hazardous industries)		17.00	35.20		16.80	39.10	10.30	42.10	16.60	0.00	7.90	44.30
Other Industry Charge Category												
Low impact industry	for each m² of gross floor area 65.5	15.80	31.20	See Tables SC4.2.2.3 and SC4.2.2.4	13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Medium impact industry		15.80	31.20		13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Research and technology industry		15.80	31.20		13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Rural industry		15.80	31.20		13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Warehouse		15.80	31.20		13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Marine and Waterfront Industry		15.80	31.20		13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
Transport depot		N/a - Refer to Other Uses charge category			13.10	24.80	7.70	31.50	12.70	0.00	5.30	27.60
High Impact Rural												
Cultivating, in a confined area, aquatic animals or plants for sale	for each m² of gross floor area 26.2	3.80	9.20	See Tables SC4.2.2.3 and SC4.2.2.4	3.90	9.10	0.00	0.00	0.00	0.00	1.90	10.30
Intensive animal industry		3.80	9.20		3.90	9.10	0.00	0.00	0.00	0.00	1.90	10.30
Intensive horticulture		3.80	9.20		3.90	9.10	0.00	0.00	0.00	0.00	1.90	10.30
Wholesale nursery		3.80	9.20		3.90	9.10	0.00	0.00	0.00	0.00	1.90	10.30
Winery		3.80	9.20		3.90	9.10	0.00	0.00	0.00	0.00	1.90	10.30
Low Impact Rural												
Animal husbandry	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cropping		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent plantation		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wind farm		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Essential Services													
Correctional/ Detention facility	for each m² of gross floor area 183.4	15.60	31.90	See Tables SC4.2.2.3 and SC4.2.2.4		11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Emergency services		15.60	31.90			11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Health care service		15.60	31.90			11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Hospital		15.60	31.90			11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Residential care facility		15.60	31.90			11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Veterinary service		14.20	33.30			11.50	26.90	7.70	31.50	12.70	0.00	5.30	27.60
Minor Uses Charge Category													
Advertising device	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cemetery		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Home-based business		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landing		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor lighting		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Park		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roadside stall		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telecommunications facility		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary use		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Uses Charge Category													
Air service Animal keeping Car park Crematorium Extractive industry Major sport, recreation and entertainment facility Motor sport facility Non-resident workforce accommodation Outdoor sport and recreation Port service Tourist attraction Utility installation Any other use not listed in column 1, including a use that is unknown	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		See Tables SC4.2.2.3 and SC4.2.2.4		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.	

Table SC4.2.1.4 Non-residential adopted infrastructure charges for water and wastewater services in Bromelton SDA charge area

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Water supply ($ per demand unit)	Wastewater ($ per demand unit)
Commercial (Retail) Charge Category			
Adult store	for each m² of gross floor area 235.8	4.48	22.07
Food and drink outlet		4.48	22.07
Service industry		4.48	22.07
Service station		4.48	22.07
Shop		4.48	22.07
Shopping centre		4.48	22.07
Commercial (Office) Charge Category			
Office	for each m² of gross floor area 183.4	4.48	22.07
Sales office		4.48	22.07
High Industry Charge Category			
High impact industry	for each m² of gross floor area 91.8	4.48	22.07
Other Industry Charge Category			
Low impact industry	for each m² of gross floor area 65.5	4.48	22.07
Medium impact industry		4.48	22.07
Research and technology industry		4.48	22.07
Rural industry		4.48	22.07
Warehouse		4.48	22.07
Marine and waterfront industry		4.48	22.07
Transport depot		4.48	22.07

SC4.2.2 Adopted infrastructure charges with shareholder Council of Ipswich City

(1) Urban Utilities has, for the purposes of working out under the schedule the adopted charge for Urban Utilities' trunk infrastructure networks for the Ipswich City Council local government area, determined the following:

(a) a charge for each trunk infrastructure network based on Planning Scheme Policy 5-Infrastructure as in force on 30 June 2011 (including indexation) for development which is included in Tables SC4.2.2.1, SC4.2.2.2, SC4.2.2.3 and SC4.2.2.4 that comprises the following;

(i) Urban Utilities' trunk infrastructure network charge (UUNC);

(ii) Ipswich City Council's trunk infrastructure network charge (ICCNC);

(b) a total trunk infrastructure networks charge (Total NC) for Urban Utilities' trunk infrastructure networks and Ipswich City Council's trunk infrastructure networks which is calculated by adding the UUNC and the ICCNC;

(c) the maximum adopted charge (MAC) under the Planning Regulation will be applied by Urban Utilities as follows:

(i) for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the MAC for a dwelling house (3 or more bedroom) in the Residential charge category in the Planning Regulation;

(ii) for a reconfiguring a lot which is in the commercial or industrial area, the percentage of the site area in Table 4.2.2B of the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;

(iii) for a material change of use, the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;

(d) for the purposes of (c):

(i) commercial or industrial area means that part of the Ipswich City Council local government area in the zones and designations under the Ipswich Planning Scheme 2006 identified as the commercial or industrial area in Tables SC4.2.2.3 and SC4.2.2.4;

(ii) residential area means that part of the Ipswich City Council local government area in the residential zones and designations under the Ipswich Planning Scheme 2006;

(e) the adopted charge for Urban Utilities' trunk infrastructure networks will be calculated by Urban Utilities as follows:

(i) where Total NC is less than or equal to the MAC, the UUNC;

(ii) where Total NC is greater than the MAC, using the following calculation:

$$\left(\frac{\text{UUNC}}{\text{Total NC}}\right) \text{ x MAC}$$

Table SC4.2.2A – (Ipswich only) Trunk infrastructure network charges for reconfiguring a lot in the residential area

Column 1 Demand Unit	Column 2 Trunk infrastructure network charges	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Table SC4.2.2.1	Table SC4.2.2.2

Table SC4.2.2B – (Ipswich only) Trunk infrastructure network charges for reconfiguring a lot not in a residential area

Column 1 Demand Unit	Column 2 Area	Column 3 Unconstrained percentage	Column 4 Constrained percentage	Column 5 Trunk infrastructure network charges	
				Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Commercial (Office) area	30	Not Applicable	Trunk infrastructure network charge for Commercial (office) – Office Charge in Table SC4.2.2.3 ($ per m^2 GFA)	Trunk infrastructure network charge for Commercial (office) – Office Charge in Table SC4.2.2.4 ($ per m^2 GFA
Lot	Commercial (Retail) area	30	22.5 in the Business park zone	Trunk infrastructure network charge for Commercial (retail) – Shop Charge in Table SC4.2.2.3 ($ per m^2 GFA)	Trunk infrastructure network charge for Commercial (retail) – Shop Charge in Table SC4.2.2.4 ($ per m^2 GFA)
Lot	Other Industry Area	30	6.65 in the Regional business and industry zone and Regional business and industry investigation zone	Trunk infrastructure network charge for Other Industry – low impact industry charge in Table SC4.2.2.3 ($ per m^2 GFA)	Trunk infrastructure network charge for Other Industry – low impact industry charge in Table SC4.2.2.4 ($ per m^2 GFA)

Table SC4.2.2.1 Residential use – Water supply trunk infrastructure network for water service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Water supply trunk infrastructure network charge ($ per demand unit)																																		
	Residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																																		
	Residential uses												Accommodation (long term)												Accommodation (short term)										
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation								Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)						
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
1	2499	3748	4373	3123	4373	4997	5897	8246	4822	6746	3748	3748	1874	3748	5622	1874	1624	3248	4872	1624	2499	3748	4373	2499	3748	7496	11244	1874	3748	5622	1874	2499	4997	7496	2499	2499	4997	7496
2	2096	3144	3668	2620	3668	4192	4946	6916	4045	5659	3144	3144	1572	3144	4716	1572	1362	2725	4087	1362	2096	3144	3668	2096	3144	6287	9431	1572	3144	4716	1572	2096	4192	6287	2096	2096	4192	6287
3	1669	2503	2920	2086	2920	3337	3938	5507	3221	4505	2503	2503	1252	2503	3755	1252	1085	2169	3254	1085	1669	2503	2920	1669	2503	5006	7509	1252	2503	3755	1252	1669	3337	5006	1669	1669	3337	5006
4	1937	2905	3389	2421	3389	3873	4571	6391	3738	5229	2905	2905	1453	2905	4358	1453	1259	2518	3777	1259	1937	2905	3389	1937	2905	5810	8715	1453	2905	4358	1453	1937	3873	5810	1937	1937	3873	5810
5	1058	1587	1852	1323	1852	2117	2498	3492	2042	2857	1587	1587	794	1587	2381	794	688	1376	2064	688	1058	1587	1852	1058	1587	3175	4762	794	1587	2381	794	1058	2117	3175	1058	1058	2117	3175
6	645	967	1129	806	1129	1290	1522	2128	1245	1741	967	967	484	967	1451	484	419	838	1258	419	645	967	1129	645	967	1935	2902	484	967	1451	484	645	1290	1935	645	645	1290	1935
7	1791	2687	3135	2239	3135	3583	4228	5912	3458	4837	2687	2687	1344	2687	4031	1344	1164	2329	3493	1164	1791	2687	3135	1791	2687	5374	8062	1344	2687	4031	1344	1791	3583	5374	1791	1791	3583	5374
8	1171	1756	2049	1463	2049	2341	2763	3863	2259	3161	1756	1756	878	1756	2634	878	761	1522	2283	761	1171	1756	2049	1171	1756	3512	5268	878	1756	2634	878	1171	2341	3512	1171	1171	2341	3512
9	1063	1595	1861	1329	1861	2127	2510	3509	2052	2871	1595	1595	798	1595	2393	798	691	1382	2074	691	1063	1595	1861	1063	1595	3190	4786	798	1595	2393	798	1063	2127	3190	1063	1063	2127	3190
10	1971	2957	3450	2464	3450	3943	4652	6505	3805	5322	2957	2957	1478	2957	4435	1478	1281	2563	3844	1281	1971	2957	3450	1971	2957	5914	8871	1478	2957	4435	1478	1971	3943	5914	1971	1971	3943	5914
11	1504	2257	2633	1881	2633	3009	3550	4965	2903	4062	2257	2257	1128	2257	3385	1128	978	1956	2934	978	1504	2257	2633	1504	2257	4513	6770	1128	2257	3385	1128	1504	3009	4513	1504	1504	3009	4513
12	910	1364	1592	1137	1592	1819	2147	3002	1755	2456	1364	1364	682	1364	2047	682	591	1182	1774	591	910	1364	1592	910	1364	2729	4093	682	1364	2047	682	910	1819	2729	910	910	1819	2729
13	3075	4612	5380	3843	5380	6149	7256	10146	5934	8301	4612	4612	2306	4612	6918	2306	1998	3997	5995	1998	3075	4612	5380	3075	4612	9224	13835	2306	4612	6918	2306	3075	6149	9224	3075	3075	6149	9224
14	2072	3107	3625	2589	3625	4143	4889	6836	3998	5593	3107	3107	1554	3107	4661	1554	1347	2693	4040	1347	2072	3107	3625	2072	3107	6215	9322	1554	3107	4661	1554	2072	4143	6215	2072	2072	4143	6215
15	1904	2856	3332	2380	3332	3808	4493	6283	3674	5140	2856	2856	1428	2856	4284	1428	1238	2475	3713	1238	1904	2856	3332	1904	2856	5712	8567	1428	2856	4284	1428	1904	3808	5712	1904	1904	3808	5712
16	3889	5833	6806	4861	6806	7778	9178	12834	7506	10500	5833	5833	2917	5833	8750	2917	2528	5056	7583	2528	3889	5833	6806	3889	5833	11667	17500	2917	5833	8750	2917	3889	7778	11667	3889	3889	7778	11667
17	3484	5227	6098	4355	6098	6969	8223	11498	6725	9408	5227	5227	2613	5227	7840	2613	2265	4530	6794	2265	3484	5227	6098	3484	5227	10453	15680	2613	5227	7840	2613	3484	6969	10453	3484	3484	6969	10453
18	3386	5079	5925	4232	5925	6772	7990	11173	6535	9142	5079	5079	2539	5079	7618	2539	2201	4402	6602	2201	3386	5079	5925	3386	5079	10157	15236	2539	5079	7618	2539	3386	6772	10157	3386	3386	6772	10157
19	8011	12017	14020	10014	14020	16023	18907	26438	15462	21631	12017	12017	6009	12017	18026	6009	5207	10415	15622	5207	8011	12017	14020	8011	12017	24034	36051	6009	12017	18026	6009	8011	16023	24034	8011	8011	16023	24034
20	2160	3240	3780	2700	3780	4320	5097	7127	4168	5831	3240	3240	1620	3240	4859	1620	1404	2808	4212	1404	2160	3240	3780	2160	3240	6479	9719	1620	3240	4859	1620	2160	4320	6479	2160	2160	4320	6479
21	1681	2521	2941	2101	2941	3362	3967	5547	3244	4538	2521	2521	1261	2521	3782	1261	1093	2185	3278	1093	1681	2521	2941	1681	2521	5042	7564	1261	2521	3782	1261	1681	3362	5042	1681	1681	3362	5042
22	2264	3395	3961	2829	3961	4527	5342	7470	4369	6112	3395	3395	1698	3395	5093	1698	1471	2943	4414	1471	2264	3395	3961	2264	3395	6791	10186	1698	3395	5093	1698	2264	4527	6791	2264	2264	4527	6791
23	1989	2983	3480	2486	3480	3977	4693	6562	3838	5369	2983	2983	1491	2983	4474	1491	1293	2585	3878	1293	1989	2983	3480	1989	2983	5966	8949	1491	2983	4474	1491	1989	3977	5966	1989	1989	3977	5966
24	690	1035	1207	862	1207	1380	1628	2277	1332	1863	1035	1035	517	1035	1552	517	448	897	1345	448	690	1035	1207	690	1035	2070	3105	517	1035	1552	517	690	1380	2070	690	690	1380	2070
25	1676	2513	2932	2094	2932	3351	3954	5529	3234	4524	2513	2513	1257	2513	3770	1257	1089	2178	3267	1089	1676	2513	2932	1676	2513	5027	7540	1257	2513	3770	1257	1676	3351	5027	1676	1676	3351	5027
26	1778	2666	3111	2222	3111	3555	4195	5866	3431	4800	2666	2666	1333	2666	4000	1333	1155	2311	3466	1155	1778	2666	3111	1778	2666	5333	7999	1333	2666	4000	1333	1778	3555	5333	1778	1778	3555	5333
27	1911	2866	3344	2388	3344	3822	4509	6306	3688	5159	2866	2866	1433	2866	4299	1433	1242	2484	3726	1242	1911	2866	3344	1911	2866	5732	8598	1433	2866	4299	1433	1911	3822	5732	1911	1911	3822	5732
28	1167	1751	2043	1459	2043	2334	2755	3852	2253	3151	1751	1751	875	1751	2626	875	759	1517	2276	759	1167	1751	2043	1167	1751	3502	5252	875	1751	2626	875	1167	2334	3502	1167	1167	2334	3502
29	1039	1559	1819	1299	1819	2078	2453	3430	2006	2806	1559	1559	779	1559	2338	779	676	1351	2027	676	1039	1559	1819	1039	1559	3118	4677	779	1559	2338	779	1039	2078	3118	1039	1039	2078	3118
30	1650	2474	2887	2062	2887	3299	3893	5444	3184	4454	2474	2474	1237	2474	3712	1237	1072	2145	3217	1072	1650	2474	2887	1650	2474	4949	7423	1237	2474	3712	1237	1650	3299	4949	1650	1650	3299	4949
31	316	475	554	396	554	633	747	1044	611	854	475	475	237	475	712	237	206	411	617	206	316	475	554	316	475	949	1424	237	475	712	237	316	633	949	316	316	633	949
32	1504	2257	2633	1881	2633	3009	3550	4965	2903	4062	2257	2257	1128	2257	3385	1128	978	1956	2934	978	1504	2257	2633	1504	2257	4513	6770	1128	2257	3385	1128	1504	3009	4513	1504	1504	3009	4513
33	771	1157	1350	964	1350	1542	1820	2545	1488	2082	1157	1157	578	1157	1735	578	501	1003	1504	501	771	1157	1350	771	1157	2314	3471	578	1157	1735	578	771	1542	2314	771	771	1542	2314
34	9021	13532	15787	11277	15787	18042	21290	29770	17411	24357	13532	13532	6766	13532	20298	6766	5864	11728	17591	5864	9021	13532	15787	9021	13532	27064	40596	6766	13532	20298	6766	9021	18042	27064	9021	9021	18042	27064

Table SC4.2.2.2 Residential use – Wastewater trunk infrastructure network for wastewater service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Sewer trunk infrastructure network charge ($ per demand unit)																																				
	Residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																																				
	Residential uses												Accommodation (long term)												Accommodation (short term)												
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation								Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)						
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
1	3057	4586	5350	3822	5350	6114	7215	10089	5900	8255	4586	4586	2293	4586	6879	2293	1987	3974	5962	1987	3057	4586	5350	3057	4586	9172	13758	2293	4586	6879	2293	3057	6114	9172	3057	3057	6114	9172
2	2903	4355	5081	3629	5081	5807	6852	9581	5603	7839	4355	4355	2177	4355	6532	2177	1887	3774	5661	1887	2903	4355	5081	2903	4355	8710	13065	2177	4355	6532	2177	2903	5807	8710	2903	2903	5807	8710
3	3118	4677	5456	3897	5456	6235	7358	10289	6017	8418	4677	4677	2338	4677	7015	2338	2027	4053	6080	2027	3118	4677	5456	3118	4677	9353	14030	2338	4677	7015	2338	3118	6235	9353	3118	3118	6235	9353
4	2111	3167	3695	2639	3695	4223	4983	6967	4075	5701	3167	3167	1584	3167	4751	1584	1372	2745	4117	1372	2111	3167	3695	2111	3167	6334	9501	1584	3167	4751	1584	2111	4223	6334	2111	2111	4223	6334
5	3024	4537	5293	3780	5293	6049	7138	9980	5837	8166	4537	4537	2268	4537	6805	2268	1966	3932	5898	1966	3024	4537	5293	3024	4537	9073	13610	2268	4537	6805	2268	3024	6049	9073	3024	3024	6049	9073
6	5008	7512	8764	6260	8764	10016	11818	16526	9665	13521	7512	7512	3756	7512	11267	3756	3255	6510	9765	3255	5008	7512	8764	5008	7512	15023	22535	3756	7512	11267	3756	5008	10016	15023	5008	5008	10016	15023
7	1600	2399	2799	1999	2799	3199	3775	5278	3087	4319	2399	2399	1200	2399	3599	1200	1040	2079	3119	1040	1600	2399	2799	1600	2399	4799	7198	1200	2399	3599	1200	1600	3199	4799	1600	1600	3199	4799
8	9275	13913	16232	11594	16232	18551	21890	30609	17902	25044	13913	13913	6957	13913	20870	6957	6029	12058	18087	6029	9275	13913	16232	9275	13913	27826	41739	6957	13913	20870	6957	9275	18551	27826	9275	9275	18551	27826
9	2191	3286	3834	2739	3834	4382	5171	7230	4228	5915	3286	3286	1643	3286	4930	1643	1424	2848	4272	1424	2191	3286	3834	2191	3286	6573	9859	1643	3286	4930	1643	2191	4382	6573	2191	2191	4382	6573
10	2557	3836	4476	3197	4476	5115	6036	8440	4936	6905	3836	3836	1918	3836	5754	1918	1662	3325	4987	1662	2557	3836	4476	2557	3836	7672	11509	1918	3836	5754	1918	2557	5115	7672	2557	2557	5115	7672
11	6514	9771	11399	8142	11399	13028	15373	21496	12572	17588	9771	9771	4885	9771	14656	4885	4234	8468	12702	4234	6514	9771	11399	6514	9771	19542	29313	4885	9771	14656	4885	6514	13028	19542	6514	6514	13028	19542
12	7899	11848	13823	9874	13823	15798	18642	26067	15245	21327	11848	11848	5924	11848	17773	5924	5134	10269	15403	5134	7899	11848	13823	7899	11848	23697	35545	5924	11848	17773	5924	7899	15798	23697	7899	7899	15798	23697
13	2743	4114	4799	3428	4799	5485	6472	9050	5293	7405	4114	4114	2057	4114	6171	2057	1783	3565	5348	1783	2743	4114	4799	2743	4114	8228	12341	2057	4114	6171	2057	2743	5485	8228	2743	2743	5485	8228
14	3567	5351	6243	4459	6243	7135	8419	11772	6885	9632	5351	5351	2676	5351	8027	2676	2319	4638	6956	2319	3567	5351	6243	3567	5351	10702	16053	2676	5351	8027	2676	3567	7135	10702	3567	3567	7135	10702
15	2257	3385	3949	2821	3949	4513	5326	7447	4355	6093	3385	3385	1692	3385	5077	1692	1467	2934	4400	1467	2257	3385	3949	2257	3385	6770	10155	1692	3385	5077	1692	2257	4513	6770	2257	2257	4513	6770
16	2149	3224	3761	2687	3761	4299	5073	7093	4148	5803	3224	3224	1612	3224	4836	1612	1397	2794	4191	1397	2149	3224	3761	2149	3224	6448	9672	1612	3224	4836	1612	2149	4299	6448	2149	2149	4299	6448
17	3190	4786	5583	3988	5583	6381	7529	10528	6157	8614	4786	4786	2393	4786	7178	2393	2074	4147	6221	2074	3190	4786	5583	3190	4786	9571	14357	2393	4786	7178	2393	3190	6381	9571	3190	3190	6381	9571
18	3801	5701	6651	4751	6651	7602	8970	12543	7336	10262	5701	5701	2851	5701	8552	2851	2471	4941	7412	2471	3801	5701	6651	3801	5701	11402	17104	2851	5701	8552	2851	3801	7602	11402	3801	3801	7602	11402
19	2459	3688	4303	3074	4303	4918	5803	8114	4746	6639	3688	3688	1844	3688	5533	1844	1598	3197	4795	1598	2459	3688	4303	2459	3688	7377	11065	1844	3688	5533	1844	2459	4918	7377	2459	2459	4918	7377
20	9791	14686	17134	12238	17134	19581	23106	32309	18896	26435	14686	14686	7343	14686	22029	7343	6364	12728	19092	6364	9791	14686	17134	9791	14686	29372	44058	7343	14686	22029	7343	9791	19581	29372	9791	9791	19581	29372
21	7142	10712	12498	8927	12498	14283	16854	23567	13783	19282	10712	10712	5356	10712	16069	5356	4642	9284	13926	4642	7142	10712	12498	7142	10712	21425	32137	5356	10712	16069	5356	7142	14283	21425	7142	7142	14283	21425
22	7444	11166	13027	9305	13027	14888	17568	24566	14367	20099	11166	11166	5583	11166	16749	5583	4839	9677	14516	4839	7444	11166	13027	7444	11166	22333	33499	5583	11166	16749	5583	7444	14888	22333	7444	7444	14888	22333
23	1326	1989	2321	1658	2321	2653	3130	4377	2560	3581	1989	1989	995	1989	2984	995	862	1724	2586	862	1326	1989	2321	1326	1989	3979	5968	995	1989	2984	995	1326	2653	3979	1326	1326	2653	3979
24	1980	2970	3465	2475	3465	3960	4673	6534	3821	5346	2970	2970	1485	2970	4455	1485	1287	2574	3861	1287	1980	2970	3465	1980	2970	5940	8910	1485	2970	4455	1485	1980	3960	5940	1980	1980	3960	5940
25	1596	2394	2793	1995	2793	3192	3767	5267	3080	4309	2394	2394	1197	2394	3591	1197	1037	2075	3112	1037	1596	2394	2793	1596	2394	4788	7182	1197	2394	3591	1197	1596	3192	4788	1596	1596	3192	4788
26	2174	3260	3804	2717	3804	4347	5130	7173	4195	5869	3260	3260	1630	3260	4891	1630	1413	2826	4239	1413	2174	3260	3804	2174	3260	6521	9781	1630	3260	4891	1630	2174	4347	6521	2174	2174	4347	6521
27	4088	6132	7154	5110	7154	8176	9647	13490	7890	11037	6132	6132	3066	6132	9198	3066	2657	5314	7971	2657	4088	6132	7154	4088	6132	12263	18395	3066	6132	9198	3066	4088	8176	12263	4088	4088	8176	12263
28	2371	3556	4149	2963	4149	4741	5595	7823	4576	6401	3556	3556	1778	3556	5334	1778	1541	3082	4623	1541	2371	3556	4149	2371	3556	7112	10668	1778	3556	5334	1778	2371	4741	7112	2371	2371	4741	7112

Column 1 – Charge Area	Column 2 – Sewer trunk infrastructure network charge ($ per demand unit)																																				
	Residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																																				
	Residential uses												Accommodation (long term)															Accommodation (short term)								
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation								Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)						
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
29	2229	3343	3901	2786	3901	4458	5260	7355	4302	6018	3343	3343	1672	3343	5015	1672	1449	2898	4346	1449	2229	3343	3901	2229	3343	6687	10030	1672	3343	5015	1672	2229	4458	6687	2229	2229	4458	6687
30	2606	3909	4560	3257	4560	5212	6150	8599	5029	7036	3909	3909	1954	3909	5863	1954	1694	3388	5082	1694	2606	3909	4560	2606	3909	7818	11727	1954	3909	5863	1954	2606	5212	7818	2606	2606	5212	7818
31	2391	3587	4185	2989	4185	4783	5644	7892	4616	6457	3587	3587	1794	3587	5381	1794	1554	3109	4663	1554	2391	3587	4185	2391	3587	7174	10762	1794	3587	5381	1794	2391	4783	7174	2391	2391	4783	7174
32	1544	2316	2702	1930	2702	3088	3644	5096	2980	4169	2316	2316	1158	2316	3474	1158	1004	2007	3011	1004	1544	2316	2702	1544	2316	4633	6949	1158	2316	3474	1158	1544	3088	4633	1544	1544	3088	4633
33	2047	3071	3583	2559	3583	4095	4832	6756	3951	5528	3071	3071	1536	3071	4607	1536	1331	2662	3992	1331	2047	3071	3583	2047	3071	6142	9213	1536	3071	4607	1536	2047	4095	6142	2047	2047	4095	6142
34	1816	2723	3177	2270	3177	3631	4285	5992	3504	4902	2723	2723	1362	2723	4085	1362	1180	2360	3541	1180	1816	2723	3177	1816	2723	5447	8170	1362	2723	4085	1362	1816	3631	5447	1816	1816	3631	5447
35	5623	8435	9841	7029	9841	11247	13271	18557	10853	15183	8435	8435	4218	8435	12653	4218	3655	7310	10966	3655	5623	8435	9841	5623	8435	16870	25305	4218	8435	12653	4218	5623	11247	16870	5623	5623	11247	16870
36	10662	15993	18659	13328	18659	21324	25163	35185	20578	28788	15993	15993	7997	15993	23990	7997	6930	13861	20791	6930	10662	15993	18659	10662	15993	31987	47980	7997	15993	23990	7997	10662	21324	31987	10662	10662	21324	31987
37	1542	2314	2699	1928	2699	3085	3640	5090	2977	4165	2314	2314	1157	2314	3471	1157	1003	2005	3008	1003	1542	2314	2699	1542	2314	4627	6941	1157	2314	3471	1157	1542	3085	4627	1542	1542	3085	4627
38	7909	11864	13841	9887	13841	15819	18666	26101	15265	21355	11864	11864	5932	11864	17796	5932	5141	10282	15423	5141	7909	11864	13841	7909	11864	23728	35592	5932	11864	17796	5932	7909	15819	23728	7909	7909	15819	23728
39	9189	13783	16081	11486	16081	18378	21686	30324	17735	24810	13783	13783	6892	13783	20675	6892	5973	11946	17918	5973	9189	13783	16081	9189	13783	27567	41350	6892	13783	20675	6892	9189	18378	27567	9189	9189	18378	27567
40	12698	19046	22221	15872	22221	25395	29966	41902	24506	34283	19046	19046	9523	19046	28569	9523	8253	16507	24760	8253	12698	19046	22221	12698	19046	38093	57139	9523	19046	28569	9523	12698	25395	38093	12698	12698	25395	38093
41	1330	1995	2327	1662	2327	2660	3138	4388	2566	3590	1995	1995	997	1995	2992	997	864	1729	2593	864	1330	1995	2327	1330	1995	3989	5984	997	1995	2992	997	1330	2660	3989	1330	1330	2660	3989
42	3116	4674	5453	3895	5453	6232	7354	10283	6014	8413	4674	4674	2337	4674	7011	2337	2025	4051	6076	2025	3116	4674	5453	3116	4674	9348	14022	2337	4674	7011	2337	3116	6232	9348	3116	3116	6232	9348
43	1766	2648	3090	2207	3090	3531	4167	5826	3407	4767	2648	2648	1324	2648	3972	1324	1148	2295	3443	1148	1766	2648	3090	1766	2648	5297	7945	1324	2648	3972	1324	1766	3531	5297	1766	1766	3531	5297
44	4185	6277	7323	5231	7323	8369	9876	13809	8076	11299	6277	6277	3138	6277	9415	3138	2720	5440	8160	2720	4185	6277	7323	4185	6277	12554	18831	3138	6277	9415	3138	4185	8369	12554	4185	4185	8369	12554
45	2663	3994	4660	3329	4660	5326	6285	8788	5140	7190	3994	3994	1997	3994	5992	1997	1731	3462	5193	1731	2663	3994	4660	2663	3994	7989	11983	1997	3994	5992	1997	2663	5326	7989	2663	2663	5326	7989
46	2407	3611	4212	3009	4212	4814	5681	7943	4646	6499	3611	3611	1805	3611	5416	1805	1565	3129	4694	1565	2407	3611	4212	2407	3611	7221	10832	1805	3611	5416	1805	2407	4814	7221	2407	2407	4814	7221
47	2521	3782	4412	3151	4412	5042	5950	8320	4866	6807	3782	3782	1891	3782	5673	1891	1639	3278	4916	1639	2521	3782	4412	2521	3782	7564	11345	1891	3782	5673	1891	2521	5042	7564	2521	2521	5042	7564
48	3147	4721	5508	3934	5508	6294	7427	10386	6074	8497	4721	4721	2360	4721	7081	2360	2046	4091	6137	2046	3147	4721	5508	3147	4721	9441	14162	2360	4721	7081	2360	3147	6294	9441	3147	3147	6294	9441
49	3023	4534	5290	3778	5290	6045	7133	9975	5834	8161	4534	4534	2267	4534	6801	2267	1965	3929	5894	1965	3023	4534	5290	3023	4534	9068	13602	2267	4534	6801	2267	3023	6045	9068	3023	3023	6045	9068
50	2075	3113	3631	2594	3631	4150	4897	6848	4005	5603	3113	3113	1556	3113	4669	1556	1349	2698	4046	1349	2075	3113	3631	2075	3113	6225	9338	1556	3113	4669	1556	2075	4150	6225	2075	2075	4150	6225
51	2516	3774	4403	3145	4403	5032	5938	8303	4856	6793	3774	3774	1887	3774	5661	1887	1635	3271	4906	1635	2516	3774	4403	2516	3774	7548	11322	1887	3774	5661	1887	2516	5032	7548	2516	2516	5032	7548
52	1667	2500	2917	2084	2917	3334	3934	5501	3217	4501	2500	2500	1250	2500	3751	1250	1084	2167	3251	1084	1667	2500	2917	1667	2500	5001	7501	1250	2500	3751	1250	1667	3334	5001	1667	1667	3334	5001
53	1833	2749	3208	2291	3208	3666	4326	6049	3538	4949	2749	2749	1375	2749	4124	1375	1191	2383	3574	1191	1833	2749	3208	1833	2749	5499	8248	1375	2749	4124	1375	1833	3666	5499	1833	1833	3666	5499
54	2414	3621	4224	3017	4224	4828	5697	7966	4659	6518	3621	3621	1810	3621	5431	1810	1569	3138	4707	1569	2414	3621	4224	2414	3621	7242	10863	1810	3621	5431	1810	2414	4828	7242	2414	2414	4828	7242
55	2091	3136	3659	2613	3659	4181	4934	6899	4035	5645	3136	3136	1568	3136	4704	1568	1359	2718	4077	1359	2091	3136	3659	2091	3136	6272	9408	1568	3136	4704	1568	2091	4181	6272	2091	2091	4181	6272
56	1727	2591	3023	2159	3023	3455	4077	5701	3334	4664	2591	2591	1296	2591	3887	1296	1123	2246	3369	1123	1727	2591	3023	1727	2591	5182	7774	1296	2591	3887	1296	1727	3455	5182	1727	1727	3455	5182
57	1892	2838	3311	2365	3311	3783	4465	6243	3651	5108	2838	2838	1419	2838	4256	1419	1230	2459	3689	1230	1892	2838	3311	1892	2838	5675	8513	1419	2838	4256	1419	1892	3783	5675	1892	1892	3783	5675

Table SC4.2.2.3 Non-residential use – Water supply trunk infrastructure network for water service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Water supply trunk infrastructure network charge ($ per demand unit)																												
	Non-residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																												
	Places of Assembly		**Commercial (bulk goods)**			**Commercial (retail)**				**Commercial (office)**	**Educational facility**			**Entertainment**		**Indoor sport & recreation**	**Other Industry**			**High impact or special industry**	**Low impact rural**	**High impact rural**	**Essential services**				**Other uses**			**Minor uses**
	Club, Community use, Funeral parlour, Place of worship	Function facility	Agric. supplies store, Garden Centre H'ware & trade supplies, Showroom	Bulk landscape supplies	Outdoor sales	Adult store, Shop, Shopping centre, Service station	Food & drink outlet: Fast food premises	Food & drink outlet: Other	Service Industry	Office, Sales office	Childcare centre, Community care centre	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Primary school	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Other	Hotel, Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine industry	Research & tech. ind.	Warehouse	High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, Intensive animal ind.y & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Carpark, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
	Demand unit																												
	m^2 of GFA																											N/A	
1	14.99	44.98	37.48	7.5	14.99	37.48	224.88	119.94	22.49	37.48	29.23	29.23	48.72	44.98	14.99	14.99	22.49	37.48	7.5	22.49	0	0	16.49	22.49	37.48	37.48	14.99	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*
2	12.57	37.71	31.43	6.29	12.57	31.43	188.57	100.57	18.86	31.43	24.51	24.51	40.86	37.71	12.57	12.57	18.86	31.43	6.29	18.86	0	0	13.83	18.86	31.43	31.43	12.57			
3	10.01	30.04	25.03	5.01	10.01	25.03	150.18	80.1	15.02	25.03	19.52	19.52	32.54	30.04	10.01	10.01	15.02	25.03	5.01	15.02	0	0	11.01	15.02	25.03	25.03	10.01			
4	11.62	34.86	29.05	5.81	11.62	29.05	174.3	92.96	17.43	29.05	22.66	22.66	37.77	34.86	11.62	11.62	17.43	29.05	5.81	17.43	0	0	12.78	17.43	29.05	29.05	11.62			
5	6.35	19.04	15.87	3.17	6.35	15.87	95.19	50.77	9.52	15.87	12.38	12.38	20.63	19.04	6.35	6.35	9.52	15.87	3.17	9.52	0	0	6.98	9.52	15.87	15.87	6.35			
6	3.87	11.62	9.68	1.94	3.87	9.68	58.1	30.99	5.81	9.68	7.55	7.55	12.59	11.62	3.87	3.87	5.81	9.68	1.94	5.81	0	0	4.26	5.81	9.68	9.68	3.87			
7	10.75	32.24	26.87	5.37	10.75	26.87	161.2	85.98	16.12	26.87	20.96	20.96	34.93	32.24	10.75	10.75	16.12	26.87	5.37	16.12	0	0	11.82	16.12	26.87	26.87	10.75			
8	7.03	21.09	17.57	3.51	7.03	17.57	105.44	56.23	10.54	17.57	13.71	13.71	22.84	21.09	7.03	7.03	10.54	17.57	3.51	10.54	0	0	7.73	10.54	17.57	17.57	7.03			
9	6.39	19.17	15.97	3.19	6.39	15.97	95.84	51.12	9.58	15.97	12.46	12.46	20.77	19.17	6.39	6.39	9.58	15.97	3.19	9.58	0	0	7.03	9.58	15.97	15.97	6.39			
10	11.82	35.46	29.55	5.91	11.82	29.55	177.29	94.55	17.73	29.55	23.05	23.05	38.41	35.46	11.82	11.82	17.73	29.55	5.91	17.73	0	0	13	17.73	29.55	29.55	11.82			
11	9.03	27.08	22.57	4.51	9.03	22.57	135.4	72.21	13.54	22.57	17.6	17.6	29.34	27.08	9.03	9.03	13.54	22.57	4.51	13.54	0	0	9.93	13.54	22.57	22.57	9.03			
12	5.46	16.37	13.64	2.73	5.46	13.64	81.83	43.65	8.18	13.64	10.64	10.64	17.73	16.37	5.46	5.46	8.18	13.64	2.73	8.18	0	0	6	8.18	13.64	13.64	5.46			
13	18.44	55.33	46.1	9.22	18.44	46.1	276.63	147.54	27.66	46.1	35.96	35.96	59.94	55.33	18.44	18.44	27.66	46.1	9.22	27.66	0	0	20.29	27.66	46.1	46.1	18.44			
14	12.43	37.3	31.08	6.22	12.43	31.08	186.49	99.46	18.65	31.08	24.24	24.24	40.41	37.3	12.43	12.43	18.65	31.08	6.22	18.65	0	0	13.68	18.65	31.08	31.08	12.43			
15	11.42	34.26	28.55	5.71	11.42	28.55	171.32	91.37	17.13	28.55	22.27	22.27	37.12	34.26	11.42	11.42	17.13	28.55	5.71	17.13	0	0	12.56	17.13	28.55	28.55	11.42			
16	23.34	70.01	58.34	11.67	23.34	58.34	350.03	186.68	35	58.34	45.5	45.5	75.84	70.01	23.34	23.34	35	58.34	11.67	35	0	0	25.67	35	58.34	58.34	23.34			
17	20.91	62.72	52.27	10.45	20.91	52.27	313.59	167.25	31.36	52.27	40.77	40.77	67.94	62.72	20.91	20.91	31.36	52.27	10.45	31.36	0	0	23	31.36	52.27	52.27	20.91			
18	20.32	60.95	50.8	10.16	20.32	50.8	304.77	162.54	30.48	50.8	39.62	39.62	66.03	60.95	20.32	20.32	30.48	50.8	10.16	30.48	0	0	22.35	30.48	50.8	50.8	20.32			
19	48.07	144.22	120.18	24.04	48.07	120.18	721.08	384.57	72.11	120.18	93.74	93.74	156.23	144.22	48.07	48.07	72.11	120.18	24.04	72.11	0	0	52.88	72.11	120.18	120.18	48.07			
20	12.95	38.86	32.38	6.48	12.95	32.38	194.28	103.61	19.43	32.38	25.26	25.26	42.09	38.86	12.95	12.95	19.43	32.38	6.48	19.43	0	0	14.25	19.43	32.38	32.38	12.95			
21	10.08	30.24	25.2	5.04	10.08	25.2	151.22	80.65	15.12	25.2	19.66	19.66	32.76	30.24	10.08	10.08	15.12	25.2	5.04	15.12	0	0	11.09	15.12	25.2	25.2	10.08			
22	13.58	40.75	33.96	6.79	13.58	33.96	203.74	108.66	20.37	33.96	26.49	26.49	44.14	40.75	13.58	13.58	20.37	33.96	6.79	20.37	0	0	14.94	20.37	33.96	33.96	13.58			
23	11.93	35.79	29.83	5.97	11.93	29.83	178.97	95.45	17.9	29.83	23.27	23.27	38.78	35.79	11.93	11.93	17.9	29.83	5.97	17.9	0	0	13.12	17.9	29.83	29.83	11.93			
24	4.14	12.42	10.35	2.07	4.14	10.35	62.12	33.13	6.21	10.35	8.08	8.08	13.46	12.42	4.14	4.14	6.21	10.35	2.07	6.21	0	0	4.56	6.21	10.35	10.35	4.14			
25	10.06	30.17	25.14	5.03	10.06	25.14	150.83	80.44	15.08	25.14	19.61	19.61	32.68	30.17	10.06	10.06	15.08	25.14	5.03	15.08	0	0	11.06	15.08	25.14	25.14	10.06			
26	10.66	31.98	26.65	5.33	10.66	26.65	159.91	85.28	15.99	26.65	20.79	20.79	34.65	31.98	10.66	10.66	15.99	26.65	5.33	15.99	0	0	11.73	15.99	26.65	26.65	10.66			
27	11.46	34.39	28.66	5.73	11.46	28.66	171.97	91.72	17.2	28.66	22.36	22.36	37.26	34.39	11.46	11.46	17.2	28.66	5.73	17.2	0	0	12.61	17.2	28.66	28.66	11.46			
28	7	21.01	17.51	3.5	7	17.51	105.05	56.03	10.5	17.51	13.66	13.66	22.76	21.01	7	7	10.5	17.51	3.5	10.5	0	0	7.7	10.5	17.51	17.51	7			
29	6.23	18.7	15.58	3.12	6.23	15.58	93.51	49.87	9.35	15.58	12.16	12.16	20.26	18.7	6.23	6.23	9.35	15.58	3.12	9.35	0	0	6.86	9.35	15.58	15.58	6.23			
30	9.9	29.7	24.75	4.95	9.9	24.75	148.5	79.2	14.85	24.75	19.3	19.3	32.17	29.7	9.9	9.9	14.85	24.75	4.95	14.85	0	0	10.89	14.85	24.75	24.75	9.9			
31	1.9	5.71	4.76	0.95	1.9	4.76	28.53	15.22	2.85	4.76	3.71	3.71	6.18	5.71	1.9	1.9	2.85	4.76	0.95	2.85	0	0	2.09	2.85	4.76	4.76	1.9			
32	9.03	27.08	22.57	4.51	9.03	22.57	135.4	72.21	13.54	22.57	17.6	17.6	29.34	27.08	9.03	9.03	13.54	22.57	4.51	13.54	0	0	9.93	13.54	22.57	22.57	9.03			
33	4.63	13.88	11.56	2.31	4.63	11.56	69.38	37	6.94	11.56	9.02	9.02	15.03	13.88	4.63	4.63	6.94	11.56	2.31	6.94	0	0	5.09	6.94	11.56	11.56	4.63			
34	54.13	162.4	135.33	27.07	54.13	135.33	811.99	433.06	81.2	135.33	105.56	105.56	175.93	162.4	54.13	54.13	81.2	135.33	27.07	81.2	0	0	59.55	81.2	135.33	135.33	54.13			

Table SC4.2.2.4 Non-residential use – Wastewater trunk infrastructure network for wastewater service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Sewage trunk infrastructure network charge ($ per demand unit) Non-residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																												
	Places of Assembly		**Commercial (bulk goods)**			**Commercial (retail)**				**Commercial (office)**	**Educational facility**			**Entertainment**		**Indoor sport & recreation**	**Other Industry**			**High impact or special industry**	**Low impact rural**	**High impact rural**	**Essential services**			**Other uses**				**Minor uses**
	Club, Community use, Funeral parlour, Place of worship	Function facility	Agric. supplies store, Garden Centre H'ware & trade supplies, Showroom	Bulk landscape supplies	Outdoor sales	Adult store, Shop, Shopping centre, Service station	Food & drink outlet Fast food premises	Other	Service Industry	Office, Sales office	Childcare centre, Community care centre	Educational establishment other than an educational establishment for the Flying Start for Qld Children program Primary school	Other	Hotel, Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine industry	Research & tech. ind.	Warehouse	High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, Intensive animal ind.v & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Carpark, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
	Demand unit																												
	m^2 of GFA																												N/A
1	17.75	53.25	44.38	8.88	17.75	44.38	266.25	142	26.63	44.38	34.61	34.61	57.69	53.25	17.75	17.75	26.63	44.38	8.88	26.63	0	0	19.53	26.63	44.38	44.38	17.75	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*	
2	16.98	50.94	42.45	8.49	16.98	42.45	254.71	135.85	25.47	42.45	33.11	33.11	55.19	50.94	16.98	16.98	25.47	42.45	8.49	25.47	0	0	18.68	25.47	42.45	42.45	16.98		
3	18.05	54.16	45.13	9.03	18.05	45.13	270.79	144.42	27.08	45.13	35.2	35.2	58.67	54.16	18.05	18.05	27.08	45.13	9.03	27.08	0	0	19.86	27.08	45.13	45.13	18.05		
4	13.02	39.06	32.55	6.51	13.02	32.55	195.31	104.17	19.53	32.55	25.39	25.39	42.32	39.06	13.02	13.02	19.53	32.55	6.51	19.53	0	0	14.32	19.53	32.55	32.55	13.02		
5	17.59	52.76	43.96	8.79	17.59	43.96	263.79	140.69	26.38	43.96	34.29	34.29	57.15	52.76	17.59	17.59	26.38	43.96	8.79	26.38	0	0	19.34	26.38	43.96	43.96	17.59		
6	27.5	82.51	68.76	13.75	27.5	68.76	412.54	220.02	41.25	68.76	53.63	53.63	89.38	82.51	27.5	27.5	41.25	68.76	13.75	41.25	0	0	30.25	41.25	68.76	68.76	27.5		
7	10.46	31.38	26.15	5.23	10.46	26.15	156.92	83.69	15.69	26.15	20.4	20.4	34	31.38	10.46	10.46	15.69	26.15	5.23	15.69	0	0	11.51	15.69	26.15	26.15	10.46		
8	48.84	146.52	122.1	24.42	48.84	122.1	732.62	390.73	73.26	122.1	95.24	95.24	158.73	146.52	48.84	48.84	73.26	122.1	24.42	73.26	0	0	53.73	73.26	122.1	122.1	48.84		
9	13.42	40.26	33.55	6.71	13.42	33.55	201.28	107.35	20.13	33.55	26.17	26.17	43.61	40.26	13.42	13.42	20.13	33.55	6.71	20.13	0	0	14.76	20.13	33.55	33.55	13.42		
10	15.25	45.75	38.13	7.63	15.25	38.13	228.77	122.01	22.88	38.13	29.74	29.74	49.57	45.75	15.25	15.25	22.88	38.13	7.63	22.88	0	0	16.78	22.88	38.13	38.13	15.25		
11	35.03	105.1	87.58	17.52	35.03	87.58	525.5	280.27	52.55	87.58	68.32	68.32	113.86	105.1	35.03	35.03	52.55	87.58	17.52	52.55	0	0	38.54	52.55	87.58	87.58	35.03		
12	41.96	125.88	104.9	20.98	41.96	104.9	629.39	335.67	62.94	104.9	81.82	81.82	136.37	125.88	41.96	41.96	62.94	104.9	20.98	62.94	0	0	46.15	62.94	104.9	104.9	41.96		
13	16.18	48.53	40.44	8.09	16.18	40.44	242.65	129.41	24.26	40.44	31.54	31.54	52.57	48.53	16.18	16.18	24.26	40.44	8.09	24.26	0	0	17.79	24.26	40.44	40.44	16.18		
14	20.3	60.9	50.75	10.15	20.3	50.75	304.51	162.41	30.45	50.75	39.59	39.59	65.98	60.9	20.3	20.3	30.45	50.75	10.15	30.45	0	0	22.33	30.45	50.75	50.75	20.3		
15	13.75	41.24	34.37	6.87	13.75	34.37	206.21	109.98	20.62	34.37	26.81	26.81	44.68	41.24	13.75	13.75	20.62	34.37	6.87	20.62	0	0	15.12	20.62	34.37	34.37	13.75		
16	13.21	39.63	33.03	6.61	13.21	33.03	198.17	105.69	19.82	33.03	25.76	25.76	42.94	39.63	13.21	13.21	19.82	33.03	6.61	19.82	0	0	14.53	19.82	33.03	33.03	13.21		
17	18.42	55.25	46.04	9.21	18.42	46.04	276.24	147.33	27.62	46.04	35.91	35.91	59.85	55.25	18.42	18.42	27.62	46.04	9.21	27.62	0	0	20.26	27.62	46.04	46.04	18.42		
18	21.47	64.4	53.67	10.73	21.47	53.67	322.02	171.74	32.2	53.67	41.86	41.86	69.77	64.4	21.47	21.47	32.2	53.67	10.73	32.2	0	0	23.61	32.2	53.67	53.67	21.47		
19	14.76	44.28	36.9	7.38	14.76	36.9	221.38	118.07	22.14	36.9	28.78	28.78	47.97	44.28	14.76	14.76	22.14	36.9	7.38	22.14	0	0	16.23	22.14	36.9	36.9	14.76		
20	51.42	154.25	128.54	25.71	51.42	128.54	771.27	411.34	77.13	128.54	100.26	100.26	167.11	154.25	51.42	51.42	77.13	128.54	25.71	77.13	0	0	56.56	77.13	128.54	128.54	51.42		
21	38.17	114.52	95.43	19.09	38.17	95.43	572.58	305.38	57.26	95.43	74.44	74.44	124.06	114.52	38.17	38.17	57.26	95.43	19.09	57.26	0	0	41.99	57.26	95.43	95.43	38.17		
22	39.69	119.06	99.21	19.84	39.69	99.21	595.28	317.48	59.53	99.21	77.39	77.39	128.98	119.06	39.69	39.69	59.53	99.21	19.84	59.53	0	0	43.65	59.53	99.21	99.21	39.69		
23	9.1	27.29	22.74	4.55	9.1	22.74	136.43	72.76	13.64	22.74	17.74	17.74	29.56	27.29	9.1	9.1	13.64	22.74	4.55	13.64	0	0	10.01	13.64	22.74	22.74	9.1		
24	12.36	37.09	30.91	6.18	12.36	30.91	185.46	98.91	18.55	30.91	24.11	24.11	40.18	37.09	12.36	12.36	18.55	30.91	6.18	18.55	0	0	13.6	18.55	30.91	30.91	12.36		
25	10.44	31.33	26.11	5.22	10.44	26.11	156.67	83.55	15.67	26.11	20.37	20.37	33.94	31.33	10.44	10.44	15.67	26.11	5.22	15.67	0	0	11.49	15.67	26.11	26.11	10.44		
26	13.33	40	33.33	6.67	13.33	33.33	199.98	106.66	20	33.33	26	26	43.33	40	13.33	13.33	20	33.33	6.67	20	0	0	14.67	20	33.33	33.33	13.33	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*	
27	22.9	68.71	57.26	11.45	22.9	57.26	343.55	183.23	34.35	57.26	44.66	44.66	74.44	68.71	22.9	22.9	34.35	57.26	11.45	34.35	0	0	25.19	34.35	57.26	57.26	22.9		
28	14.32	42.95	35.79	7.16	14.32	35.79	214.77	114.54	21.48	35.79	27.92	27.92	46.53	42.95	14.32	14.32	21.48	35.79	7.16	21.48	0	0	15.75	21.48	35.79	35.79	14.32		
29	13.61	40.83	34.02	6.8	13.61	34.02	204.13	108.87	20.41	34.02	26.54	26.54	44.23	40.83	13.61	13.61	20.41	34.02	6.8	20.41	0	0	14.97	20.41	34.02	34.02	13.61		
30	15.49	46.48	38.73	7.75	15.49	38.73	232.4	123.95	23.24	38.73	30.21	30.21	50.35	46.48	15.49	15.49	23.24	38.73	7.75	23.24	0	0	17.04	23.24	38.73	38.73	15.49		
31	14.42	43.26	36.05	7.21	14.42	36.05	216.32	115.37	21.63	36.05	28.12	28.12	46.87	43.26	14.42	14.42	21.63	36.05	7.21	21.63	0	0	15.86	21.63	36.05	36.05	14.42		
32	10.18	30.55	25.46	5.09	10.18	25.46	152.77	81.48	15.28	25.46	19.86	19.86	33.1	30.55	10.18	10.18	15.28	25.46	5.09	15.28	0	0	11.2	15.28	25.46	25.46	10.18		
33	12.7	38.1	31.75	6.35	12.7	31.75	190.51	101.61	19.05	31.75	24.77	24.77	41.28	38.1	12.7	12.7	19.05	31.75	6.35	19.05	0	0	13.97	19.05	31.75	31.75	12.7		

Column 1 – Charge Area	Column 2 – Sewage trunk infrastructure network charge ($ per demand unit) Non-residential use under the Planning Regulation. *Editor's note – See Schedule 16, Table 1, column 1 of the Planning Regulation*																											
	Places of Assembly		**Commercial (bulk goods)**			**Commercial (retail)**				**Commercial (office)**	**Educational facility**			**Entertainment**		**Indoor sport & recreation**	**Other Industry**			**High impact or special industry**	**Low impact rural**	**High impact rural**	**Essential services**				**Other uses**			**Minor uses**
	Club, Community use, Funeral parlour, Place of worship	Function facility	Agric. supplies store, Garden Centre H'ware & trade supplies, Showroom	Bulk landscape supplies	Outdoor sales	Adult store, Shop, Shopping centre, Service station	Food & drink outlet Fast food premises	Food & drink outlet Other	Service Industry	Office, Sales office	Childcare centre, Community care centre	Educational establishment other than an educational establishment for the Flying Start for Qld Children program Primary school	Educational establishment other than an educational establishment for the Flying Start for Qld Children program Other	Hotel, Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine industry	Research & tech. ind.	Warehouse	High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, Intensive animal ind.v & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Carpark, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
34	11.63	34.89	29.07	5.81	11.63	29.07	174.43	93.03	17.44	29.07	22.68	22.68	37.79	34.89	11.63	11.63	17.44	29.07	5.81	17.44	0	0	12.79	17.44	29.07	29.07	11.63	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – See schedule 16, Table 1, column 2 of the Planning Regulation.* The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use *that the local government decides should apply for the use. Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.* The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil. *Editor's note – see Schedule 16, Table 1, column 2 of the Planning Regulation.*		
35	30.58	91.74	76.45	15.29	30.58	76.45	458.71	244.65	45.87	76.45	59.63	59.63	99.39	91.74	30.58	30.58	45.87	76.45	15.29	45.87	0	0	33.64	45.87	76.45	76.45	30.58			
36	55.78	167.33	139.44	27.89	55.78	139.44	836.63	446.2	83.66	139.44	108.76	108.76	181.27	167.33	55.78	55.78	83.66	139.44	27.89	83.66	0	0	61.35	83.66	139.44	139.44	55.78			
37	10.18	30.53	25.44	5.09	10.18	25.44	152.65	81.41	15.26	25.44	19.84	19.84	33.07	30.53	10.18	10.18	15.26	25.44	5.09	15.26	0	0	11.19	15.26	25.44	25.44	10.18			
38	42.01	126.03	105.03	21.01	42.01	105.03	630.16	336.09	63.02	105.03	81.92	81.92	136.54	126.03	42.01	42.01	63.02	105.03	21.01	63.02	0	0	46.21	63.02	105.03	105.03	42.01			
39	48.41	145.23	121.02	24.2	48.41	121.02	726.13	387.27	72.61	121.02	94.4	94.4	157.33	145.23	48.41	48.41	72.61	121.02	24.2	72.61	0	0	53.25	72.61	121.02	121.02	48.41			
40	65.95	197.86	164.88	32.98	65.95	164.88	989.28	527.61	98.93	164.88	128.61	128.61	214.34	197.86	65.95	65.95	98.93	164.88	32.98	98.93	0	0	72.55	98.93	164.88	164.88	65.95			
41	9.11	27.34	22.78	4.56	9.11	22.78	136.69	72.9	13.67	22.78	17.77	17.77	29.62	27.34	9.11	9.11	13.67	22.78	4.56	13.67	0	0	10.02	13.67	22.78	22.78	9.11			
42	18.04	54.13	45.11	9.02	18.04	45.11	270.66	144.35	27.07	45.11	35.19	35.19	58.64	54.13	18.04	18.04	27.07	45.11	9.02	27.07	0	0	19.85	27.07	45.11	45.11	18.04			
43	11.29	33.88	28.23	5.65	11.29	28.23	169.38	90.33	16.94	28.23	22.02	22.02	36.7	33.88	11.29	11.29	16.94	28.23	5.65	16.94	0	0	12.42	16.94	28.23	28.23	11.29			
44	23.39	70.16	58.47	11.69	23.39	58.47	350.81	187.1	35.08	58.47	45.61	45.61	76.01	70.16	23.39	23.39	35.08	58.47	11.69	35.08	0	0	25.73	35.08	58.47	58.47	23.39			
45	16.21	48.63	40.53	8.11	16.21	40.53	243.17	129.69	24.32	40.53	31.61	31.61	52.69	48.63	16.21	16.21	24.32	40.53	8.11	24.32	0	0	17.83	24.32	40.53	40.53	16.21			
46	14.93	44.79	37.33	7.47	14.93	37.33	223.97	119.45	22.4	37.33	29.12	29.12	48.53	44.79	14.93	14.93	22.4	37.33	7.47	22.4	0	0	16.42	22.4	37.33	37.33	14.93			
47	15.5	46.51	38.76	7.75	15.5	38.76	232.53	124.02	23.25	38.76	30.23	30.23	50.38	46.51	15.5	15.5	23.25	38.76	7.75	23.25	0	0	17.05	23.25	38.76	38.76	15.5			
48	18.63	55.9	46.58	9.32	18.63	46.58	279.48	149.06	27.95	46.58	36.33	36.33	60.55	55.9	18.63	18.63	27.95	46.58	9.32	27.95	0	0	20.5	27.95	46.58	46.58	18.63			
49	18.01	54.03	45.02	9	18.01	45.02	270.14	144.08	27.01	45.02	35.12	35.12	58.53	54.03	18.01	18.01	27.01	45.02	9	27.01	0	0	19.81	27.01	45.02	45.02	18.01			
50	13.27	39.81	33.18	6.64	13.27	33.18	199.07	106.17	19.91	33.18	25.88	25.88	43.13	39.81	13.27	13.27	19.91	33.18	6.64	19.91	0	0	14.6	19.91	33.18	33.18	13.27			
51	15.48	46.43	38.69	7.74	15.48	38.69	232.15	123.81	23.21	38.69	30.18	30.18	50.3	46.43	15.48	15.48	23.21	38.69	7.74	23.21	0	0	17.02	23.21	38.69	38.69	15.48			
52	11.23	33.69	28.08	5.62	11.23	28.08	168.47	89.85	16.85	28.08	21.9	21.9	36.5	33.69	11.23	11.23	16.85	28.08	5.62	16.85	0	0	12.35	16.85	28.08	28.08	11.23			
53	12.06	36.18	30.15	6.03	12.06	30.15	180.92	96.49	18.09	30.15	23.52	23.52	39.2	36.18	12.06	12.06	18.09	30.15	6.03	18.09	0	0	13.27	18.09	30.15	30.15	12.06			
54	14.58	43.73	36.44	7.29	14.58	36.44	218.66	116.62	21.87	36.44	28.43	28.43	47.38	43.73	14.58	14.58	21.87	36.44	7.29	21.87	0	0	16.03	21.87	36.44	36.44	14.58			
55	13.04	39.11	32.6	6.52	13.04	32.6	195.57	104.31	19.56	32.6	25.42	25.42	42.37	39.11	13.04	13.04	19.56	32.6	6.52	19.56	0	0	14.34	19.56	32.6	32.6	13.04			
56	10.08	30.24	25.2	5.04	10.08	25.2	151.22	80.65	15.12	25.2	19.66	19.66	32.76	30.24	10.08	10.08	15.12	25.2	5.04	15.12	0	0	11.09	15.12	25.2	25.2	10.08			
57	12.36	37.07	30.89	6.18	12.36	30.89	185.33	98.84	18.53	30.89	24.09	24.09	40.15	37.07	12.36	12.36	18.53	30.89	6.18	18.53	0	0	13.59	18.53	30.89	30.89	12.36			

SC4.2.3 When the adopted infrastructure charges take effect

(1) The date the adopted charges in the infrastructure charges schedule takes effect is the later of the following:

(i) the date stated by the Board of Urban Utilities in a resolution to adopt this infrastructure charges schedule; or

(ii) the day the schedule is uploaded to Urban Utilities' website.

SC4.2.4 Where the adopted infrastructure charges apply

(1) The applicable area for the adopted infrastructure charges is all of Urban Utilities' geographic area.

SC4.2.5 Statutory increases

(1) The adopted infrastructure charges set out in this infrastructure charges schedule are applicable at the time this schedule takes effect but are subject to the percentage increase prescribed by Section 112 of the *Planning Act*.

SC4.2.6 Breakup arrangements with shareholder Councils

(1) The adopted infrastructure charges in Tables SC4.2.1.1, SC4.2.1.2 and SC4.2.1.3 together with any statutory increase of adopted charges are subject to the breakup arrangements with the shareholder Councils of Brisbane, Lockyer Valley, Scenic Rim and Somerset as set out in Tables SC4.2.6.1 to SC4.2.6.4.

Table SC4.2.6.1 Breakup arrangement with Brisbane

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		49%	51%
Commercial (bulk goods)		74%	26%
Commercial (retail)		80%	20%
Commercial (office)		74%	26%
Educational facility	General	74%	26%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		70%	30%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	70%	30%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		28%	72%
High impact industry		43%	57%
Low impact rural		-	0%
High impact rural		50%	50%
Essential services		74%	26%

Table SC4.2.6.2 Breakup arrangement with Lockyer Valley

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		59%	41%
Commercial (bulk goods)		49%	51%
Commercial (retail)		61%	39%
Commercial (office)		49%	51%
Educational facility		49%	51%
Entertainment		50%	50%
Indoor sport and recreational facility	Indoor sport and recreation (other than for a court area)	50%	50%
	Indoor sport and recreation (for a court area)	75%	25%
Other industry		42%	58%
High impact industry		39%	61%
Low impact rural		-	-
High impact rural		50%	50%
Essential services		79%	21%

Table SC4.2.6.3 Breakup arrangement with Scenic Rim

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		78.57%	21.43%
Commercial (bulk goods)		78.57%	21.43%
Commercial (retail)		83.33%	16.67%
Commercial (office)		78.57%	21.43%
Educational facility	General	78.57%	21.43%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		85%	15%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	75%	25%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		40%	60%
High impact industry		42.85%	57.15%
Low impact rural		-	-
High impact rural		100%	0%
Essential services		78.57%	21.43%

Table SC4.2.6.4 Breakup arrangement with Somerset

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
Residential	1 or 2 bedroom dwelling	55%	45%
	3 or more bedroom dwelling	55%	45%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	55%	45%
	Suite with 3 or more bedrooms	55%	45%
	Bedroom that is not within a suite	55%	45%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	55%	45%
	Suite with 3 or more bedrooms	55%	45%
	Bedroom that is not within a suite	55%	45%
Places of assembly		54%	36%
Commercial (bulk goods)		55%	45%
Commercial (retail)		65%	35%
Commercial (office)		55%	45%
Educational facility	General	55%	45%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		68%	32%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	68%	32%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		50%	50%
High impact industry		43%	57%
Low impact rural		-	-
High impact rural		100%	0%
Essential services		82%	18%

(2) The adopted infrastructure charges in Table SC4.2.2A to Table SC4.2.2.4 together with any statutory increase of adopted charges are subject to the breakup arrangements set out in Section 52(2) of the Planning Regulation.

SC4.3 Method for calculating levied infrastructure charges

SC4.3.1 Application of the levied infrastructure charge

(1) A levied infrastructure charge applies for the additional demand placed upon Urban Utilities' trunk infrastructure networks generated by a connection the subject of a water approval.

(2) A levied infrastructure charge does not apply for the following:

(a) a connection the subject of a water approval in the following:

(i) a priority development area under the *Economic Development Act 2012*;

(ii) the corporation area under the *South Bank Corporation Act 1989*;

(iii) core port land under the *Transport Infrastructure Act 1994*;

(iv) an airport site under the *Airports Act 1996*;

(v) designated land under the *Planning Act*, where the connection the subject of the water approval is being carried out by a public sector entity;

(b) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2009*.

SC4.3.2 Working out the levied infrastructure charge

(1) The levied charge for the connection the subject of the water approval will be calculated by Urban Utilities as follows:

Levied charge = adopted charge x additional demand – discount

Where the:

adopted charge is determined by identifying the use in respect of the water approval application that is made and the applicable local government in sections SC4.2.1 and SC4.2.2;

additional demand is placed upon Urban Utilities' trunk infrastructure networks calculated in accordance with Section SC4.3.3; and

discount is the credit for the prescribed financial contribution calculated in accordance with Section SC4.3.4.

SC4.3.3 Working out the additional demand

(1) The additional demand for the connection the subject of the water approval will be calculated by Urban Utilities as follows:

Additional demand = connection demand – demand credit

Where the:

connection demand is the demand that will be placed upon Urban Utilities' trunk infrastructure networks by the connection; and

demand credit is the existing demand already placed upon Urban Utilities' trunk infrastructure networks, if applicable.

(2) The connection demand will be calculated using the relevant unit of calculation for an adopted charge for the connection in sections SC4.2.1 and SC4.2.2.

(3) The demand credit for existing demand will be calculated using the following:

(a) for an existing water approval for the premises – the existing demand for the wastewater service or water service as applicable;

(b) for demand on trunk infrastructure generated by development, the greater of the following:

(i) existing lawful use – if the premises is subject to an existing use which is lawful and already taking place on the premises that places demand upon Urban Utilities' trunk infrastructure networks – the demand generated for the existing lawful use using the applicable demand units for the use;

(ii) previous lawful use – if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises that placed demand upon Urban Utilities' trunk infrastructure networks – the demand generated for the previous lawful use using the applicable demand units for the use;

(iii) other development – if the premises is subject to other development that may be lawfully carried out without the need for a further development permit under the *Planning Act* that places demand upon Urban Utilities' trunk infrastructure networks – the demand generated by the other development using the applicable demand units for the development.

(4) A demand credit under subsection (3) does not apply if an infrastructure requirement that applies or applied to the water approval, use or development has not been complied with.

(5) The demand credit for an existing lawful use, previous lawful use or other development under subsection 3(b) will be calculated under subsection 3(b) by Urban Utilities prior to the time for the giving of the water approval to which the levied charge applies as follows:

(a) an applicant which is seeking the demand credit for an existing lawful use, previous lawful use or other development must:

(i) give a notice Urban Utilities which provides evidence of the existing lawful use, previous lawful use or other development and the calculation of the demand credit; and

(ii) pay the prescribed fee;

(b) Urban Utilities will:

(i) determine if a demand credit for the existing lawful use, previous lawful use or other development is applicable;

(ii) calculate the demand credit for the existing lawful use, previous lawful use or other development if applicable;

(iii) allocate the demand credit to the part of the premises where the existing lawful use or previous lawful use physically is taking place or took place; and

(iv) give a notice to the applicant stating the outcome of Urban Utilities' determination.

(6) A demand credit is only to be provided to a maximum amount equal to the demand that will be generated by the connection.

SC4.3.4 Working out the prescribed financial contribution, if applicable

(1) An applicant may apply for a discount in relation to a prescribed financial contribution if all of the following are satisfied in relation to that prescribed financial contribution:

(a) it was a financial contribution payable towards the cost of supplying trunk infrastructure under a condition of a development approval given by a shareholder Council before 1 July 2011 under the repealed Integrated Planning Act 1997 or Sustainable Planning Act 2009 and which has not lapsed; and

(b) it was paid to the shareholder Council or otherwise satisfied under an infrastructure agreement between the applicant for the development approval and the shareholder Council for the provision of land, work or money for Urban Utilities' trunk infrastructure networks; and

(c) it has not been previously reimbursed or otherwise applied against another financial contribution; and

(d) the demand placed upon Urban Utilities' trunk infrastructure networks for which it was paid has not been taken up by the existing lawful use or previous lawful use for which the financial contribution was paid.

(2) The amount of the discount for the prescribed financial contribution will be calculated by Urban Utilities as follows:

Discount = prescribed financial contribution – (adopted charge x demand credit)

Where the:

discount cannot be less than zero;

prescribed financial contribution is calculated in accordance with SC4.3.4(1);

adopted charge is determined by identifying the use in respect of which the water approval application is made and the applicable local government on the table in sections SC4.2.1 and SC4.2.2; and

demand credit is the existing demand already placed upon Urban Utilities trunk infrastructure networks, if applicable

(3) The discount for the prescribed financial contribution will be calculated by Urban Utilities prior to the time for the giving of the water approval to which the levied charge applies as follows:

(a) an applicant which is seeking the discount for the prescribed financial contribution must:

(i) give a notice in the prescribed form to Urban Utilities, which provides evidence of the prescribed financial contribution and the calculation of the discount; and

(ii) pay the prescribed fee;

(b) Urban Utilities will:

(i) determine if a discount for a prescribed financial contribution is applicable;

(ii) calculate the discount for the prescribed financial contribution if applicable; and

(iii) give a notice to the applicant stating the outcome of Urban Utilities' determination.

(4) The discount for the prescribed financial contribution only applies to and remains with the land that is the subject of the relevant water approval. Therefore, the discount is:

(a) capped at the current amount of the applicable adopted charge for the water approval; and

(b) not transferable to other land.

SC4.3.5 Working out the automatic increase

(1) Subject to the *SEQ Water Act*, automatic increases apply to levied charges from when they are levied to when they are paid.

(2) Where applicable, automatic increases are calculated in accordance with the *SEQ Water Act*.

(3) However, the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the *SEQ Water Act*.

SC4.4 Offset and refund for trunk infrastructure

SC4.4.1 Purpose

(1) This section states the following matters relevant to working out an offset or refund for the provision of trunk infrastructure for Urban Utilities' trunk infrastructure networks for a connection the subject of a water approval:

- (a) conversion criteria – the criteria for trunk infrastructure to be applied by Urban Utilities in deciding if development infrastructure is trunk infrastructure;
- (b) establishment cost – the method to be applied by Urban Utilities for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a water approval to provide land or work for the following trunk infrastructure for Urban Utilities' trunk infrastructure networks:
  - (i) identified trunk infrastructure – development infrastructure which is identified in the schedule of works;
  - (ii) different trunk infrastructure – development infrastructure which:
    - (A) is an alternative to the identified trunk infrastructure; and
    - (B) delivers the same desired standards of service for the network of development infrastructure stated in the schedule of works;
  - (iii) other necessary trunk infrastructure –development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;
  - (iv) prescribed trunk infrastructure – development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the *SEQ Water Act*;
- (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

SC4.4.2 Conversion application

SC4.4.2.1 Purpose

(1) The purpose of this section is to state the:

- (a) way to make a conversion application; and
- (b) the criteria for assessing a conversion application.

SC4.4.2.2 Conversion Application criteria and lodgement

(1) A person may, by notice, apply to Urban Utilities to convert non-trunk infrastructure to trunk infrastructure.

(2) The application:

(a) if Urban Utilities has a form for the application, must be in that form; and

(b) state how the non-trunk infrastructure meets each of the conversion criteria; and

(c) must be accompanied by the required fee; and

(d) must be made within 1 year after the water approval takes effect.

(3) Where the application does not comply with the criteria stated in subsection (2), Urban Utilities may elect to:

(a) accept the application; or

(b) not accept the application and give a notice of actions to the applicant within five business days after it is received.

(4) If Urban Utilities does not give a notice stated in subsection (3) to the applicant within five business days after the application is received, and the required fee has been paid, the application is deemed to have been properly made.

(5) If the applicant does not comply with a notice stated in subsection (3) within 10 business days after the application is given and Urban Utilities has not otherwise elected to accept the application, the conversion application is taken to have not been made, and the application will be cancelled.

SC4.4.2.3 Assessing application

(1) The application must be assessed against the following conversion criteria:

(a) construction of the infrastructure has not commenced; and

(b) the infrastructure is owned or will be owned by Urban Utilities; and

(c) the infrastructure is consistent with desired standards of service; and

(d) the infrastructure will service, or is planned to service;

(i) premises other than the subject premises; and

(ii) land not affected by a developable area constraint; and

(iii) development consistent with the assumptions about the type, scale, location and timing of future development; and

(iv) premises completely inside the connection area or future connection area; and

(e) the type, size and function of the infrastructure is consistent with the types of trunk infrastructure stated in Schedule 5; and

(f) the infrastructure is inconsistent with the requirements for non-trunk infrastructure stated in Section 99BRDJ of the *SEQ Water Act*; and

(g) the condition of the water approval relating to the infrastructure was not imposed to relocate, modify or otherwise alter existing trunk infrastructure in a way that does not increase the capacity of the existing trunk infrastructure; and

(h) the type, size and location of the infrastructure are the most cost-effective option for servicing multiple developments in the area.

Editor's note: The most cost-effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service.

SC4.4.2.4 Deciding application

(1) If the application complies with the criteria for the application stated in Section SC4.4.2.3, Urban Utilities must approve the application.

(2) Prior to making a decision, Urban Utilities may give a notice to the applicant requesting for additional information Urban Utilities reasonably needs to make the decision, and stating the timeframe for the applicant to provide the additional information.

(3) If the applicant does not comply with the notice stated in subsection (2) within the timeframe requested by Urban Utilities, or a further period agreed by Urban Utilities, the application will lapse.

(4) Urban Utilities must give notice of the decision to the applicant within 30 business days after the later of the following:

(a) where an information request has not been issued the day the application was received;

(b) where an information request has been issued the day the applicant responds to an information request; or

(c) another period agreed between Urban Utilities and the applicant.

SC4.4.3 Request to recalculate the establishment cost

SC4.4.3.1 Purpose

(1) The purpose of this section is to state the:

(a) way to request the establishment cost for trunk infrastructure be recalculated; and

(b) methodology used to recalculate the establishment cost for trunk infrastructure.

SC4.4.3.2 Lodging a request to recalculate the establishment cost

(1) Prior to the commencement of construction, a person may, by notice to Urban Utilities, request Urban Utilities to recalculate the establishment cost stated in an infrastructure charges notice.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form;

(b) must be accompanied by the relevant documents required under Section SC4.4.3.10;

(c) in respect of a request to recalculate the establishment cost of work, is made before construction of the infrastructure has commenced and

(d) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may elect to:

(a) accept the request; or

(b) reject the request and give a notice of grounds including but not limited to the criteria that have not been complied with; or

(c) not accept the request and give a notice of actions to the applicant within five business days after it is received.

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five business days after the request is received, and the required fee is paid, the request is taken to have been accepted in full.

(5) If the person making the request does not comply with a notice stated in subsection (3) within ten business days after the request is given and Urban Utilities has not otherwise elected to accept the request, the request to recalculate the establishment cost is taken to have not been made and the request will be cancelled.

(6) The request must be made:

(a) only if the water approval has not lapsed; and

(b) before the charge under the infrastructure charges notice becomes payable under *SEQ Water Act*.

SC4.4.3.3 Methodology to recalculate the establishment cost for work

(1) The establishment cost must be recalculated on the basis of the market cost using the following methodology.

(2) The market cost of establishment cost is calculated by:

(a) including the following:

(i) the construction cost for the work;

(ii) construction on costs for the work which does not exceed the following maximum construction on costs:

A. the cost of survey for the work which does not exceed 2% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to survey;

B. the cost of geotechnical investigations for the work which does not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to geotechnical investigations;

C. the cost of only detailed design for the work which does not exceed 6% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to detailed design;

D. the cost of project management and contract administration for the work which does not exceed 4% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to project management and contract administration;

E. the cost of environmental investigations for the work which does not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to environmental investigations;

F. a portable long service leave payment for a construction contract for the work;

(iii) risk and contingencies that do not exceed 10% of the construction cost for the work for the cost of that part of the work in a construction contract subject to a contingency.

(b) excluding the following:

(i) the planning of the work;

(ii) a cost of carrying out temporary infrastructure;

(iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;

(iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (b)(ii) and (b)(iii);

(v) a part of the trunk infrastructure contribution provided by:

A. Urban Utilities; or

B. a person, other than the applicant or a person engaged by the applicant;

(vi) a cost to the extent that GST is payable, and an input tax credit can be claimed for the work;

(vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note: A relevant approval is a development approval under the Planning Act.

(viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant

(ix) a cost of carrying out development infrastructure that is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;

(x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;

(xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;

(xii) a cost of carrying out development infrastructure in excess of the desired standard of service for the network of development infrastructure;

(xiii) a cost of existing development infrastructure that services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

(3) Where Urban Utilities does not have sufficient information to recalculate the establishment cost, Urban Utilities may give an information request to the person making the request within 20 business days after the request was accepted in full.

(4) If the person making the request does not respond to an information request within 20 business days after the information request is given, or a further period agreed by Urban Utilities, the request lapses.

SC4.4.3.4 Methodology to recalculate the establishment cost for land

(1) The establishment cost for a trunk infrastructure that is land must be recalculated on the basis of current market value using the following methodology.

(2) The current market value of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between:

(a) the current market value of the subject premises including the land; and

(b) the current market value of the subject premises excluding the land.

(3) The calculation of the current market value will be based on a valuation of the land undertaken by a valuer registered with the Valuers Registration Board.

(4) Where Urban Utilities does not have sufficient information to recalculate the establishment cost, Urban Utilities may give an information request to the person making the request within 20 business days after the request was accepted in full.

(5) If the person making the request does not respond to an information request within 20 business days after the information request is given, or a further period agreed upon by Urban Utilities, the request lapses.

SC4.4.3.5 Deciding request to recalculate the establishment cost

(1) If the request complies with the criteria stated in Section SC4.4.3.3 or SC4.4.3.4, Urban Utilities must:

(a) give to the person making the request a notice which states the following:

(i) Urban Utilities' calculation of the market cost for the work and the reason for any difference from the person making the request's calculation; and

(ii) the recalculated establishment cost for the work; or

(iii) Urban Utilities' calculation of the market value for the land and the reason for any difference from the person making the request's calculation; and

(iv) the recalculated establishment cost for the land; and

(b) issue an amended infrastructure charges notice.

(2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:

(a) where an information request has not been issued, the day the request was accepted in full; or

(b) where an information request has been issued, the day the person making the request has responded to the information request; or

(c) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.6 Request to adjust the establishment cost for work

(1) The person may, by notice to Urban Utilities, request Urban Utilities to adjust the establishment cost for work stated in an infrastructure charges notice, where:

(a) an amended infrastructure charges notice has been issued under Section SC4.4.3.5;

(b) the cost of the work and additional work will be more than the establishment cost stated in the amended infrastructure charges notice.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form;

(b) except in the case of emergency, must be made before any action is taken to interfere, disturb or deal with the claimed latent condition and be accompanied by the relevant documents as required under Section SC4.4.3.10; and

(c) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may:

(a) reject the request and give a notice of grounds including but not limited to the criteria that have not been complied with; or

(b) not accept the request and give a notice of actions to the applicant within five business days after it is received.

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five business days after the request is received, the request is taken to have been accepted in full.

(5) If the person making the request does not comply with the notice stated in subsection (3) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the request, the request to adjust the establishment cost is taken to have not been made and the request will be cancelled.

(6) In addition to the requirements of subsection (2), the request can only be made:

(a) if the water approval has not lapsed; and

(b) before the levied charge under the infrastructure charges notice becomes payable under Section 99BRCL of the *SEQ Water Act*.

SC4.4.3.7 Methodology to adjust the establishment cost for work

(1) The establishment cost must be adjusted using the methodology to recalculate the establishment cost stated in Section SC4.4.3.3.

(2) Where Urban Utilities does not have sufficient information to adjust the establishment cost, Urban Utilities may give an information request to the person making the request within 20 business days after the request was accepted in full.

(3) If the applicant does not respond to the information request within 20 business days after the information request is given or a further period agreed by Urban Utilities, the request to adjust the establishment cost lapses.

SC4.4.3.8 Deciding request to adjust the establishment cost for work

(1) If the request complies with the criteria stated in Section SC4.4.3.6 (1), Urban Utilities must:

(a) give to the person making the request a notice which states the following:

(i) Urban Utilities' calculation of the adjusted market cost for the work and the reason for any difference from the person making the request's calculation;

(ii) the adjusted establishment cost for the work; and

(b) issue an amended infrastructure charges notice.

(2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:

(a) where there is no information request issued, the day the request was received; or

(b) where an information request has been issued, the day the person making the request has responded to an information request; or

(c) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.9 Dispute Process

(1) A person, within ten business days of the date of a notice under subsection SC4.4.3.5 (1) or SC4.4.3.8 (1):

(a) may give Urban Utilities a notice in the prescribed form stating that it disputes Urban Utilities' recalculation or adjustment of the establishment cost for the work; and

(b) must pay the prescribed fee.

Editor's note: The prescribed fee may include the Urban Utilities' costs for the dispute process including the cost of the independent registered quantity surveyor.

(2) Urban Utilities and the person will take the following action to resolve the dispute:

(a) Urban Utilities will appoint an independent expert agreed to by the person to determine the recalculated or adjusted establishment cost for the work in accordance with this plan;

(b) Urban Utilities and the person will cooperate in good faith with the independent expert;

(c) Urban Utilities and the person will accept the independent expert's determination of the establishment cost for the work;

(d) Urban Utilities will, as soon as reasonably practicable:

(i) give to the person a notice that states the recalculated or adjusted establishment cost for the work determined by the independent expert; and

(ii) if necessary, issue an amended infrastructure charges notice.

SC4.4.3.10 Documents required for lodgement of a request to recalculate the establishment cost

(1) This section applies to a request to recalculate the establishment cost.

(2) Where involving trunk infrastructure that works, the request must be accompanied by:

(a) a detailed schedule of the scope of the work ; and

(b) if the work relates to a physical condition or circumstance that the applicant claims is a latent condition, relevant supporting evidence (including a geotechnical report certified by a Registered Professional Engineer Queensland in the case of subsurface conditions) demonstrating that the physical condition or circumstance is a latent condition; and

(c) a detailed breakdown of elements of the cost estimate (consistent with the provisions of SC4.4.3.3); and

(d) a declaration signed by the applicant stating that an open tender process has been conducted; and

(e) the tenders received; and

(f) the applicant's preferred tenderer; and

(g) the applicant's reason for the preferred tenderer; and

(h) the terms of the construction contract for the work; and

(i) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought; and

(j) the applicant's calculation of the market cost for the work.

(3) Where involving trunk infrastructure that lands, the request must be accompanied by:

(a) a valuation report prepared and certified by a valuer registered with the Valuers Registration Board; and

(b) the valuation report must include:

(i) supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value; and

(ii) the relevant sales evidence and clear analysis of how those bona fide sales and any other information was relied upon in forming the valuation assessment; and

(iii) a plan clearly showing the area of land that is subject to constraints, including for example:

A. a restriction under:

1. a law of the State; or
2. a State or local planning instrument under the *Planning Act*; or
3. a relevant Commonwealth Act; and

B. a tenure under a law of the State; and

C. a lease, licence, permit or permission to occupy; and

D. an agreement under a law of the State; and

E. a determination of native title or an Indigenous land use agreement under the *Native Title Act 1993* (Cwlth); and

(iv) the valuer's calculation of the market cost for the land based on the before and after method of valuation; and

(c) for subsection (3)(b)(iv), at the time of the later of the following:

(i) where a development permit under the *Planning Act* has been issued, the day prior to the day the development application was properly made; or

(ii) where a development permit under the *Planning Act* has not been issued, the day prior to the day the application for a water approval was properly made; or

(iii) another time agreed between Urban Utilities and the person making the request; and

(d) the relevant details of the person who valued the land on:

(i) each page of the report; or

(ii) a page at the front of the report that refers to each other page of the report.

(4) For sections (2) and (3), a plan must be drawn to scale and show enough detail to allow Urban Utilities to decide the request to assess the proposed water or wastewater infrastructure work and the constrained land;

(5) For subsection (3)(d), relevant details of the person who valued the land means:

(a) the person's name; and

(b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number.

SC4.4.4 Application of an offset and refund

(1) The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the water approval and an adopted charge applies to the connection the subject of the water approval:

(a) an offset – where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge; and

(b) a refund – where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

SC4.4.5 Timing of an offset and refund

(1) An applicant entitled to an offset or refund for the trunk infrastructure contribution must:

(a) give Urban Utilities a notice which states the following:

(i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;

(ii) that the trunk infrastructure contribution has been provided in accordance with the relevant water approval for the trunk infrastructure contribution; and

(b) pay the required fee.

(2) Urban Utilities will as soon as reasonably practicable after receiving a notice under subsection (1):

(a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and

(b) give the applicant a notice stating the outcome of Urban Utilities' determination.

(3) Urban Utilities, if satisfied of the matters in subsection (1)(a), will, unless otherwise provided for in an infrastructure agreement:

(a) for an offset – set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the *SEQ Water Act*;

(b) for a refund – give the refund when stated in the infrastructure charges notice.

(4) Urban Utilities has adopted payment triggers in relation to the determination of an infrastructure charges notice of when a refund will be given by Urban Utilities to achieve the following:

(a) to seek to integrate land use and infrastructure plans;

(b) to implement this plan as the basis for Urban Utilities' trunk infrastructure funding;

(c) to implement infrastructure funding which is equitable and financially sustainable to Urban Utilities.

(5) Urban Utilities' determination of when a refund will be given by Urban Utilities and related matters under an infrastructure charges notice is as follows:

(a) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned period for the trunk infrastructure contribution stated in this plan:

(i) the following payment triggers apply:

A. for a refund, which is an amount that is $1 million or less—the refund may be given by 30 September of the calendar year following the completion of the trunk infrastructure contribution;

B. for a refund which is an amount that is more than $1 million but not more than $10 million—the refund may be given annually over three years in equal payments by 30 September in each year commencing in the calendar year following the completion of the trunk infrastructure contribution;

C. for a refund which is more than $10 million—the refund may be given annually over five years in equal payments by 30 September in each year commencing in the calendar year following the completion of the trunk infrastructure contribution;

(ii) each amount to be paid under subsection (i) will be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(b) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided before or in the planned period for the trunk infrastructure contribution stated in this plan:

(i) the following payment triggers apply:

A. for a refund which is an amount that is $1 million or less—the refund may be given by 30 September of the calendar year following the end of the relevant planned date or period for the trunk infrastructure contribution;

B. for a refund which is an amount that is more than $1 million but not more than $10 million—the refund may be given annually over three years in equal payments by 30 September in each year commencing on the later of the following:

1. the calendar year following the completion of the trunk infrastructure contribution;

2. the calendar year which is two years before the end of the relevant planned date or period for the trunk infrastructure contribution;

C. for a refund which is more than $10 million—the refund may be given annually over five years in equal payments by 30 September in each year commencing on the later of the following:

1. the calendar year following the completion of the trunk infrastructure contribution; or

2. the calendar year which is four years before the end of the relevant planned date or period for the trunk infrastructure contribution;

(ii) each amount to be paid under subsection (i) will be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(c) for a trunk infrastructure contribution for necessary trunk infrastructure:

(i) Urban Utilities will estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in this plan, having regard to the method to be used by Urban Utilities to calculate the planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in this plan (specified date or period);

(ii) Urban Utilities will, upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;

(iii) the following payment triggers apply:

A. for a refund, which is an amount that is $1 million or less—the refund may be given by 30 September of the calendar year following the end of the specified date or period for the trunk infrastructure contribution;

B. for a refund, which is an amount that is more than $1 million but not more than $10 million—the refund may be given annually over three years in equal payments by 30 September in each year, commencing on the later of the following:

1. the calendar year following the completion of the trunk infrastructure contribution;

2. the calendar year which is two years before the end of the specified date or period for the trunk infrastructure contribution;

C. for a refund which is more than $10 million—the refund may be given annually over five years in equal payments by 30 September in each year commencing on the later of the following:

1. the calendar year following the completion of the trunk infrastructure contribution;

2. the calendar year which is four years before the end of the specified date or period for the trunk infrastructure contribution;

(iv) each amount to be paid under subsection (iii) will be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(d) for a trunk infrastructure contribution for prescribed trunk infrastructure:

(i) Urban Utilities will, upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;

(ii) the payment trigger for a refund is 30 September of the calendar year following the end of the planning horizon of the respective Urban Utilities' trunk infrastructure network in this plan;

(iii) the amount to be paid under subsection (ii) will be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

SCHEDULE 5 TYPES OF TRUNK INFRASTRUCTURE

Table SC5.1 Types of trunk infrastructure

Infrastructure network	Examples of trunk infrastructure owned or to be owned by Urban Utilities
Drinking water	Land and/or works for: (1) a water treatment facility or chlorination facility, including directly associated telemetry, monitoring and control equipment; or (2) water storage facilities where the ultimate total capacity at the site is greater than or equal to 150 kilolitres including directly associated telemetry, monitoring and control equipment; or (3) a pump station (including boosters) which is required to deliver an ultimate design demand of greater than or equal to 12 litres per second normal peak demand (excluding fire flow demand), including directly associated telemetry, monitoring and control equipment; or (4) a water main having a nominal diameter greater than or equal to 200 mm including directly associated fittings being valves, hydrants, scours and air valves; or (5) a water main which: (a) has a nominal diameter less than 200mm including directly associated fittings being valves, hydrants, scours and air valves; and (b) is located in a road corridor and performs the same function as another water main in the same road corridor where: (i) the purpose of the second water main is purely to augment the capacity of the first water main; and (ii) the combined water mains have an equivalent diameter greater than or equal to 200mm; or *Editor's note: Water mains on different pressure zones, rider mains paralleling large diameter mains, mains on both sides of major roadways, mains on both sides of streets in industrial areas and the like perform a different function to each other.* (6) a pressure reducing valve, including directly associated telemetry, monitoring and control equipment; or (7) a flow meter that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (8) a pressure gauge that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (9) telemetry, monitoring and control equipment associated with multiple water supply infrastructure items such as control room equipment and the radio communications network.
Wastewater	Land and/or works for: (1) a wastewater treatment plant, including outfall structures and disposal systems; or (2) a wastewater pump station which is required to deliver an ultimate design peak wet weather flow of greater than or equal to 9 litres per second including directly associated telemetry, monitoring and control equipment, emergency storage facilities, emergency overflow structures and odour management; or (3) a rising main associated with a trunk sewage pump station including associated fittings being valves, scours, air valves and discharge maintenance holes; or (4) a wastewater gravity main which has a nominal diameter greater than or equal to 225mm including directly associated maintenance structures and emergency overflow structures; or (5) a wastewater gravity main which: (a) has a nominal diameter less than 225mm including directly associated maintenance structures and emergency overflow structures; and (b) augments another wastewater gravity main where they share a common upstream maintenance structure which splits the flow and a common downstream maintenance structure which re-joins the flow; or (6) an infrastructure item which receives flow from an upstream infrastructure item that is trunk infrastructure under subsections (1) to (5) above; or (7) telemetry, monitoring and control equipment associated with multiple wastewater infrastructure items such as control room equipment and the radio communications network.

SCHEDULE 6 EXTRINSIC MATERIAL

The below table identifies the documents that assist in the interpretation of this plan and are extrinsic material under the Statutory Instruments Act 1992.

Table SC6.1 Extrinsic material

Title of document	Date	Author
Brisbane City Council Local Government Infrastructure Plan	Jun-18	Brisbane City Council
Brisbane City Council Local Government Infrastructure Plan – Extrinsic Material	Oct-17	Brisbane City Council
Brisbane City Council Total Water Cycle Management Plan	2013	Brisbane City Council
Ipswich Council Local Government Infrastructure Plan	Apr-18	Ipswich City Council
Local Government Infrastructure Plan, Supporting Document, Planning Assumptions Summary Report	2016	Ipswich City Council
Lockyer Valley Regional Council, Local Government Infrastructure Plan	2016	Lockyer Valley Regional Council
Lockyer Valley Regional Council, Extrinsic Material to the Local Government Infrastructure Plan	Nov-17	Lockyer Valley Regional Council
Scenic Rim Local Government Infrastructure Plan	Jun-18	Scenic Rim Regional Council
Scenic Rim Regional Council, Planning Assumptions – Extrinsic Material for LGIP	Jan-18	Scenic Rim Regional Council
Somerset Region Planning Scheme Version Three	Apr-18	Somerset Regional Council
Extrinsic Material to the Local Government Infrastructure Plan, Somerset Regional Council	May-16	Somerset Regional Council
Acacia Ridge Water Supply Master Planning Study	Nov-04	GHD
ACR MP Update Memo 20110303	Mar-11	Urban Utilities Internal
Water and Wastewater Master Plan for Lower Oxley Creek	Nov-13	Urban Utilities Internal
Water Network Capacity Master Plan Aspley Water Supply Zone	Jun-16	MWH
Water Master Plan for Bartleys Hill WSA	May-13	GHD
Bracken Ridge WSA Master Planning Study	Jul-09	GHD
Water Master Plan for Brisbane CBD and Inner City	Jan-13	GHD
Water Master Plan for Eildon Hill WSA	May-13	GHD
Water Master Plan for Ferny Grove – Upper Kedron	Nov-14	MWH
Water Master Plan Revision for Green Hill WSA	May-13	GHD
Water Master Plan for Inala / Richlands / Forest Lake	Mar-16	Urban Utilities Internal
Water Trunk Master Plan for Ipswich	Jul-15	MWH
Water Reticulation Master Plan for Ipswich	Feb-17	MWH
Water Master Plan Karana Downs and Mount Crosby Addendum	2012	Urban Utilities Internal
Water capacity master plan Kuraby Karawatha water supply area	Nov-18	Urban Utilities Internal
Water Network Capacity Master Plan – Lockyer Valley, Fernvale and Lowood Water Supply Network	Jun-16	MWH
Manly / Roles Hill Master Plan Part A DMA Concept Design	Dec-09	Urban Utilities Internal
Water Master Plan for Manly/Roles Hill WSA	Jun-14	Urban Utilities Internal
Milne Hill – Stafford WSA Master Planning Study	Jul-09	GHD
Mount Crosby North Service Area Master Planning Study	May-08	GHD
Mount Crosby South WSA Master Planning Study	Aug-07	MWH

Title of document	Date	Author
Mt Gravatt and Holland Park Water Service Area Master Planning Study	Nov-09	Brisbane Water Internal
Mount Ommaney Water Supply Zone Master Planning Study	Apr-09	Brisbane Water Internal
Water Master Plan North Pine Aspley	Jul-11	Urban Utilities Internal
Somerset Region Water Supply Master Plan- Kilcoy, Esk, Toogoolawah, Somerset Dam, Linville & Jimna	2010/11	Urban Utilities Internal/ Ipswich Planning Team
Water and Sewerage Master Plans Scenic Rim Regional Council	Dec-11	Urban Utilities Internal
Bromelton Water and Sewer Infrastructure Report Revision F – draft issue	Jan-15	Opus International Consultants (PCA) Pty Ltd
Water Network Capacity Master Plan Sparkes Hill Water Supply Zone	Jun-17	Urban Utilities Internal
Water Master Plan for Tarragindi Water Supply Zone	Dec-14	Urban Utilities Internal
Water Network Capacity Master Plan Scenic Rim RC-Townships (Excludes Beaudesert, Peak Crossing and Warrill View areas)	Jun-18	Urban Utilities
Water Capacity Master Plan North Pine Aspley Water Supply Area	Nov-18	Stantec
The Gap Water Supply Master Planning Study	Feb-03	GHD
Capital Program Status Report	Mar-19	Urban Utilities

SCHEDULE 7 MAPPING

SC7.1 Maps

Water Netserv Plan Mapping is available on the Urban Utilities website at **Water Netserv Plan.**

SC7.2 Connection area and future connection area maps (including trunk infrastructure)

SC7.2.1 Drinking water connection area and future connection area maps (including trunk infrastructure)

As per mapping, it is available via Urban Utilities website **here**.

SC7.2.2 Wastewater Connection area and future connection area maps (including trunk infrastructure)

As per mapping, it is available via Urban Utilities website **here**.

SCHEDULE 8 SCHEDULE OF WORKS

SC8.1 Water supply network schedule of works

SC8.1.1 Water supply network schedule of works (Brisbane)

Table SC8.1.1 Water supply network schedule of works (Brisbane)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WCUG010	-	Morningside Water Main Stage 1, Wynnum Road	356m 300mm	2026	$2,047,854
WATER MAIN	WCUG011	-	Morningside Water Main Stage 2, Kates Street and Thynne Road	1053m 300mm	2030	$5,174,368
WATER MAIN	WDVG048	-	Windsor Water Main along Lutwyche Road, Felix Street to Constitution Road	1131m 300mm	2028	$2,227,000
WATER MAIN				391m 300mm		
WATER MAIN	WDVG200	FP-RCH-0003	Rochedale Water Main Upgrade Stage 2	1509m 250mm	2028	$5,200,000
		BDWDAA08A50				
WATER MAIN	WDVS001	FP-ACR-0005-02	Pallara Water Main Upgrade along Gooderham Road, Pallara Avenue to near Sweets Road	753m 300mm	2036	$1,062,700
		FP-ACR-0005-04				
		FP-ACR-0006				
WATER MAIN	WDVS002	FP-ACR-0008	Pallara Water Main Upgrade along Ritchie Road, Kraft Road to Laxton Road	424m 200mm	2036	$264,900
PUMP STATION	WIAG018	-	Ellendale Upper Kedron Water Pump Station Booster	-	2028	$1,290,000
PUMP STATION	WPSG001	BDWDAA03A37	Drewvale WB164 Water Pump Station Booster, Macquarie Way	18L/s	2034	$82,200
PUMP STATION	WPSG003	-	The Gap Water Pump Station Booster, Kilcolman Street	-	2035	$734,925
PUMP STATION	WPSG005	BDWDAA08B63	Bellbowrie Water Pump Station Booster, Gibson Crescent	-	2034	$378,225
PUMP STATION	WPSG008	-	Kuraby Water Pump Station Booster, Beenleigh Road and Stiller Drive	28L/s	2034	$127,000
WATER MAIN	WRNG037	BDWDAA08C16	Bald Hills Water Main Upgrade along Telegraph Road, Hope Street to Lacey Road	429m	2027	$388,512
WATER MAIN	WTRG011	FP-BRH-0054	Albion Water Main along Sandgate Road, Adelaide Street to Oriel Road	559m 200mm	2035	$238,367
WATER MAIN	WTRG014	FP-TRR-0001	West End Water Main Upgrade	1642m	2027	$10,660,608
		FP-TRR-0002				
		FP-TRR-0122				
WATER MAIN	WTRG016	FP-SPH-0334	Everton Park Water Main along Stafford Road, Trout Road to near Cutbush Road	91m 250mm	2035	$511,300
WATER MAIN		FP-SPH-0319		137m 300mm		
WATER MAIN		FP-SPH-0307		368m 300mm		
WATER MAIN	WTRG017	FP-SPH-0204	Chermside Water Main near roundabout, Webster Road to Hamilton Road	184m 450mm	2035	$650,000
		FP-SPH-0206				

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WTRG018	FP-SPH-0358	Chermside and Kedron Water Main along Gympie Road, Kuran Street to Kitchener Road	1155m 300mm	2035	$1,340,000
		FP-SPH-0359				
		FP-SPH-0360				
WATER MAIN	WTRG019	FP-SPH-0324	Stafford Water Main along Stafford Road, Cockle Street to near Ogden Street	292m 300mm	2036	$131,000
WATER MAIN	WTRG020	FP-SPH-0328	Stafford Water Main along Stafford Road, Ogden Street to Trout Road	222m 300mm	2036	$542,000
WATER MAIN	WTRG021	FP-SPH-0213	Chermside Water Main along Hamilton Road, Farnell Street to near Curwen Terrace	10m 250mm	2036	$950,000
WATER MAIN		FP-SPH-0214		24m 250mm		
WATER MAIN		FP-SPH-0205		224m 450mm		
WATER MAIN		FP-SPH-0207		148m 450mm		
WATER MAIN		FP-SPH-0212		40m 450mm		
WATER MAIN	WTRG022	FP-SPH-0361	Chermside Water Main along Hamilton Road, Farnell Street to Gympie Road	365m 300mm	2036	$432,000
		FP-SPH-0362				
WATER MAIN	WTRG023	FP-ASP-0002	Zillmere Water Main near railway line, Grant Street to Sarah Street	45m 300mm	2036	$174,993
WATER MAIN	WTRG029	-	Geebung and Boondall Water Main, Bilsen Road and Zillmere Road	1685m 450mm	2036	$4,698,579
WATER MAIN	WTRG324	FP-RCH-0002	Rochedale Water Mains, Reservoir and Water Pump Station (North of Rochedale State School)	353m 450mm	2029	$25,800,257
WATER MAIN		FP-RCH-0001		326m 500mm		
PUMP STATION		-		-		
PUMP STATION		BDWDAA08B50		-		
RESERVOIR		BDWDAA08B50		4ML		
RESERVOIR				4ML		
WATER MAIN	WTRR030	BDWDAA02A51	Wavell Heights Water Main Upgrade Stage 2a along Rode Road and Edinburgh Castle Road	1961m	2035	$3,530,000
WATER MAIN	WTRR031	-	Wavell Heights Water Main Upgrade Stage 2b along Rode Road	784m	2035	$2,400,000
WATER MAIN	WTRR032	BDWDAA02A53	Wavell Heights Water Main Upgrade Stage 2c along Edinburgh Castle Road	1174m	2037	$5,310,000

SC8.1.2 Water supply network schedule of works (Ipswich)

Table SC8.1.2 Water supply network schedule of works (Ipswich)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WDVG128	FP-IPS-0106	Ripley High Level Zone Water Main Upgrade, Newsky Court and Winland Drive	1632m 300mm	2036	$1,524,818
WATER MAIN	WDVG205	-	Walloon Waterlea Water Main along Wallace Street, Reaside Road to WP107	1800m 200mm	2035	$4,449,805
WATER MAIN	WDVG206	-	Walloon Waterlea Water Main along Taylors Road, Rohl Road to WP107	1600m 250mm	2035	$4,445,017
WATER MAIN	WDVG207	-	Walloon Pressure Reducing Valve / Water Main Stage 1 along Thagoona Haigslea Road and Taylors Road	2300m 375mm	2027	$8,680,947
WATER MAIN	WDVG208	FP-IPS-0003-01	White Rock Reservoir Water Main Outlet along Mount Juillerat Drive and Wesley Way	3300m 600mm	2029	$24,714,743
RESERVOIR	WDVG218	IP_RES_RED	White Rock Reservoir, Cumner Road	13 ML	2029	$12,118,275
WATER MAIN	WDVG221	-	Redbank Plains High Level Zone Water Main and Reservoir Inlet along Wesley Way	828m 450mm	2031	$3,638,118
PUMP STATION	WPSG012	IDWDAA08A86	Walloon Water Pump Station WP050 Recommissioning, Karrabin Rosewood Road	-	2027	$845,000
PUMP STATION	WPSG014	-	Brassall Water Pump Station WP040 Upgrade, Dorman Lane and Reservoir R070 Decommissioning, Ironbark Road	-	2026	$766,045
PUMP STATION	WPSG041	-	Chuwar Water Pump Station WP067 Recommissioning, Kholo Road	-	2026	$2,253,000
PUMP STATION	WPSG043	-	Muirlea Water Pump Station WP050 Recommissioning, Reservoir Lane	-	2029	$630,000
RESERVOIR	WRRG006	-	Haigslea Reservoir, Raysource Road	0.6 ML	2037	$214,000
RESERVOIR	WRRG007	IPS_RES_RIP01 IPS_RES_RIP02	Ripley High Level Zone Reservoir Upgrade, Centenary Highway	8 ML	2028	$9,347,289
RESERVOIR	WRRG013	IPS_RES_RLL	Augustine Heights Reservoir Upgrade, Keidges Road	5 ML	2037	$1,777,000
RESERVOIR	WRRG041	IPS_RES_KR	Rosewood Reservoir, Karrabin Rosewood Road	2.5 ML	2041	$3,695,666
WATER MAIN	WTRG250	FP-IPS-0412 FP-IPS-0413	Marburg Reservoir Inlet Water Main along Warrego Highway, Haigslea Reservoir to Edmond Street	5770m 300mm	2028	$15,327,113
WATER MAIN	WTRG255	FP-IPS-0002-02 FP-IPS-0002-03	Redbank Plains High Level Zone Water Main Stage 1b along School Road	809m 450mm	2029	$5,102,299
WATER MAIN	WTRG257	-	Thagoona Water Main Upgrade along Karrabin Rosewood Road, Thagoona Haigslea Road to Stirling Road	1360m 300mm	2029	$1,623,721
WATER MAIN	WTRG270	-	Walloon Water Main along Haigslea Amberley Road, Taylors Road to Queens Street	1177m 375mm	2029	$6,868,741
WATER MAIN	WTRG325	-	Haigslea Reservoir Water Main Upgrade along Caffery Drive	1647m 300mm	2031	$5,294,412
WATER MAIN	WTRG332	-	Bellbird Park Water Main Upgrade, Jones Road to near Hilton Drive Reserve	2587m 375mm	2041	$9,575,000
WATER MAIN	WTRG333	-	Rosewood Reservoir Water Main Upgrade along Karrabin Rosewood Road (R086 to WP059)	4581m 300mm	2027	$4,167,825
WATER MAIN	WTRS030	-	Springfield Water Main along Old Logan Road, Water Pump Station WP054 to Panorama Drive Reservoir R072	1892m 375mm	2031	$7,478,035

SC8.1.3 Water supply network schedule of works (Lockyer Valley)

Table SC8.1.3 Water supply network schedule of works (Lockyer Valley)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WDVG137	FP-LVS-0105	Gatton Water Main Upgrade along Golf Links Drive (MP3)	1841m 200mm	2026	$1,814,955
		FP-LVS-0106				
WATER MAIN	WDVG141	FP-LVS-0205	East Gatton Water Main Upgrade near Tillack Road (MP3)	1066m 200mm	2035	$709,135
		FP-LVS-0206				
WATER MAIN	WDVG143	FP-LVS-0209	East Gatton Water Main Upgrade near Crowleys Lane (MP6)	2363m 200mm	2040	$2,512,261
		FP-LVS-0243				
		FP-LVS-0244				
PUMP STATION	WPSG028	LDWDAA08A55	Gatton Water Pump Station Booster, Woodlands Road	-	2035	$866,121
PUMP STATION	WPSG029	LDWDAA08A60	Gatton Water Pump Station Upgrade, Old College Road	167.5L/s	2036	$1,877,513
PUMP STATION	WPSG030	LDWDAA08A61	Gatton Water Pump Station Upgrade, Cochrane Street	30.3L/s	2036	$768,425
WATER MAIN	WRNS036	FP-LVS-4535	Helidon Water Main Upgrade Stage 2 along Laidley Street, Station Street to William Street	234m 200mm	2035	$329,000
RESERVOIR	WRRG017	LV-0028	Helidon Reservoir 3, Seventeen Mile Road	3.1ML	2036	$1,125,295
WATER MAIN	WTRG272	-	Regency Downs Water Main Upgrade, Glenore Water Pump Station to Gherke Road	2962m 525mm	2035	$4,042,985
WATER MAIN	WTRG273	-	Plainland, Glenore and Regency Downs Water Main along Gehrke Road, Glenore Water Pump Station to Plainland Reservoir	6239m 300mm	2035	$4,533,027
WATER MAIN	WTRG274	-	Plainland Water Main along Laidley-Plainlands Road, Pats Road to Plainland Reservoir	1624m 375mm	2035	$1,447,605
WATER MAIN	WTRG275	FP-LVS-0003	Laidley Water Main along William Street, Patrick Street to Spicer Street	915m 250mm	2035	$432,377
WATER MAIN	WTRG276	FP-LVS-0002	Laidley North Water Main along Laidley Plainland Road, Geisman Road to near Cunningham Avenue	1453m 300mm	2036	$1,904,324
WATER MAIN	WTRG294	-	Glenore and Crowley Vale Water Main along Harm Drive, Fernvale Road and Brightview Road, Glenore Water Pump Station to near Lake Clarendon Road	5895m 500mm	2035	$9,590,266
WATER MAIN	WTRS006	FP-LVS-4100	Laidley Water Main Upgrade near Summer Street, Whites Road and Hayes Street	27m 300mm	2035	$824,000
WATER MAIN		FP-LVS-4101		28m 200mm		
WATER MAIN		FP-LVS-4095		6m 300mm		
WATER MAIN	WTRS008	FP-LVS-0211	Gatton Water Main Upgrade near Lake Freeman, Market Drive to Industrial Road	1224m 200mm	2035	$1,524,000
		FP-LVS-0212				
		FP-LVS-0213				
WATER MAIN	WTRS009	FP-LVS-4564	Helidon Water Main Upgrades near Station Street	148m 250mm	2035	$2,313,000
WATER MAIN		FP-LVS-4534		226m 250mm		
WATER MAIN		FP-LVS-4560		477m 300mm		
WATER MAIN		FP-LVS-4561		110m 300mm		
WATER MAIN		FP-LVS-4538		135m 200mm		
WATER MAIN		FP-LVS-4536		233m 200mm		
WATER MAIN		FP-LVS-4563		182m 250mm		

SC8.1.4 Water supply network schedule of works (Scenic Rim)

Table SC8.1.4 Water supply network schedule of works (Scenic Rim)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WCUG002	-	Boonah, Kents Pocket and Dugandan Water Main Duplication (2/B5)	840m 200mm	2035	$1,807,000
WATER MAIN				189m 150mm		
WATER MAIN				646m 150mm		
WATER MAIN				235m 150mm		
WATER MAIN				1267m 150mm		
WATER MAIN				841m 150mm		
WATER MAIN	WCUG004	-	Kooralbyn Water Main Upgrade along Walker Drive, Walker Drive Reservoir to Scarvell Place (2/K3)	650m 200mm	2032	$365,000
WATER MAIN	WCUG005	-	Dugandan Water Main Duplication (2/B7)	852m 150mm	2035	$454,000
RESERVOIR	WDVG147	-	Bromelton SDA Reservoir Land Acquisition	-	2028	$511,000
WATER MAIN	WDVG152	BDB-0010	Bromelton SDA Water Main Stage 1 along Todd Lane near Beaudesert Boonah Road	1451m 200mm	2031	$590,000
WATER MAIN	WDVG153	BDB-0006	Bromelton SDA Water Main near Beaudesert Boonah Road and Sandy Creek Road	930m 200mm	2031	$378,000
WATER MAIN	WDVG155	BDB-0007	Bromelton SDA Water Main Stage 1 along Beaudesert Boonah Road near Recycline Street	700m 300mm	2031	$595,000
WATER MAIN	WDVG158	FP-BDS-0173	Beaudesert Water Main near Cryna Road, Telemon Street to Ludwig Road	1431m 200mm	2026	$583,000
WATER MAIN	WDVG159	BDB-0012	Bromelton SDA Water Main Stage 1 along Interstate Rail Line, Beaudesert Boonah Road to Sandy Creek Road	466m 200mm	2031	$190,000
WATER MAIN	WDVG160	BDB-0012	Bromelton SDA Water Main Stage 2 along Interstate Rail Line, Beaudesert Boonah Road to Sandy Creek Road	484m 200mm	2031	$197,000
WATER MAIN	WDVG162	FP-BDS-0292	Gleneagle Water Main near Gould Hill Road and Fields Road	225m 200mm	2028	$2,560,000
		FP-BDS-0303				
WATER MAIN	WDVG166	FP-BDS-0182	Beaudesert Water Main, Kerry Road Reservoir to Tubber Road	3197m 200mm	2026	$1,271,000
		FP-BDS-0243				
		FP-BDS-0204				
WATER MAIN	WDVG168	FP-BDS-0175	Beaudesert North Water Main near Tubber Street	986m 200mm	2026	$402,000
WATER MAIN	WDVG173	FP-BDS-0405	Beaudesert Water Main near Boundary Road, Eaglesfield Street to Albert Street	479m 375mm	2036	$504,000

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WDVG189	FP-CNN-0052	Canungra Water Main Upgrade near Wojei Rise, Seymour Drive and Piebald Way (1/C3)	701m 200mm	2027	$503,000
WATER MAIN		FP-CNN-0049		120m 200mm		
WATER MAIN		FP-CNN-0030		175m 200mm		
WATER MAIN		FP-CNN-0024		53m 200mm		
WATER MAIN		FP-CNN-0023		298m 250mm		
WATER MAIN		FP-CNN-0029		453m 250mm		
WATER MAIN		FP-CNN-0031		275m 250mm		
WATER MAIN		FP-CNN-0032		243m 200mm		
WATER MAIN		FP-CNN-0053		335m 200mm		
WATER MAIN		FP-CNN-0054		411m 200mm		
WATER MAIN		FP-CNN-0055		482m 200mm		
WATER MAIN		FP-CNN-0051		90m 250mm		
WATER MAIN	WDVG190	-	Canungra Water Main along Beaudesert Nerang Road (2/C4)	356m 250mm	2032	$1,682,000
PUMP STATION	WPSS019	-	Gleneagle Pump Station Booster Upgrade Phase 1, Carrigan Way	20L/s	2026	$1,058,804
RESERVOIR	WRRG021	-	Canungra Reservoir (T-2), Apple Street	0.22ML	2043	$400,000
RESERVOIR	WRRG026	BDB-003 2016	Gleneagle Reservoir, Gould Hill Road	1.4ML	2035	$466,000
RESERVOIR	WRRG027	BDB-0053	Beaudesert Reservoir 2, Brooklands Drive	2.2ML	2035	$727,000
RESERVOIR	WRRG028	BDB-0029	Bromelton SDA Reservoir, Beaudesert Boonah Road	4ML	2036	$1,451,000
RESERVOIR	WRRG030	-	Boonah Reservoir (T-1), Boonah Fassifern Road	1.1ML	2043	$750,000
WATER MAIN	WRRG031	FP-BDS-0169	Beaudesert Reservoir Stage 1 and Water Main along Kerry Road	600m 375mm	2036	$4,605,000
WATER MAIN		FP-BDS-0235		40m 375mm		
WATER MAIN		FP-BDS-0236		1048m 375mm		
WATER MAIN		FP-BDS-0245		1062m 375mm		
WATER MAIN		FP-BDS-0283		470m 375mm		
WATER MAIN		FP-BDS-0233		7m 375mm		
WATER MAIN		FP-BDS-0237		37m 375mm		
RESERVOIR		BDB-0051		4ML		
WATER MAIN	WTRG302	FP-BDS-0288	Gleneagle Water Main Upgrade along Gould Hill Road, Parkhurst Place to Fields Road	758m 300mm	2026	$598,000
WATER MAIN	WTRG303	-	Bromelton SDA Water Main, Beaudesert Boonah Road Reservoir to near Waste Facility Road	2375m 350mm	2036	$3,910,000
WATER MAIN	WTRG305	-	Bromelton SDA Water Main Reactivation Stage 1 along Beaudesert Boonah Road	6827m 375mm	2031	$68,000
WATER MAIN	WTRS031	-	Beaudesert Water Main Stage 2 near Trinity Place, Birnam Street, and Mount Lindesay Highway	11m 200mm	2027	$21,446,320
WATER MAIN				2325m 350mm		
WATER MAIN				474m 200mm		

SC8.1.5 Water supply network schedule of works (Somerset)

Table SC8.1.5 Water supply network schedule of works (Somerset)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
WATER MAIN	WCUS198	FP-ESK-0003	Esk Water Main Upgrade along Esk Hampton Road, Fitzgerald Drive to Ipswich Street (FP-SOM-ESK-CAN)	605m 200mm	2035	$682,000
WATER MAIN		FP-ESK-0017		22m 200mm		
WATER MAIN		FP-ESK-0001		141m 200mm		
WATER MAIN		FP-ESK-0002		115m 200mm		
WATER MAIN	WCUS199	FP-ESK-0006	Esk Water Main Upgrade near Esk Street (FP-SOM-ESK-FAN)	55m 200mm	2035	$351,000
WATER MAIN	WCUS202	FP-KIL-0004	Kilcoy Water Main Upgrade near Row Street and Brown Street (FP-SOM-KIL-CAN)	36m 200mm	2035	$248,000
WATER MAIN	WCUS207	FP-KIL-0002	Kilcoy Water Main Upgrade along Seib Street, Conroy Street to McCauley Street (FP-SOM-KIL-CAN)	562m 250mm	2037	$402,000
WATER MAIN	WDVG138	FP-LVS-0686	Fernvale and Lowood Water Main Upgrades (MP20)	309m 300mm	2028	$7,789,719
WATER MAIN		FP-LVS-0368		31m 300mm		
WATER MAIN		FP-LVS-0302		457m 300mm		
WATER MAIN		FP-LVS-0343		407m 200mm		
WATER MAIN		FP-LVS-0700		277m 300mm		
WATER MAIN		FP-LVS-0721		450m 200mm		
WATER MAIN		FP-LVS-0815		382m 200mm		
WATER MAIN		FP-LVS-0259		173m 200mm		
WATER MAIN		FP-LVS-0805		135m 200mm		
WATER MAIN	WDVG140	FP-LVS-0360	Lowood Water Main Upgrades (MP11)	225m 250mm	2030	$3,416,380
WATER MAIN		FP-LVS-0342		250m 250mm		
WATER MAIN		FP-LVS-0388		338m 300mm		
WATER MAIN	WDVG142	FP-LVS-0811	Fernvale and Lowood Water Main Upgrades (MP17)	73m 200mm	2035	$5,930,322
WATER MAIN		FP-LVS-0702		458m 300mm		
WATER MAIN	WDVS017	FP-LVS-4014	Lowood Water Main Upgrade along Main Street, Prospect Street to Lindemans Road (Location F)	707m 200mm	2028	$682,000
WATER MAIN		FP-LVS-4012		489m 200mm		
PUMP STATION	WPSG038	-	Lowood Water Pump Station Upgrade, Prospect Street	42.2L/s	2034	$288,159
RESERVOIR	WRRG037	-	Kilcoy Reservoir, Saleyard Road (FR-Kilcoy)	4.4ML	2035	$1,723,000
RESERVOIR	WRRS015	-	Esk Reservoir, Highland Street	1.5ML	2026	$17,278,476
WATER MAIN	WTRG280	-	Lowood and Vernor Water Main Upgrade along Forest Hill Fernvale Road	3178m 300mm	2026	$2,321,462
WATER MAIN	WTRG293	-	Brightview and Tarampa Water Main Stage 1 near Brightview Road, Lindstorm Road to Lowood Minden Road	5115m 525mm	2035	$8,991,248
WATER MAIN	WTRG313	-	Lowood Water Main Duplication and Reservoir Inlet near Lowood Park, Main Street to Acacia Street	323m 300mm	2035	$274,820
WATER MAIN	WTRG314	FP-LVS-0011	Lowood Water Main along Glamorgan Vale Road	462m 450mm	2035	$719,284
WATER MAIN	WTRG315	FP-LVS-0794	Lowood Water Main, Prospect Street Water Pump Station to Acacia Street Reservoir	639m 450mm	2035	$1,010,125
WATER MAIN		-		106m 450mm		
WATER MAIN		FP-LVS-0795		16m 450mm		
WATER MAIN	WTRG316	-	Fernvale Water Main near Burke Street, Bolingbroke Street to Chatham Street	487m 300mm	2036	$228,779

SC8.2 Wastewater supply network schedule of works

SC8.2.1 Wastewater supply network schedule of works (Brisbane)

Table SC8.2.1 Wastewater supply network schedule of works (Brisbane)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	SDVG015	BDEVAA03A15	Fig Tree Pocket Gravity Main (S2E-GM37a) along Fig Tree Pocket Road	121m 225mm	2028	$75,660
GRAVITY MAIN	SDVG016	BDEVAA03A16	Fig Tree Pocket Gravity Main (S2E-GM37b) along Fig Tree Pocket Road	88m 225mm	2028	$52,631
GRAVITY MAIN	SDVG017	BDEVAA03A17	Fig Tree Pocket Gravity Main (S2W-GM38a)	203m 225mm	2028	$174,027
GRAVITY MAIN	SDVG018	BDEVAA03A18	Fig Tree Pocket Gravity Main (S2W-GM38b)	283m 225mm	2028	$177,730
GRAVITY MAIN	SDVG019	BDEVAA03A19	Fig Tree Pocket Gravity Main (S2W-GM38c)	116m 225mm	2028	$73,220
GRAVITY MAIN	SDVG020	BDEVAA03A20	Fig Tree Pocket Gravity Main (S2W-GM39)	245m 225mm	2028	$153,323
GRAVITY MAIN	SDVG079	BDEVAA03A79	Moggill Gravity Main (S6-GM11) near Hawkesbury Road	275m 225mm	2027	$325,000
PUMP STATION			Moggill Wastewater Pump Station (S6-PS1), Church Road	-		
GRAVITY MAIN	SDVG080	BDEVAA03A80	Moggill Gravity Main (S6-GM17) near Church Road and Hawkesbury Road	519m 225mm	2027	$272,000
PUMP STATION			Moggill Wastewater Pump Station (S6-PS1), Church Road	-		
PUMP STATION	SDVG091	BDEVAA03A91	Sumner Wastewater Pump Station, Brumby Circuit	-	2026	$151,500
PUMP STATION	SDVG093	-	Nudgee Wastewater Pump Station, Earnshaw Road	20 L/s	2028	$220,000
GRAVITY MAIN	SDVG152	BDEVAA03B53	Rochedale Gravity Main (S3-RDS-NS16), Penfold Crescent to Miles Platting Road	781m 250mm	2026	$381,000
GRAVITY MAIN	SDVG155	BDEVAA03B56	Rochedale Gravity Main (S3-RDS-NS29) along Farley Road	826m 250mm	2026	$863,000
PUMP STATION	SDVG161	-	Kuraby Wastewater Pump Station (S3-PS01), Millers Rd	-	2028	$158,000
PUMP STATION	SDVG171	-	Pinkenba Wastewater Pump Station Number 3, Brownlee Street	-	2028	$16,000
GRAVITY MAIN	SDVG189	BDEVAA03B90	Rochedale Gravity Main along Pacific Motorway	788m 250mm	2027	$690,358
GRAVITY MAIN	SDVG191	BDEVAA03B92	Upper Mount Gravatt Gravity Main Upgrade along Montreal Street, Geneva Street to Colombo Street	63m 375mm	2027	$80,044
GRAVITY MAIN	SDVG192	BDEVAA03B93	Upper Mount Gravatt Gravity Main Upgrade, Malinya Place	225m 525mm	2032	$493,354
GRAVITY MAIN	SDVG193	-	Upper Mount Gravatt Gravity Main Upgrade along Montreal Street, Mascar Street to Geneva Street	153m 375mm	2042	$239,940
GRAVITY MAIN	SDVG202	BDEVAA03C05	Pallara Gravity Main near Ritchie Road and Sweets Road	695m 250mm	2032	$1,953,977
GRAVITY MAIN				418m 250mm		
GRAVITY MAIN				708m 400mm		
GRAVITY MAIN	SDVG203	-	Pallara Gravity Main near Kraft Road	200m 250mm	2042	$1,065,784
GRAVITY MAIN				464m 315mm		
GRAVITY MAIN				970m 250mm		
GRAVITY MAIN	SDVG208	BDEVAA03C02	Willawong Gravity Main (LOC9) along Paradise Road	332m 250mm	2028	$222,477
GRAVITY MAIN	SDVG315	-	Bridgeman Downs Gravity Main to SPS002	62m 225mm	2026	$1,318,130
RISING MAIN			Bridgeman Downs Rising Main along Bridgeman Road and Albany Creek Road from SPS002	914m 150mm		
PUMP STATION			Bridgeman Downs Wastewater Pump Station SPS503, Bridgeman Road	18.3 L/s		

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
RISING MAIN	SDVG316	-	Bridgeman Downs Rising Main along Beams Road	633m 150mm	2031	$883,991
PUMP STATION			Bridgeman Downs Wastewater Pump Station, Beams Road	8.7 L/s		
RISING MAIN	SDVG317	-	Bridgeman Downs Rising Main along Roghan Road	779m 150mm	2031	$1,679,553
PUMP STATION			Bridgeman Downs Wastewater Pump Station, Roghan Road	19.7 L/s		
RISING MAIN	SDVG318	-	Bridgeman Downs Temporary Rising Main along Bridgeman Road	412m	2031	$587,208
PUMP STATION			Bridgeman Downs Temporary Wastewater Pump Station, Bridgeman Road	-		
GRAVITY MAIN	SDVG319	-	Bridgeman Downs Gravity Main to SPS002 near Roghan Road	309m 225mm	2041	$436,266
PUMP STATION	SPSG001	BWWCAA07A02	Eagle Farm Wastewater Pump Station Wet Well Monitoring, Violet Street	12500 L/s	2026	$693,900
PUMP STATION	SPSG005	BWWCAA07B05	Bulimba Wastewater Pump Station Upgrade SP005, Barramul Street	100 L/s	2032	$741,230
PUMP STATION	SPSG011	BWWCAA07B32	Bellbowrie Wastewater Pump Station SP243 Upgrade, Birkin Road	-	2035	$989,125
RISING MAIN	SPSG013	BWWCAA07B64	Toowong Rising Main Upgrade along Brisbane Street	90m 200mm	2035	$888,754
PUMP STATION			Toowong Pump Station SP099 Upgrade, Brisbane Street	50 L/s		
PUMP STATION	SPSG024	BWWCAA07C51	Drewvale Wastewater Pump Station Storage SP280, Lawson Place	-	2034	$109,000
PUMP STATION	SPSG025	BWWCAA07C52	Stretton Wastewater Pump Station Storage SP271, Paddington Crescent	-	2034	$10,000
PUMP STATION	SPSG029	BWWCAA07C56	Wynnum West Wastewater Pump Station Storage SP083, North Road	-	2034	$109,000
PUMP STATION	SPSG030	BWWCAA07C57	Tingalpa Wastewater Pump Station Storage SP130, Villiers Street	-	2034	$368,000
PUMP STATION	SPSG031	BWWCAA07C58	Carina Wastewater Pump Station Storage SP055, Stanley Road	-	2034	$331,000
PUMP STATION	SPSG032	BWWCAA07C59	Hemmant Wastewater Pump Station SP126 Storage Upgrade, Youngs Road	-	2036	$83,886
PUMP STATION	SPSG033	BWWCAA07C61	Kuraby Wastewater Pump Station SP171 Upgrade, St George Street	29 L/s	2031	$447,317
PUMP STATION	SPSG044	BWWCAA07D57	Nudgee Wastewater Pump Station Upgrade SP087, St Achs Street	30 L/s	2034	$117,000
PUMP STATION	SPSG056	BWWCAB13	Aerodrome Archerfield Wastewater Pump Station Upgrade Stage 2, Beaufighter Avenue	-	2028	$5,461,000
PUMP STATION	SPSG058	BWWCAB33	Aerodrome Archerfield Wastewater Pump Station Upgrade Stage 3, Beaufighter Avenue	-	2036	$4,380,000
GRAVITY MAIN	SPSG162	BWWCAA07E10	Kuraby Gravity Main from SP472 Upgrade along Besline Street and Didcot Street	418m 225mm	2035	$540,795
PUMP STATION			Kuraby Wastewater Pump Station SP472, Pioneer Drive	-		
PUMP STATION	SPSG171	BWWCAA07D94	Newmarket Wastewater Pump Station SP023 Upgrade, Edmondstone Street	580 L/s	2027	$800,000
PUMP STATION	SPSS011	-	Nudgee Wastewater Pump Station SP317, Childs Road	30L/s	2030	$2,362,616
PUMP STATION	SRMG003	BWWCAA79	Eagle Farm Wastewater Pump Station Upgrade, Violet Street	12500 L/s	2041	$74,900,000
RISING MAIN	SRMG047	-	Wakerley Rising Main from SP297 along Goulburn Street and Tilley Road	924m 300mm	2026	$583,745
RISING MAIN	SRMR040	BWWCAA79	Eagle Farm Rising Main Upgrade, Serpentine Road to Luggage Point	5983m 1840mm	2036	$50,000,000
RISING MAIN	SRMS002	-	East Brisbane Rising Main along Lytton Road, Heidelberg Street, Sinclair Street and Vulture Street SP011 to SP044	1846m 600mm	2027	$21,500,000
PUMP STATION		-	East Brisbane Wastewater Pump Station SP011 Upgrade, Caswell Street	600 L/s		
GRAVITY MAIN	SRNG002	BWWCAA07B43	Toowong Gravity Main Upgrade from SP099 across Herbert Street and Toowong Creek	224m 225mm	2035	$420,959
GRAVITY MAIN				66m 230mm		
GRAVITY MAIN	SRNG013	-	Fitzgibbon Gravity Main SP217 near Balcara Avenue Park	194m 225mm	2042	$246,386
GRAVITY MAIN	SRNG018	BWWCAA07C68	Macgregor Gravity Main Upgrade along Pickworth Street	207m	2034	$370,000
GRAVITY MAIN	SRNG036	BWWCAA07D21	West End Gravity Main Upgrade along Jane Street and Bank Street	360m 225mm	2028	$1,948,000
GRAVITY MAIN	SRNG039	BWWCAA07D24	Spring Hill Gravity Main Upgrade along Perry Lane (MH156095 to MH142780)	73m 300mm	2037	$1,306,000
GRAVITY MAIN				160m 225mm		

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	SRNG043	-	Morningside Gravity Main Stage 3, Jeremiah O'Toole Park	565m	2027	$930,000
GRAVITY MAIN	SRNG047	BWWCAA07D46	Merthyr Gravity Main Upgrade along Bowen Terrace and Lower Bowen Terrace (MH155958 to MH155971)	332m 225mm	2035	$1,623,000
GRAVITY MAIN	SRNG049	BWWCAA07D51	Herston Gravity Main Upgrade along Bowen Bridge Road (MH178248 to MH178245)	261m 375mm	2035	$633,705
GRAVITY MAIN	SRNG050	BWWCAA07D54	Teneriffe Gravity Main Upgrade along Wyandra Street (MH154610 to MH157188)	103m 225mm	2035	$1,041,000
GRAVITY MAIN	SRNG051	BWWCAA07D55	Teneriffe Gravity Main Upgrade along Helen Street (MH154616 to MH142768)	196m 225mm	2035	$1,082,000
GRAVITY MAIN	SRNG052	BWWCAA07D56	Teneriffe Gravity Main Upgrade along Commercial Road (MH154559 to MH142760)	235m 225mm	2035	$1,272,000
GRAVITY MAIN	SRNG054	BWWCAA07D63	South Brisbane Gravity Main Upgrade along Brook Street (MH170145 to MH170141)	207m 225mm	2028	$552,138
GRAVITY MAIN	SRNG059	BWWCAA07D68	West End Gravity Main Upgrade along Kurilpa Street (MH172688 to MH174213)	109m 225mm	2036	$1,145,000
GRAVITY MAIN	SRNG074	BWWCAB47	Toowong Gravity Main Upgrade along Sylvan Road (MH168677 to MH254779)	574m 225mm	2028	$6,040,000
GRAVITY MAIN	SRNS007	-	Nundah Gravity Main Upgrade along Eton, Nundah Street and Station Street	258m 225mm	2027	$1,072,089
GRAVITY MAIN	STRG004	BWWCAA07A64	Banyo Gravity Main Upgrade along Hurricane Street and Weyba Street	316m 300mm	2036	$822,000
GRAVITY MAIN	STRG009	BWWCAA07A98	Bulimba Gravity Main Upgrade along Eton Street, Stuart Street to Bilyana Street	608m 375mm	2032	$1,713,083
GRAVITY MAIN	STRG014	BWWCAA07B39	West Lake Gravity Main to SP218 along Westlake Drive	326m	2035	$179,139
PUMP STATION			West Lake Wastewater Pump Station Upgrade SP218, Riverview Close	-		
GRAVITY MAIN	STRG015	BWWCAA07B40	Ferny Grove Gravity Main Upgrade near Arbor Street	515m 300mm	2032	$1,402,688
GRAVITY MAIN	STRG016	BWWCAA07B41	Aspley Gravity Main Upgrade along Arcola Street	78m 300mm	2035	$326,712
GRAVITY MAIN	STRG018	BWWCAA07B45	St Lucia Gravity Main Upgrade between Carmody Road and Glasshouse Road	399m 300mm	2035	$1,073,082
GRAVITY MAIN	STRG021	BWWCAA07B48	Chermside Gravity Main Upgrade near Hamilton Road	750m 375mm	2035	$1,755,503
GRAVITY MAIN	STRG022	BWWCAA07B49	Chermside Gravity Main Upgrade Section 2 near Kittyhawk Drive from Downfall Creek	437m 375mm	2035	$1,599,273
GRAVITY MAIN	STRG024	BWWCAA07B51	Seven Hills Gravity Main Upgrade along Ferguson Road	491m 300mm	2027	$1,124,276
GRAVITY MAIN	STRG027	BWWCAA07B54	Hawthorne Gravity Main Upgrade between Jenolan Avenue and Elliott Street	539m 300mm	2032	$2,502,258
GRAVITY MAIN	STRG037	-	Taringa Gravity Main Upgrade along Whitmore Street and Oxford Terrace	126m 300mm	2030	$837,069
GRAVITY MAIN	STRG047	BWWCAA07C04	Wacol Gravity Main Upgrade along Sandy Creek	558m 225mm	2036	$456,697
GRAVITY MAIN	STRG063	BWWCAA07C40	Fortitude Valley Gravity Main, Morgan Street to Berwick Street	244m 300mm	2029	$2,311,000
GRAVITY MAIN	STRG066	BWWCAA07C62	Fortitude Valley Gravity Main Upgrade along Alfred Street	226m 300mm	2035	$1,184,200
GRAVITY MAIN	STRG067	BWWCAA07C63	Upper Mount Gravatt Gravity Main Upgrade near Mt Gravatt Capalaba Road	412m 375mm	2035	$4,130,000
GRAVITY MAIN	STRG069	BWWCAA07C75	Colmslie Gravity Main Upgrade along Beverley Street (MH181271 to MH181278)	526m 375mm	2036	$1,021,698
GRAVITY MAIN	STRG095	BWWCAA07D33	St Lucia Gravity Main Upgrade along Macquarie Street to SP119 (MH177167 to MH177197)	526m 385mm	2035	$1,307,169
GRAVITY MAIN	STRG096	BWWCAA07D35	Hendra Gravity Main Upgrade along Gerler Road (MH150628 to MH150620)	2753m 600mm	2027	$3,676,788
GRAVITY MAIN	STRG098	BWWCAA07D37	Bulimba Gravity Main Upgrade along Stuart Street and Barramul Street (MH158890 to SP005)	492m 300mm	2027	$995,918
GRAVITY MAIN	STRG099	BWWCAA07D38	Banyo Sewer Augmentation near Weyba Street (MH80860 to MH80857)	452m 300mm	2034	$178,393
GRAVITY MAIN	STRG104	BWWCAA07D45	Newstead Gravity Main Upgrade along Commercial Road and Ann Street (MH156519 to MH142770)	74m 300mm	2035	$1,227,000
GRAVITY MAIN	STRG108	BWWCAA07D58	Coorparoo Gravity Main Upgrade near Gladstone Street (MH166117 to MH161996)	1127m 375mm	2028	$2,913,588
GRAVITY MAIN	STRG110	BWWCAA07D75	Greenslopes and Holland Park West Gravity Main Upgrade near Roseglen Street Park (MH196673 to MH196669)	321m 525mm	2032	$1,010,707
GRAVITY MAIN	STRG124	BWWCAA24	West End Gravity Main Upgrade Phase 1 along Riverside Drive, Jane Street to Hockings Street	493m 750mm	2035	$7,236,000
GRAVITY MAIN	STRG125	BWWCAA25	West End Gravity Main Upgrade Phase 2 along Riverside Drive, Kurilpa Street to Jane Street	754m 500mm	2035	$7,101,000
GRAVITY MAIN	STRG130	BWWCAA40	Bulimba and Colmslie Gravity Main Upgrade Stage 1, Manton Street to Byron Street	1714m 600mm	2036	$8,451,125

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	STRG132	BWWCAA43	Tingalpa Gravity Main near Carmichael Park	1573m 825mm	2035	$9,521,730
GRAVITY MAIN	STRG133	BWWCAA54	Banyo Gravity Main Upgrade along Earnshaw Road, Axford Street and Noble Avenue	1026m 675mm	2035	$5,986,958
GRAVITY MAIN	STRG134	BWWCAA57	Taringa Gravity Main along Indooroopilly Road, Dopson Street to Robertson Park	627m 600mm	2036	$68,560,000
RISING MAIN			Oxley, Corinda, Sherwood, Graceville, Chelmer and Indooroopilly Rising Main	6824m 900mm		
RISING MAIN			Taringa Rising Main along Indooroopilly Road, Perrin Park to Dopson Street	824m 700mm		
PUMP STATION			Taringa Wastewater Pump Station, Perrin Park	-		
GRAVITY MAIN	STRG136	BWWCAA61	Spring Hill Gravity Main Upgrade along Astor Terrace	284m 225mm	2035	$3,019,000
GRAVITY MAIN	STRG137	BWWCAA85	Colmslie Gravity Main Upgrade Stage 2 along Perrin Creek, Beelarong Street to Manton Street	1153m 600mm	2036	$6,392,167
GRAVITY MAIN	STRG143	BWWCAA96	Bulimba and Hawthorne Gravity Main and Siphon Upgrade along Riding Road, Agnew Street to Riverview Terrace	3740m 1350mm	2036	$122,239,224
GRAVITY MAIN				1845m 550mm		
PUMP STATION			East Brisbane Wastewater Pump Station Upgrade, Caswell Street	600L/s		
GRAVITY MAIN	STRG144	BWWCAA98	Eagle Farm and Hendra Gravity Main Upgrade Section 1 near Southern Cross Way	2346m 1200mm	2036	$42,459,536
GRAVITY MAIN	STRG145	BWWCAA99	Toowong Gravity Main Upgrade along Patrick Lane (MH168836 to MH168584)	140m 375mm	2030	$4,657,924
GRAVITY MAIN	STRG146	BWWCAB02	Virginia and Northgate Gravity Main Section 1 Upgrade along Cannery Creek, Station Avenue and Old Toombul Road	1562m 675mm	2027	$65,480,924
GRAVITY MAIN				2109m 750mm		
PUMP STATION				900 L/s		
GRAVITY MAIN	STRG147	BWWCAB03	Northgate, Nundah and Hendra Gravity Main Section 2 Upgrade along Nudgee Road	3897m 1050mm	2035	$8,293,583
GRAVITY MAIN	STRG149	BWWCAB05	Wooloowin Gravity Main Upgrade near Kent Road, McIntyre Street to Rose Street	906m 300mm	2030	$7,200,000
GRAVITY MAIN	STRG150	BWWCAB06	Wooloowin Gravity Main Upgrade Stage 2, Lewis Street to near Melrose Park	1422m 300mm	2026	$9,343,098
GRAVITY MAIN	STRG151	BWWCAB09	Windsor and Wilston Gravity Main Upgrade Stage 2 along Newmarket Road, Granville Street to Horace Street	1203m 675mm	2030	$7,789,582
GRAVITY MAIN	STRG152	BWWCAB16	Fortitude Valley Gravity Main Upgrade near Wickham Street	516m 600mm	2029	$9,428,165
GRAVITY MAIN	STRG153	BWWCAB18	Hamilton Gravity Main Upgrade Stage 1 along Kingsford Smith Drive	1356m 2400mm	2031	$57,700,000
GRAVITY MAIN	STRG156	BWWCAB21	Spring Hill Gravity Main Upgrade along Water Street (MH167026 to MH167213)	69m 600mm	2031	$18,645,203
GRAVITY MAIN				792m 300mm		
GRAVITY MAIN	STRG164	-	Bulimba Gravity Main Upgrade Stage 3 along Baynes Street, Station Road and Preston Road	3308m 1500mm	2037	$78,583,035
GRAVITY MAIN	STRG166	BWWCAB42	Hamilton Gravity Main Upgrade Stage 2 along Kingsford Smith Drive	2339m 2400mm	2031	$37,400,000
GRAVITY MAIN	STRG169	BWWCAB46	Toowong Gravity Main near Regatta Park (MH168677 to MH254779)	427m 800mm	2035	$7,630,000
PUMP STATION			Toowong Wastewater Pump Station Storage SP306 Upgrade near Patrick Lane and Coronation Drive	390 L/s		
GRAVITY MAIN	STRG170	BWWCAB50	South Kedron Brook Gravity Main along Nudgee Road	261m 385mm	2027	$9,000,000
GRAVITY MAIN	STRG173	BWWCAB53	Milton Gravity Main Upgrade along Castlemaine Street and Cribb Street (MH168600 to MH168569)	617m 450mm	2035	$6,602,000
GRAVITY MAIN	STRS005	-	Wavell Heights Gravity Main near Shaw Park	7m 450mm	2028	$400,000
GRAVITY MAIN	STRS008	-	East Brisbane Outfall Extension from SP044, Wynnum Road	26m 1200mm	2027	$8,000,000
GRAVITY MAIN	STRS016	-	Northgate Gravity Main Upgrade, Crockford Street	286m 375mm	2028	$4,813,741
GRAVITY MAIN	STRS017	-	Banyo Gravity Main Upgrade along Tufnell Road and Elliot Road (MH81257 to MH571033)	190m 300mm	2031	$736,026

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN				84m 300mm		
GRAVITY MAIN				101m 300mm		
GRAVITY MAIN				133m 300mm		
GRAVITY MAIN				265m 225mm		
GRAVITY MAIN				14m 450mm		
GRAVITY MAIN				13m 450mm		
GRAVITY MAIN				340m 375mm		
GRAVITY MAIN				307m 300mm		
GRAVITY MAIN				82m 300mm		
GRAVITY MAIN				248m 375mm		
GRAVITY MAIN				30m 300mm		
GRAVITY MAIN				45m 225mm		
GRAVITY MAIN				92m 300mm		
GRAVITY MAIN	STRS019	-	Nundah Gravity Main near Sandgate Road	44m 300mm	2032	$17,576,126
GRAVITY MAIN				30m 300mm		
GRAVITY MAIN				145m 300mm		
GRAVITY MAIN				89m 225mm		
GRAVITY MAIN				137m 225mm		
GRAVITY MAIN				62m 225mm		
GRAVITY MAIN				179m 225mm		
GRAVITY MAIN				336m 225mm		
GRAVITY MAIN				208m 225mm		
GRAVITY MAIN				80m 225mm		
GRAVITY MAIN				396m 600mm		
GRAVITY MAIN				121m 600mm		
GRAVITY MAIN				17m 450mm		
GRAVITY MAIN				35m 275mm		
GRAVITY MAIN	STRS020	-	Boondall Gravity Main Upgrade along Muller Road near Hirschfield Street	84m 225mm	2027	$248,326

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	STRS021	-	Zillmere, Boondall and Geebung Gravity Main	48m 225mm	2032	$10,548,543
GRAVITY MAIN				59m 225mm		
GRAVITY MAIN				259m 300mm		
GRAVITY MAIN				223m 450mm		
GRAVITY MAIN				62m 375mm		
GRAVITY MAIN				97m 225mm		
GRAVITY MAIN				56m 225mm		
GRAVITY MAIN				51m 300mm		
GRAVITY MAIN				302m 300mm		
GRAVITY MAIN				91m 225mm		
GRAVITY MAIN				58m 225mm		
GRAVITY MAIN				46m 225mm		
GRAVITY MAIN				139m 225mm		
GRAVITY MAIN				63m 300mm		
GRAVITY MAIN				73m 300mm		
GRAVITY MAIN				193m 300mm		
GRAVITY MAIN				102m 225mm		
GRAVITY MAIN				209m 225mm		
GRAVITY MAIN				185m 375mm		
GRAVITY MAIN				106m 375mm		
GRAVITY MAIN				94m 375mm		
GRAVITY MAIN	STRS023	-	Paddington Gravity Main Upgrade along Baroona Road and Batswater Street	990m 375mm	2031	$5,261,800
TREATMENT PLANT	TTMG009	TTMG009	Oxley Wastewater Treatment Plant ST002 Waste Sludge Dewatering Upgrade	-	2031	$3,600,000
TREATMENT PLANT	TTMG020	TTMG020	Gibson Island Wastewater Treatment Plant Final Settling Tank 9 and 10	-	2036	$33,940,825
TREATMENT PLANT	TTMG023	TTMG023	Oxley Wastewater Treatment Plant Screen Capacity Upgrade	-	2036	$4,500,000
TREATMENT PLANT	TTMG025	TTMG025	Luggage Point Wastewater Treatment Plant Stage 2 Bioreactor Works	-	2035	$12,000,000
TREATMENT PLANT	TTMG028	TTMG028	Gibson Island Wastewater Treatment Plant Return Activated Sludge Capacity Upgrade	-	2036	$17,559,000
TREATMENT PLANT	TTMG029	-	Gibson Island Wastewater Treatment Plant Thickening and Dewatering Upgrade	-	2038	$3,429,000
TREATMENT PLANT	TTMG031	-	Luggage Point Wastewater Treatment Plant Capacity Upgrade	-	2037	$97,500,000
TREATMENT PLANT	TTMG032	TTMG032	Luggage Point Wastewater Treatment Plant Upgrade	-	2041	$65,900,000
TREATMENT PLANT	TTMG110	TTMG110	Carole Park Wastewater Treatment Plant ST040 Storage	-	2035	$3,518,000
TREATMENT PLANT	TTMG124	-	Carole Park Wastewater Treatment Plant ST040 Upgrade	-	2026	$4,969,000
TREATMENT PLANT	TTMR393	TTMR393	Fairfield Wastewater Treatment Plant ST002 Inlet Screen Upgrade	-	2035	$1,447,100

SC8.2.2 Wastewater supply network schedule of works (Ipswich)

Table SC8.2.2 Wastewater supply network schedule of works (Ipswich)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	SDVG246	IDEVAA03A38	North Redbank Gravity Main and Rising Main (GD-2016-FGP-0056 - GD-2016-FGP-0059)	535m 300mm	2028	$4,600,465
GRAVITY MAIN				1339m 375mm		
GRAVITY MAIN				244m 450mm		
GRAVITY MAIN				215m 600mm		
GRAVITY MAIN				412m 225mm		
RISING MAIN				445m 300mm		
GRAVITY MAIN	SDVG251	IDEVAA03A43	Redbank Plains West Gravity Main Upgrade along Six Mile Creek, Plain Street to Rhondda Road Reserve	966m 675mm	2028	$9,134,444
GRAVITY MAIN				1970m 600mm		
GRAVITY MAIN				301m 750mm		
PUMP STATION	SDVG256	IDEVAA03A50	Thagoona Pump Station Storage, Kavanagh Road	-	2032	$1,873,000
RISING MAIN	SDVG257	IDEVAA03A51	Thagoona Rising Main along railway line, Loder Road to Wastewater Pump Station PSR4	2254m 200mm	2032	$821,000
PUMP STATION	SDVG258	-	Walloon Pump Station and Storage, Kells Road	-	2042	$1,319,000
PUMP STATION	SPSG066	IWWCAA07A74	Redbank Wastewater Pump Station SP344 Upgrade, Brisbane Road	-	2035	$3,252,079
PUMP STATION	SPSG071	IWWCAA07A96	Ripley Wastewater Pump Station SP384 Temporary Upgrade, Nevis Street	108 L/s	2026	$3,721,050
PUMP STATION	SPSG090	-	Chuwar Wastewater Pump Station Storage, Francis Street	104.5 L/s	2026	$885,256
PUMP STATION	SPSG091	-	Leichhardt Wastewater Pump Station Storage, Chalk Street	-	2027	$1,320,189
PUMP STATION	SPSG092	IWWCAA07B32	North Booval Wastewater Pump Station SP322 Upgrade Stage 2, Hanlon Street	833 L/s	2027	$39,940,000
PUMP STATION	SPSG094	IWWCAA07B37	Riverview Wastewater Pump Station SP341 Storage Upgrade, Riverview Road	-	2026	$300,000
PUMP STATION	SPSG095	-	Bundamba Wastewater Pump Station SP322 Storage Upgrade, Hanlon Street	-	2037	$2,187,319
PUMP STATION	SPSG096	IWWCAA07B40	Raceview Wastewater Pump Station SP331 Storage Upgrade, Lobley Street	-	2037	$2,015,496
PUMP STATION	SPSG097	-	Flinders View Wastewater Pump Station SP381 Upgrade, Briggs Road	365 L/s	2037	$2,081,649
GRAVITY MAIN	SPSG098	IWWCAA07B46	Yamanto Wastewater Gravity Main Upgrade Stage 1b near Royce Woods Park	363m 225mm	2041	$520,000
PUMP STATION			Yamanto Wastewater Pump Station SP321 Upgrade Stage 1b, Berry Street	-		
PUMP STATION	SPSG099	-	Yamanto Wastewater Pump Station and Gravity Main Upgrade Stage 2, Berry Street	-	2042	$2,390,000
PUMP STATION	SPSG100	IWWCAA07B48	Tivoli Wastewater Pump Station SP321 Storage Upgrade, Church Street Sportsgrounds	-	2026	$349,000
PUMP STATION	SPSG101	IWWCAA07B49	Churchill Wastewater Pump Station SP335 Storage Upgrade, Sutton Street	-	2027	$376,000
PUMP STATION	SPSG102	IWWCAA07B50	Tivoli Wastewater Pump Station SP357 Storage Upgrade, Mount Crosby Road	-	2026	$488,059
PUMP STATION	SPSG103	IWWCAA07B51	Goodna Wastewater Pump Station SP377 Upgrade, Brisbane Terrace	-	2026	$3,890,000
PUMP STATION	SPSG110	-	Rosewood Wastewater Pump Station PSR5, School Street	-	2038	$4,928,000
PUMP STATION	SPSG121	IWWCAA92	Raceview Wastewater Pump Station Capacity Upgrade, Lobley Street	975 L/s	2037	$10,426,746
PUMP STATION	SPSG122	IWWCAA93	Tivoli Wastewater Pump Station SP351 Upgrade Stage 1, Tantivy Street	-	2025	$20,542,508
PUMP STATION	SPSG123	-	Tivoli Pump Station SP351 Upgrade Stage 2, Tantivy Street	-	2041	$5,740,000
PUMP STATION	SPSG164	SPSG164	Carole Park Wastewater Pump Station SP338 Storage Upgrade, Cobalt Street	-	2035	$371,000

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
PUMP STATION	SPSG165	SPSG165	Rosewood Wastewater Pump Station SP473 Upgrade, Rosewood Road	-	2026	$150,000
RISING MAIN	SRMG008	IWWCAA07A06	Tivoli Rising Main along Mount Crosby Road, Church Street to Wastewater Pump Station SP374	1197m 200mm	2029	$1,078,300
PUMP STATION	SRMG015	-	Bellbird Park Wastewater Pump Station SP372 Decommissioning, Warwick Court	-	2042	$198,546
RISING MAIN	SRMG021	IWWCAA07B45	Raceview Rising Main Upgrade from SP311 along Cascade Street, Lobley Street to near Whitehill Road	1618m 525mm	2037	$3,474,225
RISING MAIN	SRMG022	-	Redbank Rising Main along Brisbane Terrace and Lower Cross Street	543m 600mm	2042	$1,051,855
RISING MAIN	SRMG035	IWWCAA91	Bundamba Rising Main Upgrade along Hanlon Street, River Road to Wastewater Pump Station SP322	1787m 825mm	2035	$7,203,000
GRAVITY MAIN	SRNG077	-	Goodna Gravity Main along Smith Road and Church Street	135m 225mm	2042	$185,313
GRAVITY MAIN	STRG177	IWWCAA07A47	Tivoli Gravity Main, Wastewater Pump Station SP358 to Church Street (T18)	463m 250mm	2027	$703,150
GRAVITY MAIN	STRG180	IWWCAA07A63	Flinders View Gravity Main Upgrade Stage 1b along Deebing Creek	251m 225mm	2028	$2,521,000
GRAVITY MAIN	STRG183	IWWCAA07A70	Redbank Plains Gravity Main Upgrade near Sams Reserve (MH13788 to MH20876)	383m 450mm	2035	$841,727
GRAVITY MAIN				45m 600mm		
GRAVITY MAIN	STRG200	IWWCAA07B28	South West Redbank Plains Gravity Main Upgrade along Six Mile Creek	445m 525mm	2032	$1,920,000
GRAVITY MAIN	STRG201	IWWCAA07B34	Booval Gravity Main Upgrade along Bundamba Creek (MH426621 to SP322)	1275m 1200mm	2028	$13,500,000
GRAVITY MAIN	STRG202	IWWCAA07B35	Silkstone Gravity Main Upgrade along Bundamba Creek (MH426085 to MH425971)	2030m 1200mm	2028	$17,210,000
GRAVITY MAIN	STRG203	IWWCAA07B36	Raceview Gravity Main Upgrade Stage 5 near South Station Road, Cunningham Highway to Robertson Road	1644m 450mm	2026	$8,029,400
GRAVITY MAIN	STRG204	IWWCAA07B38	Raceview Gravity Main along Deebing Creek, Briggs Road SP381 to Huxham Street SP331	1088m 600mm	2027	$3,634,000
GRAVITY MAIN	STRG205	IWWCAA07B41	Booval Gravity Main Upgrade along Bundamba Creek (MH426601 to MH426621) near David Street Reserve	186m 1200mm	2037	$1,361,841
GRAVITY MAIN	STRG206	IWWCAA07B42	Raceview Gravity Main, Huxham Street SP381 to Lobley Street SP331	422m 600mm	2037	$1,529,846
GRAVITY MAIN	STRG207	IWWCAA07B43	Raceview Gravity Main along Cascade Street (MH432900 to MH524368)	255m 600mm	2037	$879,342
GRAVITY MAIN	STRG219	-	Rosewood Gravity Main Upgrade along Mill Street and Ipswich Rosewood Road	4197m 675mm	2042	$14,662,000
GRAVITY MAIN	STRG221	-	Bundamba Gravity Main along TL Cooney Avenue (MH426735 to MH426743)	1300m 1200mm	2027	$9,269,000
GRAVITY MAIN	STRG238	-	Carole Park Gravity Main Upgrade along Boundary Road, Silica Street to near Antimony Street	106m	2035	$119,000
RISING MAIN	TTMG013	BWWTAA26	Karana Downs Rising Main Diversion to Bundamba	8178m 600mm	2029	$8,300,000
TREATMENT PLANT		TTMG013	Karana Downs Wastewater Treatment Plant	-		
TREATMENT PLANT	TTMG040	-	Bundamba Wastewater Treatment Plant ST039 Hydraulic Upgrade	-	2027	$2,880,400
TREATMENT PLANT	TTMG041	-	Bundamba Wastewater Treatment Plant ST039 Waste Activated Sludge Buffer Tank	-	2027	$310,000
TREATMENT PLANT	TTMG042	-	Bundamba Wastewater Treatment Plant ST039 Return Activated Sludge Pump Station 1	-	2026	$2,009,887
TREATMENT PLANT	TTMG043	-	Bundamba Wastewater Treatment Plant ST039 Bioreactor Aeration	-	2031	$1,290,000
TREATMENT PLANT	TTMG044	-	Bundamba Wastewater Treatment Plant ST039 Chlorine Contact Tank Hydraulic Upgrade	-	2031	$270,000
TREATMENT PLANT	TTMG045	-	Bundamba Wastewater Treatment Plant ST039 Bioreactor Hydraulic Upgrade	-	2031	$680,000
TREATMENT PLANT	TTMG046	-	Bundamba Wastewater Treatment Plant ST039 Sludge Dewatering	-	2040	$2,120,000
TREATMENT PLANT	TTMG047	-	Bundamba Wastewater Treatment Plant ST039 Inlet Works Upgrade	-	2041	$4,640,000
TREATMENT PLANT	TTMG048	-	Bundamba Wastewater Treatment Plant ST039 Hydraulic Upgrade	-	2025	$1,000,000
TREATMENT PLANT	TTMG050	TTMG050	Rosewood Wastewater Treatment Plant Capacity Upgrade	-	2034	$35,400,000
TREATMENT PLANT	TTMG058	-	Bundamba Wastewater Treatment Plant ST039 Stage 6 Bioreactor Train	-	2034	$28,020,000
TREATMENT PLANT	TTMG059	-	Bundamba Wastewater Treatment Plant ST039 Outfall	-	2034	$8,480,000
TREATMENT PLANT	TTMG113	TTMG113	Rosewood Wastewater Treatment Plant ST042 Bioreactor Telemetry Control Upgrade	-	2026	$150,000

SC8.2.3 Wastewater supply network schedule of works (Lockyer Valley)

Table SC8.2.3 Wastewater supply network schedule of works (Lockyer Valley)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
PUMP STATION	SPSG126	LWWCAA07A09	Gatton Wastewater Pump Station SP418 Decommissioning, Golf Links Drive	-	2035	$86,100
PUMP STATION	SPSG127	LWWCAA07A11	Gatton Wastewater Pump Station SP416 Storage Upgrade, Western Drive	-	2035	$104,051
PUMP STATION	SPSG128	LWWCAA07A12	Gatton Wastewater Pump Station SP411 Storage Upgrade, Western Drive	-	2036	$320,735
PUMP STATION	SPSG134	LWWCAA23	Gatton Wastewater Pump Station SP408 Storage Upgrade, Eastern Drive	-	2035	$1,399,862
TREATMENT PLANT	TTMG062	TTMG062	Laidley Wastewater Treatment Plant Micro Filtration Capacity Upgrade	-	2026	$1,807,000
TREATMENT PLANT	TTMG067	TTMG067	Laidley Wastewater Treatment Plant Lagoon Deepening Upgrade	-	2035	$4,023,000
TREATMENT PLANT	TTMG073	TTMG073	Gatton Wastewater Treatment Plant Stage 1 Upgrade	-	2033	$14,605,000
TREATMENT PLANT	TTMG107	TTMG107	Gatton Wastewater Treatment Plant Stage 2 Upgrade	-	2035	$7,745,000

SC8.2.4 Wastewater supply network schedule of works (Scenic Rim)

Table SC8.2.4 Wastewater supply network schedule of works (Scenic Rim)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	SDVG306	RDEVAA03A03	Beaudesert Gravity Main near James Street (FMH036 to MH437016)	1202m 225mm	2026	$1,028,819
GRAVITY MAIN	SDVG307	RDEVAA03A04	Beaudesert Gravity Main along Kerry Road (FMH011 - FMH017)	1423m 300mm	2026	$842,767
RISING MAIN	SDVG308	RDEVAA03A05	Beaudesert Rising Main near Mount Lindesay Highway	53m 100mm	2026	$970,839
PUMP STATION			Beaudesert Wastewater Pump Station FPS003, Mount Lindesay Highway	-		
GRAVITY MAIN	SDVG320	BDB-GM-001	Bromelton SDA Gravity Main to Wastewater Pump Station SPS001	606m 400mm	2036	$897,629
GRAVITY MAIN				50m 630mm		
GRAVITY MAIN				648m 315mm		
RISING MAIN	SDVG321	BDB-RM-002	Bromelton SDA Rising Main, Wastewater Pump Station SPS002 to Sandy Creek Wastewater Treatment Plant	2330m 250mm	2031	$987,012
RISING MAIN	SDVG322	BDB-RM-001	Bromelton SDA Rising Main, Wastewater Pump Station SPS001 to Sandy Creek Wastewater Treatment Plant	3494m 355mm	2036	$1,943,700
GRAVITY MAIN	SDVG323	BDB-GM-002	Bromelton SDA Gravity Main to Wastewater Pump Station SPS002	2047m 250mm	2036	$981,676
RISING MAIN	SDVG324	BDB-RM-003	Bromelton SDA Rising Main from Wastewater Pump Station SPS003 to Sandy Creek Wastewater Treatment Plant	727m 180mm	2031	$186,766
GRAVITY MAIN	SDVG325	BDB-GM-003	Bromelton SDA Gravity Main to Wastewater Pump Station SPS003	1187m 315mm	2031	$1,617,238
GRAVITY MAIN				196m 400mm		
GRAVITY MAIN				850m 250mm		
GRAVITY MAIN				357m 315mm		
PUMP STATION	SDVG326	BDB-SPS-002	Bromelton Wastewater Pump Station SPS002	-	2031	$728,916
PUMP STATION	SDVG327	BDB-SPS-001	Bromelton Wastewater Pump Station SPS001 and Land Acquisition	-	2036	$1,995,000
PUMP STATION	SDVG328	BDB-SPS-003	Bromelton Wastewater Pump Station SPS003	-	2031	$1,276,800
PUMP STATION	SPSG145	RWWCAA37	Bromelton Wastewater Pump Station Upgrade Stage 2, Hopkins Street	215L/s	2035	$900,000
PUMP STATION	SPSG167	RWWCAA07A23	Dugandan Wastewater Pump Station SP437 Upgrade, Mount French Road near Dugandan Park	-	2035	$310,000
PUMP STATION	SPSG168	RWWCAA07A22	Boonah Pump Station SP435 Upgrade, Elliot Road	-	2031	$430,000
PUMP STATION	SPSG169	-	Boonah Wastewater Pump Station SP436 Upgrade, Athol Terrace	-	2036	$60,000
PUMP STATION	SPSG170	-	Kooralbyn Pump Station SP452 Upgrade, Etruscan Road	-	2036	$460,000
RISING MAIN	SRMG040	RWWCAA03A05	Gleneagle Rising Main Upgrade, Wastewater Pump Station SP455 to near Annabelle Way	770m 180mm	2036	$318,847
GRAVITY MAIN	SRNG082	RWWCAA07A44	Beaudesert Gravity Main near McKee Street (MH437229 to MH436547)	51m 225mm	2034	$60,275
GRAVITY MAIN	SRNG083	RWWCAA07A45	Beaudesert Gravity Main Upgrade Part 1 near Beaudesert Showground, Jane Street to Albert Street	607m 225mm	2034	$356,195
GRAVITY MAIN	SRNG084	RWWCAA07A46	Beaudesert Gravity Main Upgrade Part 2 near Beaudesert Showground, Jane Street to Albert Street	496m 225mm	2036	$408,576
RISING MAIN	STRG233	RWWCAA36	Bromelton Wastewater Rising Main Upgrade Stage 1 along Beaudesert Boonah Road	3174m 450mm	2036	$15,700,000
RISING MAIN			Bromelton Wastewater Rising Main Upgrade Stage 1, Drumley Street to Hopkins Street	3002m 250mm		
PUMP STATION			Bromelton Wastewater Pump Station Upgrade Stage 1, Drumley Street	47.9L/s		
TREATMENT PLANT			Bromelton Sandy Creek Wastewater Treatment Plant Upgrade Stage 1	-		

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
GRAVITY MAIN	STRG240	-	Boonah Gravity Main Upgrades near Boonah Showground, Campbell Street to Yeates Avenue	623m 300mm	2035	$1,250,000
GRAVITY MAIN		RWWCAA07A27		193m 225mm		
GRAVITY MAIN		-		298m 225mm		
GRAVITY MAIN		-		307m 225mm		
GRAVITY MAIN	STRG242	-	Boonah Gravity Main Upgrade along West Street (MH435952 to MH502191)	288m 225mm	2031	$240,000
GRAVITY MAIN	STRG244	-	Kooralbyn Gravity Main Upgrade near Routley Drive (MH437088 to MH437637)	1097m 150mm	2041	$810,000
TREATMENT PLANT	TTMC066	TTMC066	Kooralbyn Wastewater Treatment Plant Upgrade Phase 2a	-	2025	$1,527,331
TREATMENT PLANT	TTMC067	TTMC067	Kooralbyn Wastewater Treatment Plant Upgrade Phase 3	-	2035	$541,000
TREATMENT PLANT	TTMG074	-	Kooralbyn Wastewater Treatment Plant Irrigation Upgrade	-	2036	$1,910,000
TREATMENT PLANT	TTMG083	TTMG083	Kalbar Wastewater Treatment Plant ST059 Effluent Storage and Micro Filtration Capacity Upgrade	-	2026	$871,000
TREATMENT PLANT	TTMG084	TTMG084	Kalbar Wastewater Treatment Plant ST059 Trickling Filter and Primary Settling Tank	-	2035	$2,140,700
TREATMENT PLANT	TTMG085	ST57-2015-C2	Bromelton Wastewater Treatment Plant Stage 1	-	2036	$55,300,000
TREATMENT PLANT	TTMG086	-	Bromelton Wastewater Treatment Plant Stage 2	-	2036	$25,800,000
TREATMENT PLANT	TTMG087	-	Bromelton Wastewater Treatment Plant Stage 3	-	2039	$2,400,000
TREATMENT PLANT	TTMG109	-	Boonah Wastewater Treatment Plant ST056 Enhanced Primary Settling	-	2036	$360,000
TREATMENT PLANT	TTMG115	-	Boonah Wastewater Treatment Plant ST056 Upgrade Phase 1	-	2029	$5,250,000
TREATMENT PLANT	TTMG117	-	Canungra Wastewater Treatment Plant ST058 Sugar Storage Upgrade	-	2031	$150,000
TREATMENT PLANT	TTMG118	-	Boonah Wastewater Treatment Plant ST056 Upgrade Phase 2 and Inlet Screen Upgrade	-	2035	$3,160,000
TREATMENT PLANT	TTMG120	-	Kooralbyn Wastewater Treatment Plant ST060 Water Activated Sludge Storage Tank Upgrade	-	2038	$180,000
TREATMENT PLANT	TTMG121	-	Kooralbyn Wastewater Treatment Plant ST060 Clarifier Upgrade	-	2039	$2,000,000

SC8.2.5 Wastewater supply network schedule of works (Somerset)

Table SC8.2.5 Wastewater supply network schedule of works (Somerset)

Asset Type	Project ID	Previous SoW ID	Project Description	Specification	Estimated Timing	Estimated Cost
PUMP STATION	SPSG148	SWWCAA07A04	Toogoolawah Wastewater Pump Station SP385 Upgrade, Eskdale Road	35L/s	2035	$950,661
PUMP STATION	SPSG149	SWWCAA07A07	Lowood Wastewater Pump Station Upgrade, Forest Hill Fernvale Road	-	2035	$692,959
PUMP STATION	SPSG150	SWWCAA07A19	Esk Wastewater Pump Station Upgrade, Creek Street	14L/s	2035	$350,770
PUMP STATION	SPSG151	SWWCAA07A20	Kilcoy Wastewater Pump Station Upgrade, Hope Street (K1/1)	33L/s	2035	$922,514
PUMP STATION	SPSG153	SWWCAA21	Lowood Wastewater Pump Station Upgrade Stage 2, Haslingden Park Drive	-	2042	$3,080,000
PUMP STATION	SPSG158	SWWCAA24	Lowood Wastewater Pump Station Upgrade, Forest Hill Fernvale Road	-	2035	$2,852,286
PUMP STATION	SPSG159	SWWCAA25	Fernvale Pump Station Upgrade, Banks Creek Road (F1)	-	2035	$1,621,909
GRAVITY MAIN	SRNG088	SWWCAA07A18	Lowood Gravity Main near Walters Street, Main Street to Short Street	439m 225mm	2034	$386,169
GRAVITY MAIN	SRNG090	-	Esk Gravity Main near Sandy Creek, Russell Street to Wastewater Pump Station SP396A	1017m 300mm	2042	$800,000
GRAVITY MAIN		-		764m 225mm		
TREATMENT PLANT	TTMC083	TTMC083	Toogoolawah Wastewater Treatment Plant ST046 Lagoon Baffles	-	2026	$658,966
TREATMENT PLANT	TTMC084	TTMC084	Toogoolawah Wastewater Treatment Plant ST046 Upgrade Phase 2	-	2026	$956,463
TREATMENT PLANT	TTMG094	TTMG094	Kilcoy Wastewater Treatment Plant	-	2029	$19,400,000
TREATMENT PLANT	TTMG103	-	Fernvale Wastewater Treatment Plant Upgrade Stage 2	-	2035	$7,187,516
TREATMENT PLANT	TTMG105	-	Esk Wastewater Treatment Plant	-	2039	$12,200,000
TREATMENT PLANT	TTMS025	TTMS025	Esk Wastewater Treatment Plant Upgrade	-	2026	$4,297,700

SCHEDULE 9 PLANNING DENSITY ASSUMPTIONS

The planned density for future development as referred to in Section 2.1.2(2) is stated in the following tables.

SC9.1 Brisbane planning density

Table SC9.1 Brisbane planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Low density residential zone	All	-	-	-	-	-	16
Low-medium density residential zone	2-storey mix zone precinct	-	-	-	-	-	53.6
	2 or 3-storey mix zone precinct	-	-	-	-	-	55.2
	Up to 3 storeys zone precinct	-	-	-	-	-	88.7
Medium density residential zone	All	-	-	-	-	-	180
High density residential zone	Up to 8 storeys zone precinct	-	-	-	-	-	306
	Up to 15 storeys zone precinct	-	-	-	-	-	408
Character residential zone	Character zone precinct	-	-	-	-	-	20
	Infill housing zone precinct	-	-	-	-	-	25.4
Emerging community zone	All	-	-	-	-	-	18.8
Township zone	All	-	-	-	-	-	16
Rural zone	All	-	-	-	-	-	0.1
Rural residential zone	All	-	-	-	-	-	3
Tourist accommodation zone	All	17.78	5.0	-	2.5	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Neighbourhood centre zone	In the Neighbourhood centre zone where not otherwise specified in this table	99.33	42.0	-	1.5	-	6.3
	Acacia Ridge—Archerfield Neighbourhood Plan/NPP-005: Hellawell Road residential	77.78	-	-	-	-	-
	Acacia Ridge—Archerfield Neighbourhood Plan/NPP-009: Coopers Plains centre/office and industry	77.78	-	-	-	-	-
	Ashgrove—Grange district Neighbourhood Plan/NPP-003: The Grange terminus	77.78	-	-	-	-	-
	Ashgrove—Grange district Neighbourhood Plan/NPP-004: Wilston village	77.78	-	-	-	-	-
	Bowen Hills Neighbourhood Plan/NPP-001: Residential Village	69.44	468.75	-	-	-	-
	Bracken Ridge and district Neighbourhood Plan/NPP-009: Gawain Road centre	77.78	-	-	-	-	-
	Bulimba district Neighbourhood Plan/NPP-003: Hawthorne centre	66.67	75.00	-	-	-	30
	Capalaba West Neighbourhood Plan	2.22	5.00	-	-	-	-
	Holland Park—Tarragindi district Neighbourhood Plan/ NPP-002: Greenslopes busway station	77.78	-	-	-	-	-
	Holland Park—Tarragindi district Neighbourhood Plan/ NPP-004: Greenslopes Central neighbourhood centre	77.78	-	-	-	-	-
	Holland Park—Tarragindi district Neighbourhood Plan/ NPP-006: Kuring-gai Avenue neighbourhood centre	77.78	-	-	-	-	-
	Ithaca district Neighbourhood Plan/NPP-007: Rosalie Village	58.33	43.757	-	-	-	-
	Latrobe and Given Terraces Neighbourhood Plan/NPP-001: Centres	66.67	150	-	-	-	40
	Moggill—Bellbowrie district Neighbourhood Plan/NPP-004: Multi-purpose centres	77.78	-	-	-	-	-
	New Farm and Teneriffe Hill Neighbourhood Plan/NPP-004c: Merthyr Road and Moray Street	44.44	300	-	-	-	-
	New Farm and Teneriffe Hill Neighbourhood Plan/NPP-004d: James and Arthur Streets	44.44	300	-	-	-	-
	New Farm and Teneriffe Hill Neighbourhood Plan/NPP-004e: Merthyr Road and James Street	177.78	-	-	-	-	-
	Western gateway Neighbourhood Plan/NPP-002: Wacol institutional	77.78	-	-	-	-	-
	Western Gateway Neighbourhood Plan/NPP-003: Wacol industrial	77.78	-	-	-	-	-
	Western Gateway Neighbourhood Plan/NPP-004: Inala	77.78	-	-	-	-	-
	Western Gateway Neighbourhood Plan/NPP-005: Carole Park/Ellen Grove	77.78	-	-	-	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone—District zone precinct	In the District zone precinct of the District centre zone where not otherwise specified in this table	194.44	125.00	-	-	-	12.5
	Acacia Ridge—Archerfield Neighbourhood Plan/NPP-007a: Beaudesert Road Centre south - Elizabeth Street	111.11	50.00	-	-	-	50
	Acacia Ridge—Archerfield Neighbourhood Plan/NPP-007b: Beaudesert Road Centre North - Oconnel Street	125.00	93.75	-	-	-	-
	Acacia Ridge—Archerfield Neighbourhood Plan/NPP-008b: District centre	222.22	-	-	-	-	-
	Albion Neighbourhood Plan/NPP-005: Raceway	148.16	1333.35	-	-	-	-
	Ashgrove—Grange district Neighbourhood Plan/NPP-001: Newmarket shopping area	27.78	187.5	-	-	-	-
	Ashgrove—Grange district Neighbourhood Plan/NPP-002: Ashgrove Village	27.78	187.5	-	-	-	-
	Aspley district Neighbourhood Plan/NPP-001: Aspley Centre	125	93.75	-	-	-	-
	Aspley district Neighbourhood Plan/NPP-006: Robinson Road Centre	125	93.75	-	-	-	-
	Banyo—Nudgee Neighbourhood Plan/NPP-004: Banyo Centre	125	93.75	-	-	-	-
	Bowen Hills Neighbourhood Plan/NPP-005: Breakfast Creek wharf	166.67	-	-	-	-	-
	Bracken Ridge and district Neighbourhood Plan/NPP-003: Taigum residential	125	93.75	-	-	-	-
	Bracken Ridge and district Neighbourhood Plan/NPP-007: Bald Hills Village Centre	125	93.75	-	-	-	-
	Bulimba district Neighbourhood Plan/NPP-002a: Oxford Street	94.44	206.25	-	-	-	41.3
	Bulimba district Neighbourhood Plan/NPP-002b: Oxford Street	166.67	-	-	-	-	-
	Darra—Oxley district Neighbourhood Plan/NPP-001a: Darra suburban Centre	106.67	240	-	-	-	96
	Darra—Oxley district Neighbourhood Plan/NPP-002a: Oxley suburban Centre	106.67	240	-	-	-	96

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone—District zone precinct	Eastern corridor Neighbourhood Plan/NPP-007a: Annerley corridor	97.78	220	-	-	-	165
	Everton Park Neighbourhood Plan/NPP-001a: Everton Park Centre	17.78	80	-	-	-	70
	Everton Park Neighbourhood Plan/NPP-001: Everton Park Centre	125	93.75	-	-	-	-
	Forest Lake Neighbourhood Plan/NPP-002: District business Centre	100	25	-	-	-	-
	Holland Park—Tarragindi district Neighbourhood Plan/ NPP-003: Greenslopes mall district centre	125	93.75	-	-	-	-
	Holland Park—Tarragindi district Neighbourhood Plan/ NPP-005: Holland Park Central district Centre	27.78	187.5	-	-	-	-
	Indooroopilly Centre Neighbourhood Plan/NPP-001b: Moggill Road North (identified as C in FigureCin Section 7.2.9.1)	-	1425	-	-	-	-
	Latrobe and Given Terraces Neighbourhood Plan/NPP-001: Centres	66.67	150.00	-	-	-	40
	Moggill—Bellbowrie district Neighbourhood Plan/NPP-004: Multi-purpose centres	166.67	-	-	-	-	-
	Moorooka—Stephens district Neighbourhood Plan/NPP-003: Moorvale shopping Centre	125.00	93.75	-	-	-	-
	New Farm and Teneriffe Hill Neighbourhood Plan /NPP-004a: Brunswick Street	17.78	80.00	-	-	-	70
	New Farm and Teneriffe Hill Neighbourhood Plan/NPP-004b: Brunswick Street and Merthyr Road	17.78	80.00	-	-	-	70
	Petrie Terrace Neighbourhood Plan/NPP-003a: Low-rise commercial 1	33.33	300.00	-	-	-	75
	Petrie Terrace Neighbourhood Plan/NPP-003b: Low-rise commercial 2	17.78	80.00	-	-	-	70
	Petrie Terrace Neighbourhood Plan/NPP-003c: Low-rise commercial 3	33.33	300.00	-	-	-	75
	Petrie Terrace Neighbourhood Plan/NPP-003d: Low-rise commercial 4	17.78	80.00	-	-	-	70
	Petrie Terrace Neighbourhood Plan/NPP-004a: Police barracks A	27.78	187.50	-	-	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone—District zone precinct	Petrie Terrace Neighbourhood Plan/NPP-004b: Police barracks B	27.78	187.50	-	-	-	-
	Petrie Terrace Neighbourhood Plan/NPP-004c: Police barracks C	238.89	1612.50	-	-	-	-
	Petrie Terrace Neighbourhood Plan/NPP-004d: Police barracks D	27.78	187.50	-	-	-	-
	Racecourse precinct Neighbourhood Plan/NPP-001: Racecourse Road	101.20	234.60	-	-	-	57
	River Gateway Neighbourhood Plan/NPP-001b: District centre	88.89	200.00	-	-	-	150
	River Gateway Neighbourhood Plan/NPP-003b: Wynnum Road corridor	88.89	200.00	-	-	-	150
	River Gateway Neighbourhood Plan/NPP-003c: Cannon Hill shopping Centre	83.33	437.50	-	-	-	0
	River Gateway Neighbourhood Plan/NPP-003e: Former CSIRO site			-	-	-	145
	Sandgate district Neighbourhood Plan/NPP-001: Sandgate town Centre	111.11	50.00	-	-	-	50
	Sherwood—Graceville district Neighbourhood Plan/ NPP-004: Honour Avenue Centre	125.00	93.75	-	-	-	0
	South Brisbane Riverside Neighbourhood Plan/NPP-003: Boundary and Vulture	333.33	450.00	-	-	-	75
	Spring Hill Neighbourhood Plan/NPP-002: Boundary Street heart precinct	55.56	2125.00	-	-	-	63
	West End—Woolloongabba district Neighbourhood Plan/ NPP-002a: Mater Hill A	88.89	200.00	-	-	-	150
	Western Gateway Neighbourhood Plan/NPP-004: Inala	166.67		-	-	-	-
	Woolloongabba Centre Neighbourhood Plan/NPP-003: Ipswich Road and Stanley Street corridor	20.00	202.50	-	-	-	40.5
	Wynnum—Manly Neighbourhood Plan/NPP-004: Manly Harbour Village	166.67	187.50	-	-	-	16

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone – Corridor zone precinct	In the Corridor zone precinct of the District centre zone where not otherwise specified in this table	280.00	82.50	-	-	-	7.6
	Albion Neighbourhood Plan/NPP-001: Station	177.78	2600.00	-	-	-	-
	Eastern corridor Neighbourhood Plan/NPP-001a: Buranda core	233.33	525.00	-	-	-	90
	Eastern corridor Neighbourhood Plan/NPP-002a: Buranda Station core	44.44	200.00	-	-	-	175
	Eastern corridor Neighbourhood Plan/NPP-003a: Stones Corner core	177.78	400.00	-	-	-	50
	Eastern corridor Neighbourhood Plan/NPP-005a: Coorparoo core	88.89	200.00	-	-	-	400
	Kelvin Grove Urban Village Neighbourhood Plan/NPP-001a: Village Centre 1	64.44		-	72.5	-	253.8
	Kelvin Grove Urban Village Neighbourhood Plan/NPP-001b: Village Centre 2	93.33	420.00	-	-	-	368
	Kelvin Grove Urban Village Neighbourhood Plan/ NPP-003a: Health and recreation 1			-	145	-	290
	Lutwyche Road corridor Neighbourhood Plan/NPP-001a: Lutwyche Centre mixed-use corridor	177.78	400.00	-	-	-	50
	Lutwyche Road corridor Neighbourhood Plan/NPP-002a: Windsor East mixed-use corridor	88.89	200.00	-	-	-	320
	Milton station Neighbourhood Plan/NPP-001: Mixed-use Centre	233.33	525.00	-	-	-	90
	Mitchelton Centre Neighbourhood Plan/NPP-001a: Brookside A			-	-	-	312.5
	Mt Gravatt corridor Neighbourhood Plan/NPP-002a: Mt Gravatt Central core	44.44	600.00	-	-	-	75
	Mt Gravatt corridor Neighbourhood Plan/NPP-002b: Mt Gravatt Central mixed-use frame	6.67	135.00	-	-	-	150
	Mt Gravatt corridor Neighbourhood Plan/NPP-003a: Logan Road mixed-use frame	6.67	135.00	-	-	-	150
	Richlands—Wacol corridor Neighbourhood Plan/NPP-002b: Richlands core	83.33	187.50	-	-	-	75

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone – Corridor zone precinct	River Gateway Neighbourhood Plan/NPP-001b: District centre	88.89	200.00	-	-	-	150
	River Gateway Neighbourhood Plan/NPP-003b: Wynnum Road corridor	88.89	200.00	-	-	-	120
	Sherwood—Graceville district Neighbourhood Plan/ NPP-002: Corinda Centre	66.67	75.00	-	-	-	133
	Sherwood—Graceville district Neighbourhood Plan/ NPP-003: Sherwood Centre	66.67	75.00	-	-	-	133
	Taringa Neighbourhood Plan/NPP-001: Taringa core precinct	84.44	380.00	-	-	-	266
	Taringa Neighbourhood Plan/NPP-002: Taringa Gateway precinct	190.00	427.50	-	-	-	399
	Taringa Neighbourhood Plan/NPP-003: Harrys Road East precinct	56.67	127.50	-	-	-	459
Major centre zone	In the Major centre zone where not otherwise specified in this table	216.67	217.50	-	3.75	-	7.8
	Carindale Centre Neighbourhood Plan/NPP-001: Centre core	400.00	100.00	-	-	-	-
	Indooroopilly Centre Neighbourhood Plan/NPP-001c:	900.00	225.00	-	-	-	-
	Indooroopilly shopping Centre mixed-use (identified as A in FigureCin Section 7.2.9.1)	138.89	312.50	-	-	-	156.3
	Mitchelton Centre Neighbourhood Plan/NPP-001b: Brookside B			-	-	-	312.5
	Mitchelton Centre Neighbourhood Plan/NPP-001c: Brookside C	277.78	625.00	-	-	-	-
	Mitchelton Centre Neighbourhood Plan/NPP-001d: Brookside D	111.11	1000.00	-	-	-	-
	Mitchelton Centre Neighbourhood Plan/NPP-001e: Brookside E	44.44		-	-	-	225
	Mitchelton Centre Neighbourhood Plan/NPP-003: McConaghy Street South	138.89	625.00	-	-	-	78.1
	Mitchelton Centre Neighbourhood Plan/NPP-005a: Blackwood Street West	138.89	625.00	-	-	-	78.1

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Major centre zone	Mitchelton Centre Neighbourhood Plan/NPP-005b: Blackwood Street East	138.89	625.00	-	-	-	78.1
	Mitchelton Centre Neighbourhood Plan/NPP-006a: Osborne Road South A		250.00				250
	Mitchelton Centre Neighbourhood Plan/NPP-006b: Osborne Road South B		250.00				250
	Mitchelton Centre Neighbourhood Plan/NPP-006c: Osborne Road South C	93.33	420.00				105
	Toombul—Nundah Neighbourhood Plan/NPP-001a: Nundah Village	51.11	172.50				72
	Toombul—Nundah Neighbourhood Plan/NPP-001b: Nundah Village	388.89	525.00				88
	Toombul—Nundah Neighbourhood Plan/NPP-002: Toombul Central	83.33	187.50				219
	Toombul—Nundah Neighbourhood Plan/NPP-002a: Toombul East	400.00	1200.00				180
	Toowong—Auchenflower Neighbourhood Plan/NPP-001a: Toowong Centre a	400.00	1200.00				180
	Toowong—Auchenflower Neighbourhood Plan/NPP-001b: Toowong Centre b	88.89	800.00				200
	Toowong—Auchenflower Neighbourhood Plan/NPP-001c: Toowong Centre c	116.67	112.50				0
	Wynnum—Manly Neighbourhood Plan/NPP-003a: Wynnum CBD northern frame						125
Principal centre zone—City Centre zone precinct	In the City Centre zone precinct of the Principal centre zone where not otherwise specified in this table	577.78	3575.00		162.50		325
	City Centre Neighbourhood Plan/NPP-002a: Quay Street North sub-precinct	118.51	800.00				67
	City Centre Neighbourhood Plan/NPP-002b: Quay Street South sub-precinct	296.29	2000.00				167
	Fortitude Valley Neighbourhood Plan/NPP-001: Gotha Street	177.78	800.00				700
	Fortitude Valley Neighbourhood Plan/NPP-002: Valley heart	62.22	700.00				227.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Principal centre zone—City Centre zone precinct	Fortitude Valley Neighbourhood Plan/NPP-002a: Special Context Area	222.22	2000.00				625
	South Brisbane Riverside Neighbourhood Plan/NPP-003: Boundary and Vulture	200.00	450.00				150
	South Brisbane Riverside Neighbourhood Plan/NPP-004: Kurilpa	266.67	900.00				375
	South Brisbane Riverside Neighbourhood Plan/NPP-004a: Kurilpa South	88.89	1800.00				0
	South Brisbane Riverside Neighbourhood Plan/NPP-004b: Kurilpa North	144.44	6175.00				0
	Spring Hill Neighbourhood Plan NPP-001: City Centre expansion precinct	66.67	3000.00				463
Principal centre zone—Regional centre zone precinct	Chermside Centre Neighbourhood Plan/NPP-001: Chermside Centre activity	544.44					131.3
	Mt Gravatt corridor Neighbourhood Plan/NPP-001a: Upper Mt Gravatt core	77.78	1050.00				131.3
	Mt Gravatt corridor Neighbourhood Plan/NPP-001b: Upper Mt Gravatt mixed-use frame	16.67	212.50				250
Mixed use zone—Inner city zone precinct	In the Inner city zone precinct of the Mixed-use zone where not otherwise specified in this table	133.33	300.00				38
	Bulimba district Neighbourhood Plan/NPP-005: Godwin Street		125.00				125
	Fortitude Valley Neighbourhood Plan/NPP-001: Gotha Street	111.11	250.00				187.5
	Fortitude Valley Neighbourhood Plan/NPP-002: Valley heart	133.33	600.00				150
	Fortitude Valley Neighbourhood Plan/NPP-003: Valley Gateway	133.33	600.00				150
	Fortitude Valley Neighbourhood Plan/NPP-004: Light Street hill	27.78	125.00				109
	Fortitude Valley Neighbourhood Plan/NPP-005: James Street	44.44	300.00				150
	Fortitude Valley Neighbourhood Plan/NPP-006: Water Street	44.44	300.00				150
	Kangaroo Point South Neighbourhood Plan/NPP-001: Main Street	111.11	625.00				93.8

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone—Inner city zone precinct	Kangaroo Point South Neighbourhood Plan/NPP-001a: Neighbourhood heart	111.11	625.00				75
	Kangaroo Point South Neighbourhood Plan/NPP-004: River Terrace	400.00	1350.00				-
	Kangaroo Point South Neighbourhood Plan/NPP-006: Vulture Street	111.11	1250.00				200
	Kangaroo Point South Neighbourhood Plan/NPP-007: Wellington and Lytton Roads	111.11	250.00				187.5
	Kangaroo Point South Neighbourhood Plan/NPP-007a: Manilla Street	111.11	250.00	97.83			37.5
	Milton Neighbourhood Plan/NPP-003: (identified as special area 1 in Figure A in Section 7.2.13.2)	33.33	562.50				28.1
	Milton Neighbourhood Plan/NPP-003a: Office a		750.00				0
	Milton Neighbourhood Plan/NPP-003b: Office b		750.00				-
	Milton Neighbourhood Plan/NPP-003c: Office c		3250.00				-
	Milton Station Neighbourhood Plan/NPP-001: Mixed-use centre	155.56	350.00				60
	Milton Station Neighbourhood Plan/NPP-002: Mixed-use residential	27.78	125.00				109
	Milton Station Neighbourhood Plan/NPP-002: Mixed-use residential	111.11	250.00				400
	Milton Station Neighbourhood Plan/NPP-004: Commercial		1400.00				120
	Milton Station Neighbourhood Plan/NPP-004a: Cribb Street		1500.00				375
	Newstead and Teneriffe Waterfront Neighbourhood Plan/NPP-002: Commercial Road	66.67	300.00				210
	Newstead and Teneriffe Waterfront Neighbourhood Plan/NPP-002a: Heritage	66.67	300.00				210
	Newstead and Teneriffe Waterfront Neighbourhood Plan/NPP-002b: Riverside	133.33	600.00				150
	Newstead and Teneriffe Waterfront Neighbourhood Plan/NPP-003: Riverpark	66.67	300.00				210
	South Brisbane Riverside Neighbourhood Plan/NPP-002: Musgrave	111.11	250.00				187.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone—Inner city zone precinct	South Brisbane Riverside Neighbourhood Plan/NPP-003: Boundary and Vulture	133.33	600.00				150
	South Brisbane Riverside Neighbourhood Plan/NPP-005: Riverside North	133.33	600.00				150
	South Brisbane Riverside Neighbourhood Plan/NPP-006: Buchanan and Davies Parks	222.22	500.00				62.5
	South Brisbane Riverside Neighbourhood Plan/NPP-006a: Hockings Street	55.56	250.00				219
	Spring Hill Neighbourhood Plan/NPP-001: City Centre expansion precinct	44.44	2000.00				309
	Spring Hill Neighbourhood Plan/NPP-002: Boundary Street heart precinct	55.56	2125.00				62.5
	Spring Hill Neighbourhood Plan/NPP-003: Spring Hill East precinct	55.56	2125.00				62.5
	Woolloongabba Centre Neighbourhood Plan/NPP-001: Woolloongabba core		1500.00				375
	Woolloongabba Centre Neighbourhood Plan/NPP-003: Ipswich Road and Stanley Street corridor	48.89	495.00				123.8
Mixed use zone -Centre frame zone precinct	In the Centre frame zone precinct of the Mixed-use zone where not otherwise specified in this table	66.67	150.00				75.1
	Albion Neighbourhood Plan/NPP-002: Albion Village	148.16	500.00				-
	Albion Neighbourhood Plan/NPP-003: Corunna Street	74.07	666.65				167
	Carindale Centre Neighbourhood Plan/NPP-002: Centre fringe	88.89	800.00				-
	Chermside Centre Neighbourhood Plan/NPP-001b: Gympie Road	166.67	375.00				187.5
	Chermside Centre Neighbourhood Plan/NPP-001c: Mixed-use	111.11					250
	Chermside Centre Neighbourhood Plan/NPP-001d: Playfield Street	111.11					250
	Indooroopilly Centre Neighbourhood Plan/NPP-001: Multi-purpose centre (identified as B in FigureCin Section 7.2.9.1)	80.00	495.00				315

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Centre frame zone precinct	Indooroopilly Centre Neighbourhood Plan/NPP-001a: High Street (identified as B in FigureCin Section 7.2.9.1)	80.00	495.00				315
	Indooroopilly Centre Neighbourhood Plan/NPP-001a: High Street (identified as C in FigureCin Section 7.2.9.1)	55.56	250.00				219
	Mitchelton Centre Neighbourhood Plan/NPP-004a: University Road East	27.78					112.5
	Mt Gravatt corridor Neighbourhood Plan/NPP-001b: Upper Mt Gravatt mixed-use frame	16.67	212.50				250
	Toombul—Nundah Neighbourhood Plan/NPP-001: Nundah Village	55.56	250.00	21.74			188
	Toombul—Nundah Neighbourhood Plan/NPP-002: Toombul Central	444.44	600.00				100
	Toombul—Nundah Neighbourhood Plan/NPP-005: Nundah North		375.00				94
	Toombul—Nundah Neighbourhood Plan/NPP-006: Toombul West						115
	Toowong—Auchenflower Neighbourhood Plan/NPP-004a: Regatta riverside a		625.00				125
	Wynnum—Manly Neighbourhood Plan/NPP-003e: Bay Terrace	66.67					70
	Wynnum—Manly Neighbourhood Plan/NPP-003g: Waterloo Bay Hotel	66.67					70
	Wynnum—Manly Neighbourhood Plan/NPP-003h: Esplanade	66.67					70
Mixed use zone -Corridor zone precinct	In the Corridor zone precinct of the Mixed-use zone where not otherwise specified in this table	120.00	270.00				15.1
	Eastern corridor Neighbourhood Plan/NPP-001b: Buranda corridor	333.33	750.00				-
	Eastern corridor Neighbourhood Plan/NPP-002b: Buranda Station corridor		187.50	32.61			218.8
	Eastern corridor Neighbourhood Plan/NPP-003b: Stones Corner corridor	111.11	500.00				62.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Corridor zone precinct	Eastern corridor Neighbourhood Plan/NPP-004a: Langlands Park corridor		250.00				50
	Eastern corridor Neighbourhood Plan/NPP-005b: Coorparoo corridor	44.44	200.00				175
	Eastern corridor Neighbourhood Plan/NPP-006a: Bennetts Road corridor	27.78					141
	Indooroopilly Centre Neighbourhood Plan/NPP-001: Multi-purpose centre (identified as C in FigureCin Section 7.2.9.1)	66.67	450.00				180
	Indooroopilly Centre Neighbourhood Plan/NPP-001: Multi-purpose centre (identified as E in FigureCin Section 7.2.9.1)	333.33					0
	Indooroopilly Centre Neighbourhood Plan/NPP-001b: Moggill Road North (identified as C in FigureCin Section 7.2.9.1)	33.33	1425.00				0
	Ithaca district Neighbourhood Plan/NPP-001a: Butterfield Street b		187.50	32.61			218.8
	Indooroopilly Centre Neighbourhood Plan/NPP-003b: Moggill Road West special context area	6.67	30.00		7.50		7.2
	Kelvin Grove Urban Village Neighbourhood Plan/NPP-002a: Mixed-use 1	66.67	450.00				375
	Kelvin Grove Urban Village Neighbourhood Plan/NPP-002b: Mixed-use 2	66.67	450.00				375
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002c: Mixed-use 3	66.67	450.00				180
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002d: Mixed-use 4		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002e: Mixed-use 5		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002f: Mixed-use 6		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002g: Mixed-use 7		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002h: Mixed-use 8		187.50	32.61			218.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002i: Mixed-use 9		290.00	25.22			253.8
	Racecourse precinct Neighbourhood Plan/NPP-003a: Kingsford Smith Drive West		375.00				93.8

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Corridor zone precinct	South Brisbane Riverside Neighbourhood Plan/NPP-007: Riverside South	50.00	112.50				105
	Toombul—Nundah Neighbourhood Plan/NPP-004: Oxenham Park	0.00	57.50				90
	Toombul—Nundah Neighbourhood Plan/NPP-005: Nundah North		287.50				72
	Toowong—Auchenflower Neighbourhood Plan/NPP-005a: Auchenflower heart A	50.00	112.50				105
	Toowong—Auchenflower Neighbourhood Plan/NPP-005b: Auchenflower heart B		60.00				108
Low impact industry zone	All	5.56	12.50	39.13			-
Industry zone	General industry A zone precinct	5.56	12.50	39.13			-
	General industry B zone precinct			43.48			-
	General industry C zone precinct			43.48			-
Special industry zone	All			8.70			-
Industry investigation zone	All			43.48			-
Sport and recreation zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
Open space zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
	City Centre Neighbourhood Plan/NPP-005 - Area 1.1: Howard Smith Wharves precinct	293.33	440.00				-
	City Centre Neighbourhood Plan/NPP-005 - Area 1.2: Howard Smith Wharves precinct	187.78	227.50				-
	City Centre Neighbourhood Plan/NPP-005 - Area 1.3: Howard Smith Wharves precinct	187.78	227.50				-
	City Centre Neighbourhood Plan/NPP-005 - Area 2: Howard Smith Wharves precinct	187.78	227.50				-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Environmental management zone	All						-
Conservation zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
Community facilities zones	Major health care zone precinct				375.00		-
	Major sports venue zone precinct				75.00		-
	Cemetery zone precinct				2.50		-
	Community purposes zone precinct				100.00		-
	Education purposes zone precinct				87.50		-
	Emergency services zone precinct				125.00		-
	Health care purposes zone precinct				125.00		-
Special purpose zone	Defence zone precinct			13.04	62.50		-
	Detention facility zone precinct				40.00	0.00	-
	Transport Infrastructure zone precinct			8.70		0.00	0
	Utility services zone precinct			10.43		15.00	0
	Airport zone precinct	0.98	0.75	2.09	0.05		0
	Port zone precinct	0.00	0.00	4.35	0.00		0
Specialised centre zone	Major educational and research facility zone precinct				25.00		0
	Entertainment and conference centre zone precinct				150.00		0
	Brisbane Markets zone precinct			52.17			0
	Large format retail zone precinct	133.33					0
	Mixed industry and business zone precinct		90.00	36.52			0
	Marina zone precinct	0.89	1.50	0.26			0
Extractive industry zone	All			0.35			0

SC9.2 Ipswich planning density

Table SC9.2 Ipswich planning density

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Large Lot Residential	-	Detached dwelling	-	2.5	6.9	6.9
Residential Low Density	-	Detached dwelling (RL1)	-	5.0	13.7	13.7
	-	Detached dwelling (RL2)	-	12.0	32.9	32.9
Residential Medium Density	-	Attached dwelling (RM2, RM3)	-	50.0	79.0	79.0
	-	Attached dwelling (RM1)	-	75.0	118.5	118.5
Character Areas - Housing	-	Detached dwelling (CHL)	-	10.0	27.4	27.4
	-	Attached dwelling (CHM)	-	50.0	79.0	79.0
Future Urban	-	Detached dwelling (FU3)	-	2.5	6.9	6.9
	-	Detached dwelling (FU-RL5)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2, FU2-RL4, FU4-RL2, FU5)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-RL3)	-	12.0	32.9	32.9
	-	Detached dwelling (FU2-RL1,FU2-RL2)	-	13.0	35.6	35.6
	-	Attached dwelling (FU2-RM2,FU4-RM2)	-	50.0	79.0	79.0
	-	Attached dwelling (FU2-RM1, FU2-SA3, FU4-RM1)	-	75.0	118.5	118.5
	-	Retail (FU2-LN, FU2-MN)	2,500	-	12.5	12.5
	-	Retail (FU4-PBA, FU4-SCA)	4,000	-	20.0	20.0
	-	Commercial (FU4-PBA, FU4-SCA)	1,000	-	8.0	8.0
	-	Commercial (FU2-LN, FU2-MN)	2,500	-	20.0	20.0
	-	Industrial (FU4-RBIL, FU4-SOA3)	5,000	-	10.0	10.0
Major Centres	-	Retail	4,000	-	20.0	20.0
	-	Commercial	1,000	-	8.0	8.0
Local Retail and Commercial	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Local Business and Industry	-	Industrial	5,000	-	10.0	10.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Local Business and Industry Investigation	-	Industrial	2,000	-	4.0	4.0
Local Business and Industry Buffer	-	Industrial	667	-	1.3	1.3
Character Areas - Mixed-use	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	3,000	-	24.0	24.0
Business Incubator	-	Industrial	5,000	-	10.0	10.0
Bundamba Racecourse Stables Area	-	Detached Dwelling	-	10	27.4	27.4
Recreation	-	-	-	-	-	-
Conservation	-	-	-	-	-	-
Limited Development (Constrained)	-	Detached dwelling	-	1 / lot		
Special Uses	-	Detached dwelling (SU55)	-	1.0	2.7	2.7
	-	Detached dwelling (SU14,SU26)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-SA2)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2-SA1,FU2-SA4)	-	13.0	35.6	35.6
	-	Attached dwelling (SU41, SU42, SU43, SU44, SU45)	-	40.0	63.2	63.2
	-	Attached dwelling (SU12, SU13)	-	50.0	79.0	79.0
	-	Retail (SU68, SU76)	2,500	-	12.5	12.5
	-	Retail (SU35, SU36, SU37, SU38, SU40, SU47)	5,000	-	25.0	25.0
	-	Commercial (SU53)	2,400	-	19.2	19.2
	-	Commercial (SU68, SU76)	2,500	-	20.0	20.0
	-	Commercial (SU30, SU31, SU46, SU49, SU50, SU58, SU80)	5,000	-	40.0	40.0
	-	Industrial (SU74, SU75)	133	-	0.3	0.3
	-	Industrial (SU54)	3,000	-	6.0	6.0
	-	Industrial (SU67)	4,000	-	8.0	8.0
	-	Industrial (SU25, SU72, SU73)	5,000	-	10.0	10.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Special Opportunity Areas	-	Detached dwelling (SA45)	-	1 / lot	2.7	2.7
	-	Detached dwelling (SA40)	-	1.0	2.7	2.7
	-	Detached dwelling (SA7, SA26, SA39, SA41, SA42, FU4-SOA1, FU4-SOA5)	-	2.5	6.9	6.9
	-	Detached dwelling (SA30)	-	3.0	8.2	8.2
	-	Detached dwelling (SA2, SA15, SA16, SA21, SA33, SA34, SA35, SA36, SA37, FU4-SOA2, FU4-SOA4)	-	10.0	27.4	27.4
	-	Detached dwelling (SA31)	-	13.0	35.6	35.6
	-	Attached dwelling (SA8, SA10)	-	30.0	47.4	47.4
	-	Attached dwelling (SA4, SA22, SA23, SA24)	-	50.0	79.0	79.0
	-	Attached dwelling (SA6)	-	75.0	118.5	118.5
	-	Retail (SA19)	1,200	-	6.0	6.0
	-	Retail (SA13, SA14, SA43, SA45)	2,500	-	12.5	12.5
	-	Commercial (SA28)	400	-	3.2	3.2
	-	Commercial (SA45)	1,000	-	8.0	8.0
	-	Commercial (SA19)	1,200	-	9.6	9.6
	-	Commercial (SA2)	1,600	-	12.8	12.8
	-	Commercial (SA13, SA14, SA43)	2,500	-	20.0	20.0
	-	Industrial (SA28)	667	-	1.3	1.3
	-	Industrial (SA32)	1,333	-	2.7	2.7
	-	Industrial (SA5, SA9, SA25, SA29)	5,000	-	10.0	10.0
City Centre Locality						
CBD Primary Retail	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	32,000	-	160.0	160.0
	-	Commercial	8,000	-	64.0	64.0
CBD North – Secondary Business	-	Retail	10,000	-	50.0	50.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m^2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
CBD Primary Commercial	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	8,000	-	40.0	40.0
	-	Commercial	32,000	-	256.0	256.0
CBD Top of Town	-	Attached dwelling	-	20.0	31.6	31.6
	-	Retail	6,000	-	30.0	30.0
	-	Commercial	4,000	-	32.0	32.0
CBD Medical Services	-	Attached dwelling	-	15.0	23.7	23.7
	-	Commercial	10,000	-	80.0	80.0
CBD Residential High Density	-	Attached dwelling (RHD1)	-	100.0	158.0	158.0
	-	Attached dwelling (RHD)	-	150.0	237.0	237.0
Regionally Significant Business Enterprise and Industry Areas Locality						
Regional Business and Industry	-	Industrial (RB2L, RB2M)	4,000	-	8.0	8.0
	-	Industrial (RB1L, RBIM, RB3L, RB3M, RB4L, RB4M)	5,000	-	10.0	10.0
Regional Business and Industry Investigation	-	Industrial (RBIA1.3)	1,750	-	3.5	3.5
	-	Industrial (RBIA2, RBIA2.1, RBIA3,RBIA3.1)	2,600	-	5.2	5.2
	-	Industrial (RBIA1, RBIA1.4, RBIA4, CSE)	5,000	-	10.0	10.0
Regional Business and Industry Buffer	-	-	-	-	-	-
Special Uses	-	-	-	-	-	-
Business Park	-	-	-	-	-	-
Recreation	-	-	-	-	-	-
Amberley Locality						
Amberley Air Base and Aviation Zone	-	Attached dwelling	-	250.0	395	395

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rosewood Locality						
Town Centre	-	Retail (TCS)	2,500	-	12.5	12.5
	-	Retail (TCP)	4,000	-	20.0	20.0
	-	Commercial (TCP)	500	-	4.0	4.0
	-	Commercial (TCS)	2,500	-	20.0	20.0
Service Trades and Showgrounds	-	Industrial	4,000	-	8.0	8.0
Character Areas – Housing	-	(CHL)	-	-	-	-
	-	(CHM)	-	-	-	-
Residential Low Density	-	Detached dwelling	-	12.0	32.9	32.9
Residential Medium Density	-	-	-	-	-	-
Urban Investigation Areas	-	Detached dwelling	-	10.0	27.4	27.4
Recreation	-		-	-	-	-
Special Uses	-		-	-	-	-
Townships Locality						
Township Residential	-	Detached dwelling (TR1)	-	2.0	5.5	5.5
	-	Detached dwelling (TR)	-	2.5	6.9	6.9
Township Character Housing	-	Detached dwelling (TCH1)	-	2.0	5.5	5.5
	-	Detached dwelling (TCH)	-	2.5	6.9	6.9
Township Character Mixed	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	800	-	6.4	6.4
Township Business	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Showgrounds, Sport, Recreation, Service Trades and Trotting	-	-	-	-	-	-
Special Use	-	-	-	-	-	-

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rural Areas Locality						
Rural A (Agricultural)	-	Detached dwelling	-	1 / lot		
Rural B (Pastoral)	-	Detached dwelling	-	1 / lot		
Rural C (Rural Living)	-	Detached dwelling	-	1 / lot		
Rural D (Conservation)	-	Detached dwelling	-	1 / lot		
Rural E (Special Land Management)	-	Detached dwelling	-	1 / lot		
Special Uses	-	-	-	-	-	-
Springfield Locality						
Springfield Community Residential	-	Detached dwelling	-	12.0	32.9	32.9
Brookwater Activity Centre	-	Attached dwelling	-	150.0	237.0	237.0
	-	Retail	300	-	1.5	1.5
	-	Commercial	700	-	5.6	5.6
Neighbourhood Centres	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Springfield Town Centre 1	-	Attached dwelling	-	2415.0	0.0	0.0
	-	Retail	3,658	-	18.3	18.3
	-	Commercial	537	-	4.3	4.3
Springfield Town Centre 3/9	-	Attached dwelling	-	1,900.0	0.0	0.0
	-	Commercial	2,516	-	20.1	20.1
Springfield Town Centre 4	-	Attached dwelling	-	2,700.0	4266.0	4266.0
	-	Retail	85	-	0.4	0.4
	-	Commercial	85	-	0.7	0.7
Springfield Town Centre 5	-	Attached dwelling	-	6,500.0	10,270.0	10,270.0
	-	Commercial	1,500	-	12.0	12.0
Springfield Town Centre 6	-	Commercial	1,405	-	11.2	11.2
	-	Industrial	5,150	-	10.3	10.3

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Springfield Town Centre 7	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	4,722	-	37.8	37.8
Springfield Town Centre 10	-	Attached dwelling	-	600.0	0.0	0.0
Springfield Town Centre 12	-	Attached dwelling	-	2,500.0	0.0	0.0
	-	Commercial	2,937	-	23.5	23.5
Springfield Town Centre 13	-	Attached dwelling	-	800.0	0.0	0.0
	-	Commercial	1,333	-	10.7	10.7
Springfield Town Centre 14	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	357	-	2.9	2.9
Springfield Town Centre 15	-	Attached dwelling	-	1,000.0	0.0	0.0
Springfield Town Centre 18	-	Attached dwelling	-	640.0	0.0	0.0
	-	Retail	2,000	-	10.0	10.0
	-	Commercial	2,000	-	16.0	16.0
Springfield Town Centre 19	-	Attached dwelling	-	1,500.0	0.0	0.0
	-	Commercial	576	-	4.6	4.6
Springfield Town Centre 20	-	Attached dwelling	-	1,400.0	0.0	0.0
Springfield Town Centre 21	-	Attached dwelling	-	300.0	0.0	0.0

SC9.3 Lockyer Valley planning density

Table SC9.3 Lockyer Valley planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential density (floor space in m²/ha)	Residential density (dwellings/ dev ha)
Residential Development Type			
Gatton Planning Scheme			
Urban Residential – Gatton and Helidon	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Urban Residential – 3,000m² Lots (Withcott)	Detached	-	2.67
Urban Residential – 1,000m² Lots (Grantham)	Detached	-	8
Urban Residential – 2,000m² Lots (Grantham)	Detached	-	4
Village	Detached	-	2.67
Park Residential	Detached	-	2.67
Homestead Residential – Within Water Supply Service Area	Detached	-	2.25
Homestead Residential – Outside Water Supply Service Area	Detached	-	1.125
Rural Residential – 1. Adare	Detached	-	0.67
Rural Residential – 2. Woodlands	Detached	-	0.5
Rural Residential – 3. Placid Hills	Detached	-	0.5
Rural Residential – 4. Winwill	Detached	-	0.5
Rural Residential – 5. Veradilla	Detached	-	0.33
Rural Residential – 6. Helidon	Detached	-	0.5
Rural Residential – 7. Helendale Drive	Detached	-	1
Rural Residential – 8. Postmans Ridge	Detached	-	0.29
Rural Residential – 9. Blanchview	Detached	-	0.25
Rural Residential – 10. Diana Crescent	Detached	-	1
Rural Residential – 11. Park Ridge Drive	Detached	-	1.67
Rural Residential – 12. Table Top	Detached	-	2
Rural Residential – 13. Withcott West	Detached	-	0.4
Rural Residential – 14. Murphys Creek	Detached	-	0.5
Rural Residential – 10,000m² Lots (Grantham)	Detached	-	0.9
Rural Residential – 20,000m² Lots (Grantham)	Detached	-	0.45
Rural	Detached	-	0.01
Laidley Planning Scheme			
Urban Residential	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Village	Detached	-	2.67
Rural Residential	Detached	-	2.25
Rural	Detached	-	0.015

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential density (floor space in m^2/ha)	Residential density (dwellings/ dev ha)
Non-Residential Development and Mixed Development			
Gatton Planning Scheme			
Commercial	Commercial	0.8	-
Industrial	Industrial	0.6	-
Community Facilities	Community Purposes	0.8	-
Low Impact Industry	Industrial	0.6	-
Local Centre	Retail	0.6	-
Limited Development	Rural and Other Uses	0.8	-
Open space	Rural and Other Uses	0.8	-
Laidley Planning Scheme			
Commercial	Commercial	0.8	-
Industrial	Industrial	0.6	-
Community Facilities	Community Purposes	0.8	-
Open Space	Rural and Other Uses	0.8	-

SC9.4 Scenic Rim planning density

Table SC9.4 Scenic Rim planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential plot ratio (floor space in m^2/ha)	Residential density (dwellings/ dev ha)
Residential Development Type			
Low Density Residential	(Where no precinct applies)	-	10
	Mountain Residential	-	-
Low-Medium Density Residential	-	-	13.5
Rural	(Where no precinct applies)	-	0.01
	Tamborine Mountain Rural	-	0.01
	Rural Escarpment Protection	-	0.01
Rural Residential	(Where no precinct applies)	-	3.33
	Rural Residential A	-	1
Township	(Where no precinct applies)	-	4
	Township Residential	-	3.33
Non-Residential or Mixed-use Development Type			
Community Facilities	-	35	0.1
Conservation	-	-	-
District Centre	-	25 - 45	4
Industry	-	55 - 220	0.5
Limited Development	Flood Land	-	-
Development	Historical Subdivision	-	-
Local Centre	-	25 - 45	2
Major Centre	-	25 - 120	4
Major Tourism	-	*	-
Minor Tourism	-	*	-
Mixed-use	(Where no precinct applies)	25 - 120	4
	Commercial Industrial	45 - 120	-
Neighbourhood Centre	-	25	-
Recreation and Open Space	(Where no precinct applies)	-	-
	Passive Recreation Precinct	-	-
Special Purpose	(Where no precinct applies)	-	-
	Bulk Water Storage Precinct	-	-
	Bromelton State Development Area Precinct	55 - 220	0.01

* Assessed by Scenic Rim Regional Council on a case by case basis.

SC9.5 Somerset planning density

Table SC9.5 Somerset planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential plot ratio (floor space in m^2/ha)	Residential density (dwellings/ dev ha)
Residential Development			
Emerging Cov mmunity	-	Refer to relevant assumptions for the Zone or Precinct that appropriately reflects the intended land use outcome as per the Strategic Framework in Section 3.3.2.2 of the Planning Scheme.	
General Residential	-	-	9.33
General Residential	Park Residential	-	2
Rural Zone	-	-	0.01
Rural Residential	-	-	2
Township Zone	-	-	5
Non-Residential Development			
Centre – Retail	-	6000	-
Centre – Commercial	-	8000	
Industry	-	6000	-
High Impact Industry	-	6000	-
Community Facilities	-	8000	-

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