

Scenic Rim Regional Council

Adopted Infrastructure Charges Resolution (Version No. 3)

October 2011

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Part 1 Introduction

1.1 *Sustainable Planning Act 2009*

(1) This is an adopted infrastructure charges resolution (**resolution**) made pursuant to section 648D of the *Sustainable Planning Act 2009* (**Planning Act**).

(2) The resolution is to be read in conjunction with the following:

(a) the State planning regulatory provision (**adopted charges**); and

(b) the applicable local planning instruments.

(3) This resolution is attached to, but does not form part of the applicable local planning instruments.

1.2 The resolution has effect the day this resolution is published in a newspaper circulating generally in the area.

1.3 Definitions

If a term is not defined in this resolution it will, unless the context otherwise requires, have the meaning given in the Planning Act.

Applicable local planning instrument means the following:

(a) *Beaudesert Planning Scheme 2007*,

(b) *Boonah Shire Planning Scheme 2006*,

(c) *Ipswich Planning Scheme 2006*.

Bedroom means an area of a building or structure which:

(a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or

(b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar area.

Net Developable Area means the sum of the entire site area expressed in square metres and reduced by the area designated as undevelopable due to natural and physical constraints.

Part 2 Application of the resolution

2.1 This resolution applies to the entire local government area of Council. Within that area, priority infrastructure areas have been identified within the State planning regulatory provision (adopted charges) which identifies the areas Council intend to accommodate future urban growth. All the priority infrastructure areas have been reproduced for convenience in part 8 of this resolution.

- 2.2 Areas subject to the *State Development and Public Works Organisations Act 1971 (State Development Act)* are included in the priority infrastructure areas. To the extent the State Development Act or any infrastructure agreement facilitates the charging for infrastructure contributions under a different regime, this resolution will not have effect. Otherwise, the adopted infrastructure charge will apply.
- 2.3 An adopted infrastructure charges notice may be triggered by:
- (1) assessable development; or
 - (2) development compliance assessment.
- 2.4 The types of development that may trigger the issuing of an adopted infrastructure charges notice are:
- (1) reconfiguring a lot;
 - (2) a material change of use; or
 - (3) carrying out of building work.
- 2.5 The development use type under an applicable local planning instrument as stated in columns 1, 2 and 3 of table 1 is included within the development use type stated in column 4 of table 1 for the purposes of this resolution.

Table 1

Planning scheme development use types to which the adopted infrastructure charges schedule apply.

Planning scheme use types - Beaudesert Shire	Planning scheme use type - Boonah Shire	Planning scheme use type - Ipswich City Council	Classes of development to which adopted infrastructure charges schedule apply
Column 1	Column 2	Column 3	Column 4
<ul style="list-style-type: none"> - Caretakers Residence; - House (includes secondary dwelling); - Managers/Workers House; - Medium Density Residential. 	<ul style="list-style-type: none"> - Caretakers Residence; - House; - Multiple Dwelling; - Relatives' Accommodation. 	<ul style="list-style-type: none"> - Caretaker Residential; - Single Residential; - Dual Occupancy; - Display Housing; - Multiple Residential. 	Residential
<ul style="list-style-type: none"> - Bed and Breakfast; - Motel; - Tourist Cabins; - Camping Ground. 	<ul style="list-style-type: none"> - Caravan Park; - Host Home Accommodation; - Motel; - Tourist Cabins; - Camping Ground. 	<ul style="list-style-type: none"> - Temporary Accommodation. 	Accommodation (short term)
<ul style="list-style-type: none"> - Aged Persons Accommodation; - Caravan / Relocatable Home Park. 			Accommodation (long term)
<ul style="list-style-type: none"> - Funeral Premises; - Public Worship. 	<ul style="list-style-type: none"> - Funeral Establishment. 	<ul style="list-style-type: none"> - Business Use (Funeral Premises); - Community Use (Cemetery, Community Hall, Crematorium, Cultural Centre, Gallery, Library, Meeting Rooms, Museum, Place of 	Places of Assembly

		Worship).	
<ul style="list-style-type: none"> - Retail Plant Nursery; - Retail Showroom. 	<ul style="list-style-type: none"> - Plant Nursery; - Bulk Supplies; - Showroom. 	<ul style="list-style-type: none"> - Business Use (Bulky Goods Sales, Vehicle Sales Premises, Garden Centre, Farm Supply Outlet). 	Commercial (bulk goods)
<ul style="list-style-type: none"> - General Store; - Shop; - Shopping Centre; - Produce Store; - Convenience Restaurant; - Food Establishment / Reception Centre - Cottage Tourist. - Tourist Business - Tourist Facility 	<ul style="list-style-type: none"> - Shop; - Food Premises. - Tourist Facility 	<ul style="list-style-type: none"> - General Store; - Shopping Centre; - Business Use (Café, Fast Food Premises, Restaurant, Shop, Snack Bar, Takeaway Food Premises). - Tourist Facility 	Commercial (retail)
<ul style="list-style-type: none"> - Commercial Activity. 	<ul style="list-style-type: none"> - Commercial Premises. 	<ul style="list-style-type: none"> - Business Use (Medical Centre, Office, Professional Office); - General Store. 	Commercial (office)
<ul style="list-style-type: none"> - Child Care Facility; - Educational Establishment. 	<ul style="list-style-type: none"> - Educational Establishment. 	<ul style="list-style-type: none"> - Community Use (Child Care Centre, School). 	Education facility
<ul style="list-style-type: none"> - Hotel / Club. 	<ul style="list-style-type: none"> - Hotel. 	<ul style="list-style-type: none"> - Business Use (Hotel). 	Entertainment
<ul style="list-style-type: none"> - Indoor Sports, Recreation and Entertainment. 	<ul style="list-style-type: none"> - Indoor Recreation. 	<ul style="list-style-type: none"> - Entertainment Use. 	Indoor sport and recreation facility
<ul style="list-style-type: none"> - Industry – General; - Industry – Low Impact / Service; - Warehouse / Storage Facility; - Passenger Terminal; - Service Station; - Transport Terminal; - Truck Depot. 	<ul style="list-style-type: none"> - Industry - Medium Impact; - Industry - Low Impact; - Bulk Store; - Warehouse; - Service Station; - Transport Depot. 	<ul style="list-style-type: none"> - General Industry; - Service / Trades use; - Business Use (Laundromat, Service Station). 	Industry
<ul style="list-style-type: none"> - Industry – High. 	<ul style="list-style-type: none"> - Industry - High Impact. 	<ul style="list-style-type: none"> - Nuclear Industry; - Special industry. 	High impact industry
<ul style="list-style-type: none"> - Commercial Ground Water Extraction; - Agriculture; - Animal Husbandry; - Coursing or Trialling Track; - Equestrian Activities; - Forestry. 	<ul style="list-style-type: none"> - Aqua Culture – Minor; - Wholesale Nursery; - Agriculture; - Animal Husbandry; - Stables; - Stock Sale Yard. 	<ul style="list-style-type: none"> - Plant Nursery (Wholesale); - Agriculture; - Animal Husbandry; - Forestry. 	Low impact rural
<ul style="list-style-type: none"> - Aquaculture; - Feedlot Farming; - Intensive Agriculture; - Piggery; - Poultry Farm; - Intensive Animal Husbandry. 	<ul style="list-style-type: none"> - Aqua Culture – Significant; - Intensive Animal Industry. 	<ul style="list-style-type: none"> - Intensive Animal Husbandry. 	High impact rural
<ul style="list-style-type: none"> - Veterinary Surgery / Hospital; - Corrective Institution; - Community Care Centre; - Hospital. 	<ul style="list-style-type: none"> - Community Facilities. 	<ul style="list-style-type: none"> - Community Use; - Correctional Centre; - Institutional Residential; - Business Use (Veterinary Clinic); - Community Use (Community Centre, Emergency Service Depot, Hospital, Senior Citizens 	Essential services

		Centre, Youth Centre).	
<ul style="list-style-type: none"> - Market; - Extractive Industry; - Winery / Distillery; - Outdoor Sports, Recreation and Entertainment; - Cemetery; - Landfill Activities; - Utility – Local; - Utility – Major. 	<ul style="list-style-type: none"> - Extractive Industries; - Outdoor Recreation. 	<ul style="list-style-type: none"> - Recreation Use; - Extractive Industry; - Aviation Use; - Wine Making; - Minor Utility; - Major Utility. 	Specialised uses
<ul style="list-style-type: none"> - Home Based Business (Category 1); - Home Based Business (Category 2); - Home Based Business (Category 3); - Roadside Stall; - Private Airstrip; - Cattery; - Kennel; - Temporary Estate Sales Office; - Public Park; - Telecommunications Facility; - Temporary Activity. 	<ul style="list-style-type: none"> - Domestic Animal Husbandry; - Roadside Stall; - Home Based Business (commercial based activity - 45m2 in area); - Kennels & Catteries; - Park; - Telecommunications Facility; - Utilities – Local; - Utilities – Public. 	<ul style="list-style-type: none"> - Home Based Activity; - Home Industry; - Temporary Sales Office; - Park; - Night Court; - Temporary Use; - Car Park. 	Minor uses

Part 3 Adopted Infrastructure Charge

- 3.1 The agreed proportion with the distributor-retailer of an adopted infrastructure charge is stated in column 3 of table 3.
- 3.2 The adopted infrastructure charge for:
- (a) reconfiguring a lot is stated in table 2;
 - (b) a material change of use or building work for:
 - (i) residential development is stated in column 2 and 3 of table 3;
 - (ii) non residential development is stated in column 2, 3 and 4 of table 3.
- 3.3 Upon receiving a development application for a specialised use, Council will determine the most appropriate class of development from table 1 and if approved, apply the charge in accordance with table 3.
- 3.4 Upon approval of a house (secondary dwelling), caretaker's residence, manager/workers house, relative's accommodation or dual occupancy when located outside the PIA, a 25% discount should be applied to the Local Government agreed proportion of the adopted infrastructure charges identified in column 2 of table 3.
- 3.5 A discount for a premises is an amount which is the greater of the following:
- (a) for an existing lawful use, the amount stated for the adopted infrastructure charges in column 2, 3 and 4 of table 3; and

(b) where the premises is not subject to an existing lawful use and is located in a residential zone, the corresponding residential amount stated in column 2 and 3 of table 3.

3.6 Council resolves to apply the infrastructure charges outlined in table 2 for development applications for reconfiguration of a lot for residential and non-residential development determined upon the commencement of this resolution.

Table 2

Residential	Charge applicable to dwelling unit (3 or more bedroom dwelling) per allotment.
Industry	Charge applicable for industry equivalent to 30% site coverage of the net developable area.
Commercial (Retail)	Charge applicable for commercial (retail) equivalent to 30% site coverage of the net developable area.
Commercial (Office)	Charge applicable for commercial (office) equivalent to 30% site coverage of the net developable area.
Commercial (Bulk goods)	Charge applicable for commercial (bulk goods) equivalent to 30% site coverage of the net developable area.

3.7 Any priority infrastructure area that is not planned to be serviced by a water supply or waste water service will not be charged that proportion of the adopted infrastructure charge in column 3 of table 3.

3.8 Should the use of the newly created allotment be inconsistent with the infrastructure charges applied under table 2 pursuant to a development approval for reconfiguring a lot, the further collection or refund of infrastructure charges will be determined prior to the issue of a development permit for building works.

3.9 In the event that a development application for reconfiguring a lot is a:

- (a) mixed use non-residential development; or
- (b) the use is inconsistent to the categories in table 2; or
- (c) the use of individual allotments is not identified;

the highest of the infrastructure charges of this resolution included in table 2 will be applied.

Table 3

Adopted Infrastructure Charges

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
Residential 3 or more bedroom dwelling	\$12,500 per dwelling unit	\$12,500 per dwelling unit	N/A	Beaudesert Shire Planning Scheme Area.
Residential 3 or more bedroom dwelling	\$9,500 per dwelling unit @2012/13 \$12,000 per dwelling unit @2013/2014 parity with Beaudesert planning scheme charges, per dwelling unit	\$9,500 per dwelling unit @2012/13 \$12,000 per dwelling unit	N/A	Boonah Shire Planning Scheme Area.
Residential 3 or more bedroom dwelling	\$9,000 per dwelling unit @2012/13 \$12,000 per dwelling unit @2013/2014 parity with Beaudesert planning scheme charges per dwelling unit	\$5,000 per dwelling unit @2012/13 \$5,000 per dwelling unit	N/A	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Residential 1 or 2 bedroom dwelling	\$9,200 per dwelling unit	\$8,800 per dwelling unit	N/A	Beaudesert Shire Planning Scheme Area.
Residential 1 or 2 bedroom dwelling	\$4,200 per dwelling unit @2012/13 \$6,800 per dwelling unit @2013/14 Parity with Beaudesert planning scheme charges per dwelling unit	\$8,800 per dwelling unit @2012/13 \$8,800 per dwelling unit	N/A	Boonah Shire Planning Scheme Area.

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
Residential 1 or 2 bedroom dwelling	\$6,500 per dwelling unit @2012/13 \$8,500 per dwelling unit @2013/14 Parity with Beaudesert planning scheme charges per dwelling unit	\$3,500 per dwelling unit @2012/13 \$3,500 per dwelling unit	N/A	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Accommodation (short term) (1 or 2 bedroom dwelling) (3 or more bedroom dwelling)	\$4,600 per dwelling unit \$6,350 per dwelling unit	\$4,400 per dwelling unit \$6,250 per dwelling unit	N/A	Beaudesert Shire Planning Scheme Area.
Accommodation (short term) (1 or 2 bedroom dwelling) (3 or more bedroom dwelling)	\$2,100 per dwelling unit @2012/13 \$3,400 per dwelling unit @2013/14 Parity with Beaudesert planning scheme charges per dwelling unit \$4,350 per dwelling unit @2012/13 \$4,920 per dwelling unit @2013/14 Parity with Beaudesert planning scheme charges per dwelling unit	\$4,400 per dwelling unit @2012/13 \$4,400 per dwelling unit \$4,750 per dwelling unit @2012/13 \$6,000 per dwelling unit	N/A	Boonah Shire Planning Scheme Area.
Accommodation (short term) (1 or 2 bedroom)	\$3,250 per dwelling unit	\$1,750 per dwelling unit		Boonah Shire or Ipswich Planning Scheme Area

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
	@2013/2014 Parity with Beaudesert planning scheme charges per dwelling unit			
Accommodation (long term) (1 or 2 bedroom dwelling) (3 or more bedroom dwelling)	\$6,500 per dwelling unit @2012/13 \$8,500 per dwelling unit @2013/14 Parity with Beaudesert planning scheme charges per dwelling unit \$9,000 per dwelling unit @2012/13 \$12,000 per dwelling unit @2013/2014 Parity with Beaudesert planning scheme charges per dwelling unit	\$3,500 per dwelling unit @2012/13 \$3,500 per dwelling unit \$5,000 per dwelling unit @2012/13 \$5,000 per dwelling unit	N/A	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Places of Assembly	\$55 per m ² of GFA	\$15 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Places of Assembly	\$55 per m ² of GFA	\$5 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Commercial (bulk goods)	\$110 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
Commercial (bulk goods)	\$110 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Commercial (retail)	\$150 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Commercial (retail)	\$150 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Commercial (office)	\$110 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Commercial (office)	\$110 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Education facility	\$110 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Education facility	\$110 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Entertainment	\$170 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Entertainment	\$170 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
				which has no sewer infrastructure network.
Indoor sport and recreation facility	\$150 per m ² of GFA, court rates at \$15 per m ² of GFA	\$50 per m ² of GFA, court rates \$5 per m ² of area	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Indoor sport and recreation facility	\$163 per m ² of GFA, court rates at \$16 per m ²	\$17 per m ² of GFA, court rates \$2 per m ² of area	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Industry	\$20 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Industry	\$20 per m ² of GFA	\$10 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
High impact industry	\$30 per m ² of GFA	\$40 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
High impact industry	\$43 per m ² of GFA	\$13 per m ² of GFA	\$10 per impervious m ²	Boonah Shire or Ipswich Planning Scheme Area which has no sewer infrastructure network.
Low impact rural	Nil charge			
High impact rural	\$20 per m ² of GFA	Nil charge	N/A	Entire Local Government Area.
Essential services	\$110 per m ² of GFA	\$30 per m ² of GFA	\$10 per impervious m ²	Beaudesert and Boonah Shire Planning Scheme Areas.
Essential	\$110 per m ² of	\$10 per m ² of	\$10 per	Boonah Shire or

Development for which an adopted infrastructure charge may apply	Local Government agreed proportion of adopted infrastructure charges ¹	QUU agreed proportion of adopted infrastructure charges	Local Government agreed proportion of adopted infrastructure charges for stormwater network (non-residential only)	Part of Local Government Area applicable
Column 1	Column 2	Column 3	Column 4	Column 5
services	GFA	GFA	impervious m ²	Ipswich Planning Scheme Area which has no sewer infrastructure network.
Specialised uses	To be determined at time of assessment			
Minor uses	Nil charge			

¹For the following use approvals outside the Priority Infrastructure Area, apply a 25% discount to the Local Government proportion of adopted infrastructure charges:

- Beaudesert Shire Planning Scheme: For a secondary dwelling, caretaker's residence, and manager/workers house.
- Boonah Shire Planning Scheme: For a caretaker's residence, relative's accommodation.
- Ipswich Planning Scheme: For a caretaker residential, dual occupancy.

Part 4 Desired Standards of Service

4.1 Water Supply Network

- (a) ensure drinking standards complies with the national health and medical research Council Australian Drinking Water Guidelines for colour, turbidity and microbiology;
- (b) collect, store, treat and convey potable water from a source to a consumer in accordance with the *Water Act 2000* and the *Water Supply (Safety and Reliability) Act 2008*;
- (c) minimise non-revenue water loss;
- (d) design the water supply network in accordance with the following:
 - (i) all water supply shall be designed in accordance with the latest distributor-retailer (Queensland Urban Utilities) standards;
 - (ii) an average day consumption of 230/EP/day;
 - (iii) a minimum and maximum supply pressure of 210 kPa and 1CPA kPa at each property boundary; or
 - (iv) fire flow for residential of 15 l/s for industrial and commercial development of 30 l/s p/secs.
- (e) design a recycled water system to meet the *Water Supply (Safety and Reliability) Act 2008*.

4.2 Sewerage Network

- (a) provide a reliable sewerage network that collects, stores, treats and releases sewage from premises;
- (b) design the sewerage network in accordance with the following:
 - (i) the latest distributor-retailer (Queensland Urban Utilities) standards and the table below;
 - (ii) the *Water Act 2000* and the *Water Supply (Safety and Reliability) Act 2008*;
 - (iv) an applicable development approval and environmental authority.

Table 4.1

Key design parameters for the sewerage network

Column 1 trunk infrastructure item	Column 2 design parameter
Total network	Average dry weather flow – 210/ep/day Peak wet weather flow – 5 x average dry weather flow

Pump station	Emergency storage of 3 hours 2 average dry weather flow Installed pump capacity – 1.1 x design flow ultimate
Gravity sewer	Air space of at least 305mm of pipe diameter at design flow Slope to achieve self cleansing velocity of 1 m/s
Rising main	Minimum velocity 0- 0.6 m/s Maximum velocity – 3.0 m/s Desirable design velocity 1.0 – 1.5 m/s
Sewerage treatment and release	The terms of an approval applicable to sewerage treatment and release

4.3 Stormwater Drainage

The primary aim of an urban stormwater management system is to ensure stormwater generated from developed catchments causes minimal nuisance, danger and damage to people, property and the environment.

(1) Drainage and flood management

The Desired Standards of Service are:

- (a) Collect and convey stormwater volumes for both major (100 year) and minor (10 year) flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms.
- (b) Design the stormwater network to comply with Council's adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual.
- (c) Design road crossing structures to provide an appropriate level of flood immunity for a minimum 50 year flood event and provide a level of immunity for local stormwater drainage systems for a minimum 10 year flood event.
- (d) Meet water quality objectives for receiving waters at all times.

(2) Water quality management

The Desired Standards of Service are:

- (a) Environmental Values for water are the qualities of water that make it suitable for supporting aquatic ecosystems and human water uses. These EVs need to be protected from the effects of pollution, waste discharges and deposits to ensure healthy aquatic ecosystems and waterways that are safe for community use (EPA 2007).

The environmental values of receiving waters within the Scenic Rim Regional Council are:

- (i) Protection of aquatic ecosystems
 - (ii) Suitability for human consumer
 - (iii) Suitability for secondary contact recreation (eg boating)
 - (iv) Suitability for visual (no contact) recreation
 - (v) Protection of cultural and spiritual values, including Traditional Owner values of water
 - (vi) Suitability for stock watering
- (b) For the Environmental Values identified within the Scenic Rim LGA, Water Quality Objectives (WQOs) have been determined by the EPA. The proposed design objectives for management of stormwater quality are outlined in table 4.2 below.

Table 4.2

Summary of design objectives for management of stormwater quality, operational (post construction) phase of development.

Region	Minimum reductions in the mean annual loads from unmitigated development (%)			
South East Queensland	Suspended Solids (TSS)	Total Phosphorous (TP)	Total Nitrogen (TN)	Gross Pollutants > 5 mm
	80	60	45	90

The above objectives are based on the South East Queensland Regional Plan 2009-2031 Implementation Guideline No. 7 WSUD.

4.4 Transport

(1) Roads

For roads and intersections the levels of service are categorised into 6 levels, from A to F, with level A best and level F the worst traffic conditions. The desired level of service is D and in some circumstances E.

Table 4.3

Levels of Service definition for road links

Level of Service	Description
A (max V/C 33%)	Condition of free flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
B (max V/C 50%)	Zone of stable flow and drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream although the level of comfort and convenience is a little less than with level of service A.
C (max V/C 65%)	Also in the zone of stable flow but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The level of comfort and convenience declines noticeably at this level.

D (max V/C 80%)	Close to the limit of stable flow and is approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
E (max V/C 100%)	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
F (max V/C > 100%)	The zone of forced flow. With it, the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs and queuing and delays result.

Source: Austroads (1999)

Table 4.4

Levels of service definitions for intersections

Level of Service	Control delay per vehicle (d), including geometric delay [seconds]	
	Signals and roundabouts	Stop signs and give-way (yield) signs
A	$d \leq 10$	$d \geq 5$
B	$10 < d \leq 20$	$5 < d \leq 10$
C	$20 < d \leq 30$	$10 < d \leq 20$
D	$30 < d \leq 40$	$20 < d \leq 30$
E	$40 < d \leq 60$	$30 < d \leq 45$
F	$60 < d$	$45 < d$

Source: Highway Capacity Manual (2000)

(2) Footpaths and Cycleway

The key planning principles underpinning strategic bicycle and pedestrian planning for the study area relate to accessibility to key destinations/attractors, aesthetics and amenity of facilities, and the ability to use them safely. These key principles are:

- (a) Connectivity – defined as the directness of links and the density of connections in path or road network. The better the connectivity between origins and destinations, the better the accessibility (that is the ability to reach desired goods, services and activities).
- (b) Amenity – refers to the attractive and fit-for-purpose design of footpaths, bike paths and bike lanes to encourage their use. It also includes the provision of appropriate signage, trip end facilities and traffic management features for an appropriate speed environment.
- (c) Safety – refers to visibility, clearance from obstacles and security (such as lighting, surveillance) of trip end facilities, paths and lanes. Includes education of cyclists on the use of suitable equipment.
- (d) Generally, for trips of less than two kilometres walking is a viable mode of transport and for trips of up to 5km cycling is a viable alternative to the car. However, a range of factors determine this choice such as trip purpose, the level fitness and age of the person undertaking the trip,

weather, safety, and availability and physical condition of the pedestrian and cycle infrastructure.

- (e) Typically, there are six groups of pedestrians and cyclists:
- (i) School children;
 - (ii) Parents with prams;
 - (iii) Disabled and elderly;
 - (iv) Recreational and tourist walkers and cyclists;
 - (v) Commuter and utility walkers and cyclists; and
 - (vi) Sports cyclists.
- (f) Each of these groups has different fitness and skill levels, and road safety awareness which require different facility standards. The desired standards of service for walking and cycling as outlined in the following tables.

Table 4.5

Desired standards of service for pedestrians

Facility	Major collector	Sub-arterial	Arterial	Highway
Footpath on one or both sides of the street	√	Unsuitable	Unsuitable	Unsuitable
Footpath on both sides of the street	√*	√	√	Unsuitable
Controlled crossing	√	Unsuitable	Unsuitable	Unsuitable
Traffic signals	√*	√	√	√
Grade separated crossing	n/a	n/a	√	√

* For routes with inexperienced cyclists and children, and near schools, shops and recreational facilities.
√ required to achieve desired standard

Table 4.6

Desired standards of service for cycling

Facility	Major collector	Sub-arterial / distributor	Arterial	Highway
Shared on-road or wide shoulder	Unsuitable	Unsuitable	Unsuitable	Unsuitable
Shared footpath	√	√	√	Unsuitable
Dedicated on-road cycle lane	√√	Unsuitable	Unsuitable	Unsuitable
Off-road cycle path	√*	√*	√√	Unsuitable
Controlled crossing	√*	Unsuitable	Unsuitable	Unsuitable
Traffic signals	√*	√	√	√

Grade separated crossing	n/a	n/a	√	√
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* For routes with inexperienced cyclists and children, and near schools, shops and recreational facilities.

√ Facility is suitable but not essential for cycle use.

√√ Facility is required for cycle use

(3) Parks

(a) The quantity of recreation and sports parks

Table 4.7

Recommended levels of provision of land for recreation, sport and linear parks

Predominant Land Use	Recreation ¹ Parks	Sports Parks ²	Linear Parks ³	Total*
Town Residential ⁴	1.6 ha / 1000	1.5 ha / 1000	1.5 ha / 1000	4.6 ha / 1000
Medium Density / Apartments ⁵	1.6 ha / 1000	1.5 ha / 1000	1.5 ha / 1000	4.6 ha / 1000
Business Centres & Industrial Areas ⁶	0.25 ha / 1000	Nil	0.5 ha / 1000	0.75 ha / 1000
Rural & Park Residential ⁷	0.25 ha / 1000	2 ha / 1000	Nil	2.25 ha / 1000

Note: It is assumed that 0.2 ha / 1000 will be required for the provision of community facilities. Thus the total amount of land required will be 4.8 ha / 1000, the maximum permitted by DIP.

1 "Recreation Parks" refers to public open space areas that are used for social, cultural and informal recreational activities that people undertake in their leisure time.

2 "Sport Parks" refers to public open space areas that are used predominantly for competitive, organised activities that people undertake in their leisure time.

3 "Linear Parks" are public open space areas that provide linkage between features for pedestrians, cyclists and in some cases horses.

4 "Town Residential" refers to those localities with a concentration of residential lots with housing densities of or more dwellings per ha.

5 "Medium Density / Apartments" refers to those localities with a concentration of buildings containing multiple dwellings of 4 or more stories high and densities of 15+ dwellings per ha.

6 "Business Centres & Industrial" refers to those localities with a concentration of commercial and/or industrial buildings or uses catering for more than 1000 workers

7 "Rural & Park Residential" refers to those lands outside a city or town where population densities are often much lower than 5 dwellings per ha. Usually the allocation for parkland is added to the open space provision in the nearest town / village, so it has capacity to cater for the population it actually services.

* The figures in the table 4.7 are recommended as the benchmarks for measuring the adequacy of provision of recreation and sport parkland to cater for average requirements for communities, visitors or employees, depending on the predominant land use. These figures do not include any allowance for the provision of land for environmental, conservation or waterway related purposes because such lands are managed for a specific purpose and limit the types of public activity that are permitted.

Part 5 Establishment costs

5.1 The total of future establishment costs for identified water, sewerage, transport, drainage, park and community infrastructure at the date this resolution takes effect is identified in part 5.

Table 5.1

Water Supply Growth and Capital Expenditure to Ultimate Development

Period	Trunk Mains	Reservoirs	Pump stations	Total
Existing (2011)	\$24,697,238	\$5,622,084	\$712,329	\$31,031,652
2016	\$5,932,414	\$1,762,935	\$402,806	\$8,098,155
2021	\$4,183,880	\$1,490,184	\$487,911	\$6,161,975
2026	\$3,782,934	\$0	\$0	\$3,782,934
2031	\$907,709	\$266,320	\$458,723	\$1,632,751
2036	\$3,206,683	\$1,773,212	\$0	\$4,979,895
Ultimate (2051)	\$3,787,499	\$1,722,804	\$715,304	\$6,225,608
Total	\$46,498,357	\$12,637,540	\$2,777,073	\$61,912,971

Table 5.2

Sewerage Growth and Capital Expenditure to Ultimate Development

Period	Gravity Sewers	Rising Mains	Storage	Pump stations	Treatment plants	Total
Existing (2011)	\$12,359,181	\$1,951,164	\$1,331,411	\$3,773,376	\$17,537,000	\$36,952,133
2016	\$1,538,328	\$4,491,825	\$4,321,660	\$117,203	\$51,989,000	\$62,458,016
2021	\$9,695,968	\$159,284	\$97,927	\$1,169,355	\$11,550,000	\$22,672,533
2026	\$5,694,219	\$1,343,150	\$13,450,621	\$2,530,284	\$85,597,000	\$108,615,274
2031	\$2,283,642	\$374,626	\$652,116	\$1,225,274	\$0	\$4,535,659
2036	\$2,113,193	\$0	\$0	\$0	\$0	\$2,113,193
Ultimate (2051)	\$4,926,157	\$4,517,944	\$6,081,489	\$3,459,100	\$0	\$18,984,690
Total	\$38,610,689	\$12,837,994	\$25,935,224	\$12,274,592	\$166,673,000	\$256,331,498

Table 5.3

Transport, Drainage, Public Parks and Community Infrastructure Capital Expenditure to 2021.

Trunk Infrastructure Network	Future Establishment Costs to 2021
Public Parks and Community Infrastructure	\$7,517,200
Transport	\$39,315,000
Drainage	\$4,105,000

Part 6 Trunk Infrastructure

6.1 Table 6.1, column 2 lists the typical type of infrastructure which is classed as trunk infrastructure and for which the adopted infrastructure charges apply. Column 3 lists the identified trunk infrastructure where it possible to do so.

Table 6.1

Typical trunk infrastructure network systems and items

Column 1	Column 2	Column 3
Trunk infrastructure network	Typical Item	List of Trunk Infrastructure
Transport network	<p>Major roads being either a trunk collector or having some regional significance and provided by the local government.</p> <p>Within a road, land and work for an associated intersection, traffic lights, lighting, bridges, culverts, kerb and channel local road drainage, swales, pedestrian pathways and cycleways but excluding services for other infrastructure providers.</p>	<p>Albert Street Allan Creek Road Alpine Terrace Beechmont Road Brisbane Street Bromelton House Road Brookland Road Burnett Creek Road Charlwood Road Christmas Creek Road Cryna Road Darlington-Connection Road Edward Street, Kalbar Ganthorpe Road Greys Plains Rd Head Road Hoya Road Innisplain Road Josephville Road Kerry Road Kooralbyn Road Lahey Road Long Road McKee Street Middle Road Mt French Road Mt Greville Road Mt Walker West Rd Munbilla Road Mutdapilly-Churchbank Weir Road Peak-Crossing Churchbank Weir Road Roadvale Road Rosevale Road Sandy Creek Road School Road Spicers Gap Road Tarome Street Teviotville Road Undullah Road Veresdale Scrub Road Veresdale Scrub School Road</p>

		Wellington Bundock Road Widgee Creek Road Worendo Street
Pathway network	Cycle-ways and pedestrian pathways not in a road. Associated lighting, culverts, bridges, furniture, directional and information signage and surface marking.	
Public Park network	Land, work and standard embellishments for informal recreation and sport.	All local, district and metropolitan parks.
Stormwater	Natural waterways Overland flow paths and channels (natural and constructed). Piped drainage, culverts, manholes, inlets and outlets. Wetland. Riparian corridor. Bank stabilisation, erosion protection and revegetation. Detention and retention facility.	
Water supply network	Non-Drinking Water Treatment Plant. Reservoir and storage facility. Pump station. Rechlorination facility. Distribution main with a nominal diameter of 200 mm or greater. Associated monitoring system. Fire hydrants and other	

	<p>fittings on trunk mains.</p> <p>Pressure reducing valves and pressure gauges</p>	
Sewerage network	<p>Pump station.</p> <p>Rising main.</p> <p>Gravity sewer with a nominal diameter of 225 mm or greater.</p> <p>Odour and corrosion control system.</p> <p>Associated monitoring system.</p>	
	<p>Sewerage treatment plant.</p> <p>Storage facility.</p> <p>Release system.</p> <p>Associated monitoring system.</p>	

6.2 The schedule of works for transport, drainage and public parks and community facilities are detailed in tables 6.2, 6.3 and 6.4.

(1) Public Parks and community infrastructure

Table 6.2

Public parks and community infrastructure schedule of works

Map reference	Name of park	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Andrew Drynan Park, Running Creek	Local Recreation Park embellishment	12,000	12,000	12,000							
	Beaudesert Cemetery	Community Infrastructure embellishment	27,000	105,000								
	Beaudesert Public Pool	Community Infrastructure embellishment	10,000	35,000								
	Beechmont Community Centre	Community Infrastructure embellishment	30,000									
	Bicentennial Park, Boonah	Regional Recreation Park embellishment	20,000				15,000	180,000				
	Bishopp Park, Tamborine Mt	Local Recreation Park embellishment						13,000				
	Boomerang Lagoon, Kooralbyn	Local Recreation Park embellishment				70,000						
	Boonah Cemetery	Community Infrastructure embellishment	25,000					75,000				
	Botanic Gardens, Tamborine Mt	Regional Recreation Park embellishment	15,000									
	Burgess Park, Lamington	Local Recreation Park embellishment		4,000	14,000	20,000						

Map reference	Name of park	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Cahill Park, Hillview	Local Recreation Park embellishment		12,000								
	Canungra Cemetery,	Community Infrastructure embellishment	8,000									
	Captain Logan Lookout, Rathdowney	Local Recreation Park embellishment	4,000									
	Cemeteries (additional)	Community Infrastructure embellishment	75,000	75,200	75,400	60,600	50,000	50,000	50,000	55,000	55,000	55,000
	Central Place, Beaudesert	Local Recreation Park embellishment									20,000	
	Collins Park, Rathdowney	Local Recreation Park embellishment							13,000		13,000	
	Coronation Park, Boonah	Regional Sports Park embellishment	45,000	50,000	15,000	200,000						
	Coulson Cemetery	Community Infrastructure embellishment	15,000									
	Cunningham Lookout, Rosevale	Local Recreation Park embellishment	12,000									
	Darlington Park, Darlington	Local Recreation Park embellishment	12,000	12,000	13,000	5,000	18,000		12,000			
	Dick Westerman Park	Local Recreation Park embellishment	15,000			12,000	12,000					
	DJ Smith Park, Canungra	Local Recreation Park embellishment	3,000	22,000								
	Dulbolla Park	Local Recreation Park embellishment					13,000					
	Eagle Heights Park, Tamborine Mt	Local Recreation Park embellishment					13,000		13,000			
	EM Tilley Park, Rathdowney	Local Recreation Park						13,000	13,000			

Map reference	Name of park	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
		embellishment										
	Everdell Park, Gleneagle	Regional Sports Park embellishment										60,000
	Fassifern Park, Fassifern	Local Recreation Park embellishment	12,000							140,000		
	Flanagan Reserve, Barney View	Local Recreation Park embellishment	22,000		25,000							
	Geissmann Oval	Regional Sports Park embellishment										140,000
	Graceleigh Park, Beechmont	Local Recreation Park embellishment			12,000		12,000				24,000	
	Guanaba Park, Tamborine Mt	Local Recreation Park embellishment			12,000					13,000		
	Hanggliders Toil	Local Recreation Park embellishment			200,000							
	Holt Park, Tamborine Mt	Local Recreation Park embellishment	3,000				13,000	13,000				
	Harrisville Memorial	Community Infrastructure embellishment	12,000									
	Ilbogan park	Local Recreation Park embellishment	15,000	10,000								
	Jubilee Park, Beaudesert	Regional Recreation Park embellishment	14,000	45,000	10,000	180,000					38,000	
	Junior Chamber Park	Local Recreation Park embellishment									15,000	
	Justin's Lookout	Local Recreation Park embellishment		20,000								
	Kalbar Civic Centre	Community Infrastructure embellishment									140,000	
	Kalbar	Community		25,000	60,000							

Map reference	Name of park	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Cemetery	Infrastructure embellishment										
	Kooralbyn Community Centre	Community Infrastructure embellishment			35,000							
	Laheys Lookout	Local Recreation Park embellishment		12,000								
	Lions Park, Beaudesert	Local Recreation Park embellishment		15,000								
	Lions Park, Canungra	Local Recreation Park embellishment	12,000									
	Lions Park, Mt Tamborine	Local Recreation Park embellishment	14,000	8,000	8,000							
	Middle Park, Tamborine	Regional Sports Park embellishment	7,500								30,000	10,000
	Moriarty Park, Canungra	Regional Sports Park embellishment	6,000									20,000
	Tamborine Mt Cemetery	Community Infrastructure design and acquisition	50,000				20,000	1,500,000	100,000			
	Muriel Drynan Park	Local Recreation Park embellishment			12,000		13,000					
	North Tamborine Sports Oval	Regional Sports Park embellishment		3,000			6,000	13,000	13,000	13,000	80,000	
	Parks (additional)	Embellishment			15,000	16,000	17,000	18,000	19,000	20,000	21,000	22,000
	Peak Crossing Park, Peak Crossing	Local Recreation Park embellishment	7,000		12,000		12,000		13,000			
	Public Toilets (additional)	Embellishment	35,000	35,000	35,000							
	Rail Trail	Design and acquisition		20,000	400,000	400,000						
	Rathdowney Memorial Park	Local Recreation Park	15,000									

Map reference	Name of park	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
		embellishment										
	Rosins Lookout	Local Recreation Park embellishment	31,000									
	Rosser Park	Local Recreation Park embellishment			12,000	200,000	13,000	140,000	13,000			
	Selwyn Park, Beaudesert	Regional Sports Park embellishment		12,000		20,000						
	Sharp Park, Witheren	Local Recreation Park embellishment		6,000	18,000	12,000	13,000	13,000	13,000			
	Springleigh Park, Boonah	Regional Recreation Park embellishment	38,500	250,000								
	Staff Smith Park, Tamborine Mountain	Local Recreation Park embellishment	12,000	3,000	15,000	15,000	13,000	13,000	153,000			
	Stinson Memorial Park, Lamington	Local Recreation Park embellishment	19,000		12,000							
	Tamborine Memorial Park	Local Recreation Park embellishment							20,000			
	Tamborine Mt public pool	Community Infrastructure embellishment		25,000						20,000		15,000
	Wonglepong park	Local Recreation Park embellishment	20,000									
	Yellow Pinch Reserve, Mount Barney	Local Recreation Park embellishment			12,000							
	Youngman Family Park, Tamborine Mt	Local Recreation Park embellishment	25,000									
	Sub Total		698,000	816,200	1,034,400	1,210,600	253,000	2,041,000	425,000	281,000	436,000	322,000
	Total											7,517,200

(2) Transport

Table 6.3

Trunk Road Infrastructure Schedule of Works

Map reference	Name of road	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Beechmont Rd	Trunk Collector road upgrade			500,000	1,500,000			350,000	1,000,000	250,000	
	Brisbane St	Trunk Collector road upgrade		300,000					250,000			
	Brookland Rd	Trunk Collector road upgrade				250,000	1,000,000	850,000		550,000		
	Brookland Bridge	Bridge Replacement							2,100,000			
	Burnett Ck Rd	Trunk Collector road upgrade				675,000	325,000					
	Charlwood Rd	Trunk Collector road upgrade									450,000	550,000
	Christmas Ck Rd	Trunk Collector road upgrade	500,000			850,000				450,000	400,000	
	Edward St, Kalbar	Trunk Collector road upgrade				600,000						
	Ganthorpe Rd										900,000	400,000
	Hoya Rd	Trunk Collector road upgrade		1,500,000	250,000	850,000						
	Josephville Rd	Trunk Collector road upgrade									275,000	
	Kerry Rd	Trunk Collector road upgrade	750,000		1,400,000	700,000	550,000	450,000	700,000	950,000	250,000	500,000
	Kooralbyn Bridge	Bridge Replacement	300,000	2,200,000								
	McKee St	Trunk Collector road upgrade								150,000		
	Munbilla Rd	Trunk Collector road upgrade	500,000	500,000		1,250,000			750,000			
	Mutdapilly-Churchbank Weir Rd	Trunk Collector road upgrade		120,000	120,000							
	Roadvale Rd	Trunk Collector road upgrade			750,000		850,000					
	Rosevale Rd	Trunk Collector road upgrade							75,000	100,000		
	Sandy Ck Rd	Trunk Collector road upgrade								175,000		

Map reference	Name of road	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Tarome Rd	Trunk Collector road upgrade					1,000,000					1,000,000
	Undullah Rd	Trunk Collector road upgrade							600,000			
	Veresdale Scrub Rd	Trunk Collector road upgrade			1,000,000	750,000						
	Veresdale Scrub School Rd	Trunk Collector road upgrade										1,000,000
	Wellington Bundock Rd	Trunk Collector road upgrade	50,000	1,950,000								
	Sub Total		2,100,000	6,570,000	4,020,000	7,425,000	3,725,000	1,300,000	4,825,000	3,375,000	2,525,000	3,450,000
	Total											39,315,000

(3) Drainage

Table 6.4

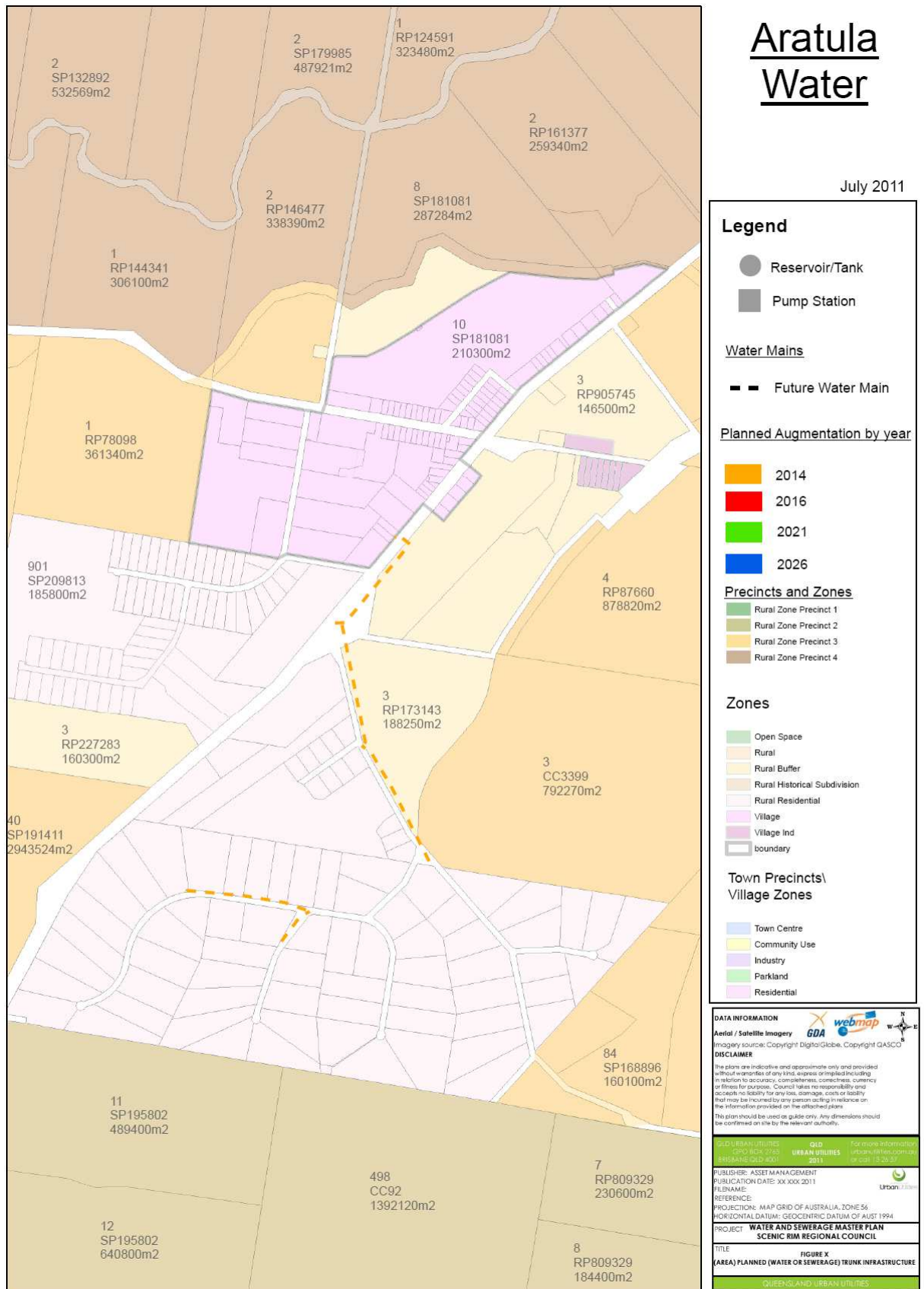
Trunk Drainage and Stormwater Infrastructure Schedule of Works

Map reference	Name of road	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
	Allandale Road	Floodway Reconstruction						90,000				
	Borneo Ct	Drainage Reconstruction		25,000								
	Bunburra Road, Bunburra	Floodway Reconstruction				20,000	25,000					
	Cannon Creek-Maroon Road	Floodway Reconstruction				35,000						
	Church Street	Drainage Reconstruction/ Planning Study	150,000	50,000							150,000	150,000
	Cliff Way	Drainage Reconstruction	50,000									
	Denman Road	Floodway Reconstruction					45,000					
	Dunn Road	Floodway Reconstruction				10,000						
	Evans Road	Floodway							15,000			

Map reference	Name of road	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
		Reconstruction										
	Fletcher Road	Floodway Reconstruction							20,000			
	FM Bell Road	Floodway Reconstruction							45,000			
	Franklin Lane	Drainage Reconstruction		25,000								
	Goetsch Road, Kalbar	Floodway Reconstruction								85,000		
	Hansen Road	Floodway Reconstruction									20,000	
	Justin Ave	Drainage Reconstruction	30,000									
	Kerry Hills Estate	Drainage Reconstruction									100,000	
	Kulgan Road	Floodway Reconstruction							40,000			
	Macquarie Street, Boonah	Drainage Reconstruction							150,000			
	Moffatt Street, Kalbar	Drainage Reconstruction								250,000		
	Morwincha Road	Floodway Reconstruction									40,000	
	Mt Walker West Road	Floodway Reconstruction										45,000
	Mutdapilly Churchbank Weir Road	Drainage Reconstruction		120,000	120,000							
	Nicolet Drive	Drainage Reconstruction	70,000									
	Nuhn Road	Floodway Reconstruction								20,000		
	Palmer Road	Floodway Reconstruction										35,000
	Redhill Road	Floodway Reconstruction						25,000				
	Shamrock Drive	Drainage Reconstruction		70,000	50,000							
	Springleigh Park, Boonah	Drainage Reconstruction				150,000		350,000				
	Sugarloaf Road, Mt Walker	Floodway Reconstruction										30,000
	Tamborine Mt	Drainage		80,000	150,000		250,000		100,000			

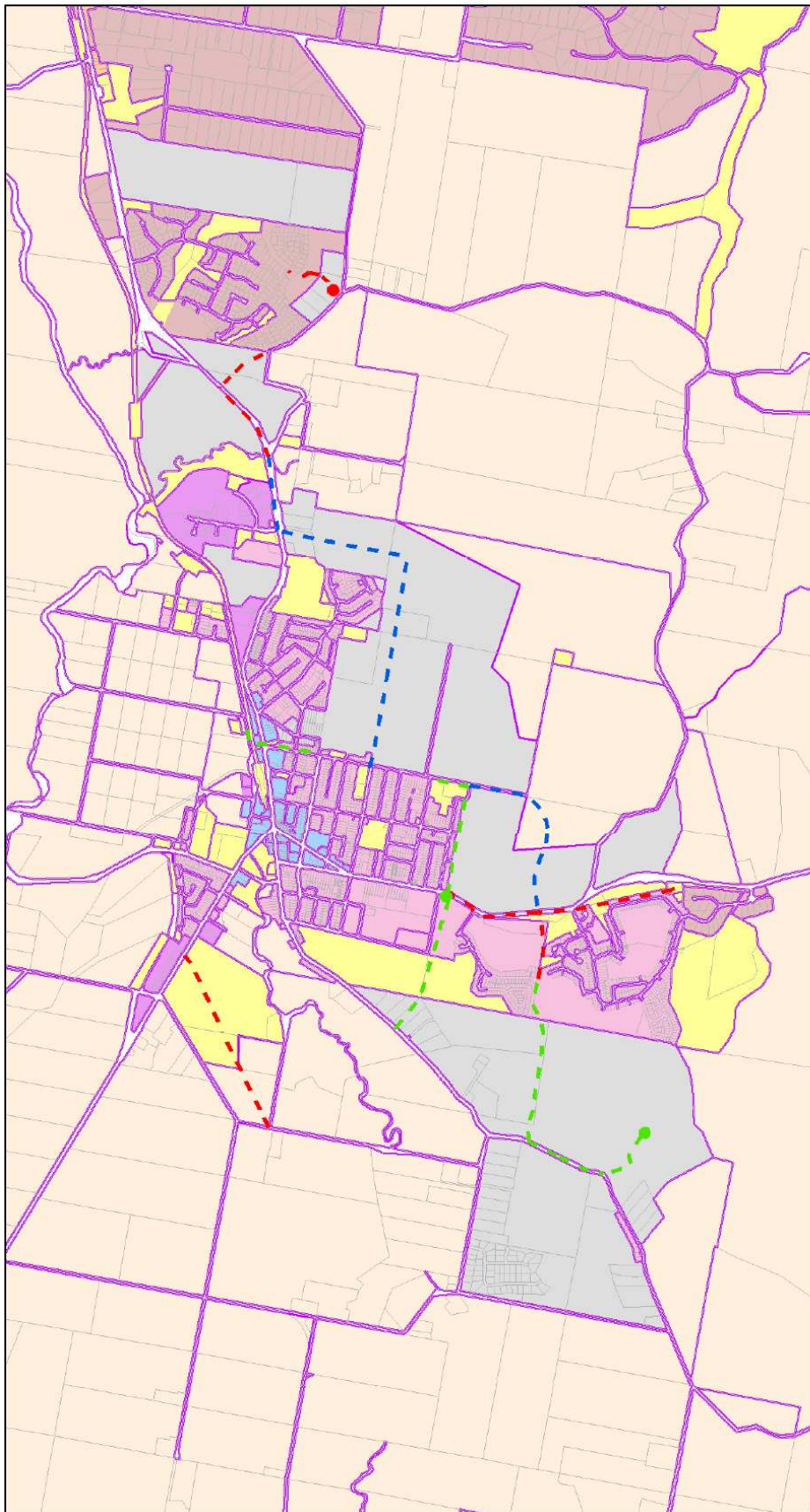
Map reference	Name of road	Infrastructure type	2011-12(\$)	2012-13(\$)	2013-14(\$)	2014-15(\$)	2015-16(\$)	2016-17(\$)	2017-18(\$)	2018-19(\$)	2019-20(\$)	2020-21(\$)
		Reconstruction										
	Toohill Road	Floodway Reconstruction				50,000						
	Various	Gully Pit upgrades/ kerb replacement	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Waterfall Creek Road	Floodway Reconstruction					35,000					
	Wright Road	Floodway Reconstruction								15,000		
	Yeates Ave, Boonah	Drainage Reconstruction			50,000	100,000						
	Zillman Flat Road	Floodway Reconstruction					25,000				30,000	
	Zingleman Road	Floodway Reconstruction									15,000	
	Sub Total		350,000	420,000	420,000	415,000	430,000	515,000	420,000	420,000	405,000	310,000
	Total											4,105,000

6.3 Plans for trunk infrastructure for the water network are detailed in the following plans.



Beaudesert Water

July 2011



Legend

- Reservoir
- Tank
- Pump Station

Water Mains

- Future Water Main

Planned Augmentation by year

- 2016
- 2021
- 2026

Precincts and Zones

- IPA Precincts (small scale)
- Tourist
- Business
- Community
- Industry
- Residential
- Village
- Rural
- Rural Residential
- Conservation
- Future Investigation

DATA INFORMATION

Aerial / Satellite Imagery

Imagery source: Copyright DigitalGlobe, Copyright GASCO

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Tel: 07 325 3200 **Urban Utilities**

PUBLISHER: ASSET MANAGEMENT
PUBLICATION DATE: XX XXX 2011

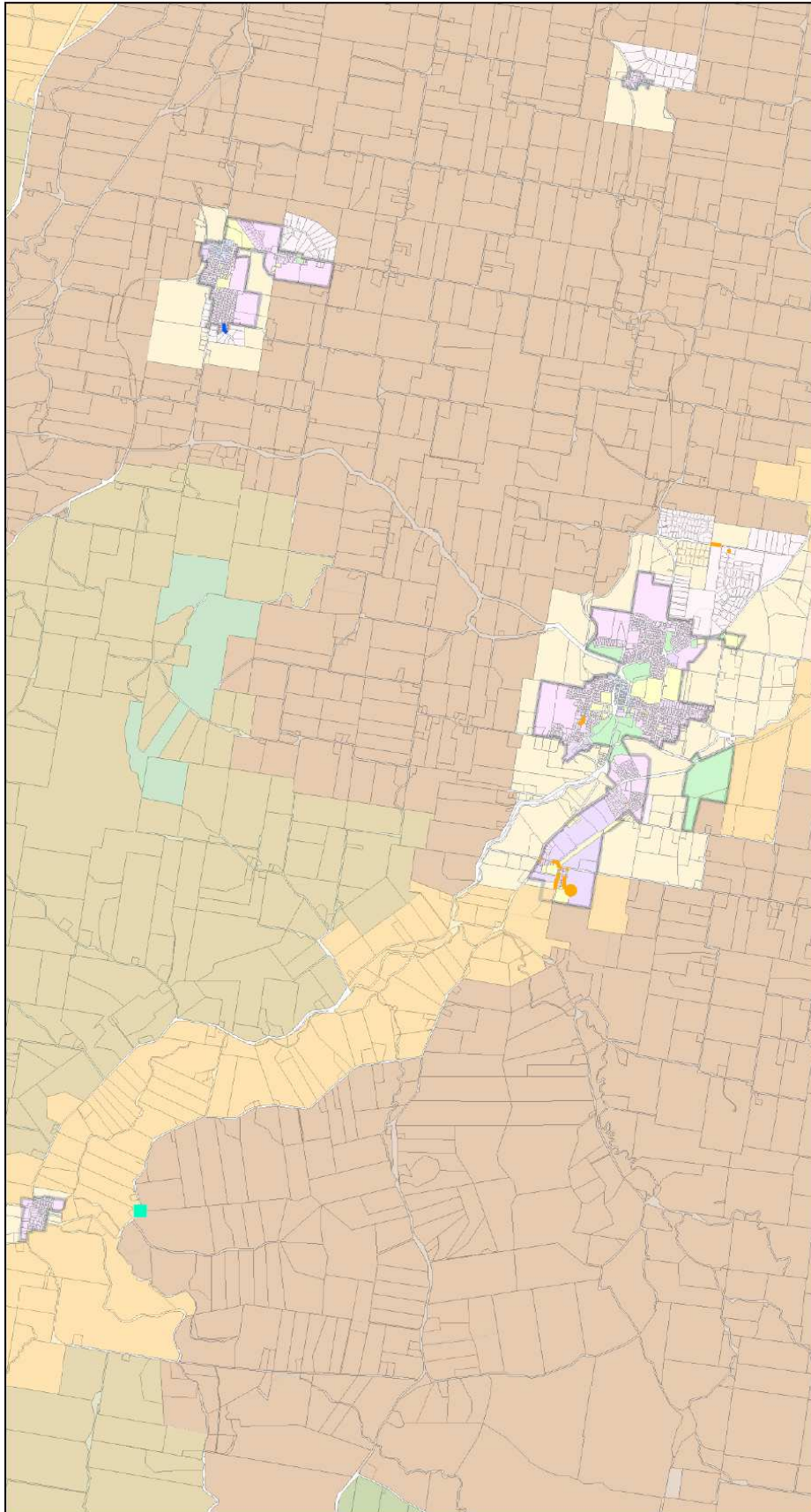
PROJECTION: MAP GRID OF AUSTRALIA, ZONE 56
HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUST 1994

PROJECT: **WATER AND SEWERAGE MASTER PLAN**
SCENIC RIM REGIONAL COUNCIL

TITLE: **FIGURE X**
(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE
QUEENSLAND URBAN UTILITIES

Boonah & Kalbar Water

July 2011



Legend

- Reservoir/Tank
- Pump Station

Water Mains

- Future Water Main

Planned Augmentation by year

- 2013
- 2014
- 2016
- 2021
- 2026

Precincts and Zones

- Rural Zone Precinct 1
- Rural Zone Precinct 2
- Rural Zone Precinct 3
- Rural Zone Precinct 4

Zones

- Open Space
- Rural
- Rural Buffer
- Rural Historical Subdivision
- Rural Residential
- Village
- Village Ind
- boundary

Town Precincts\ Village Zones

- Town Centre
- Community Use
- Industry
- Parkland
- Residential

DATA INFORMATION

Aerial / Satellite Imagery

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PUBLISHER: ASSET MANAGEMENT
 PUBLICATION DATE: XX XXX 2011

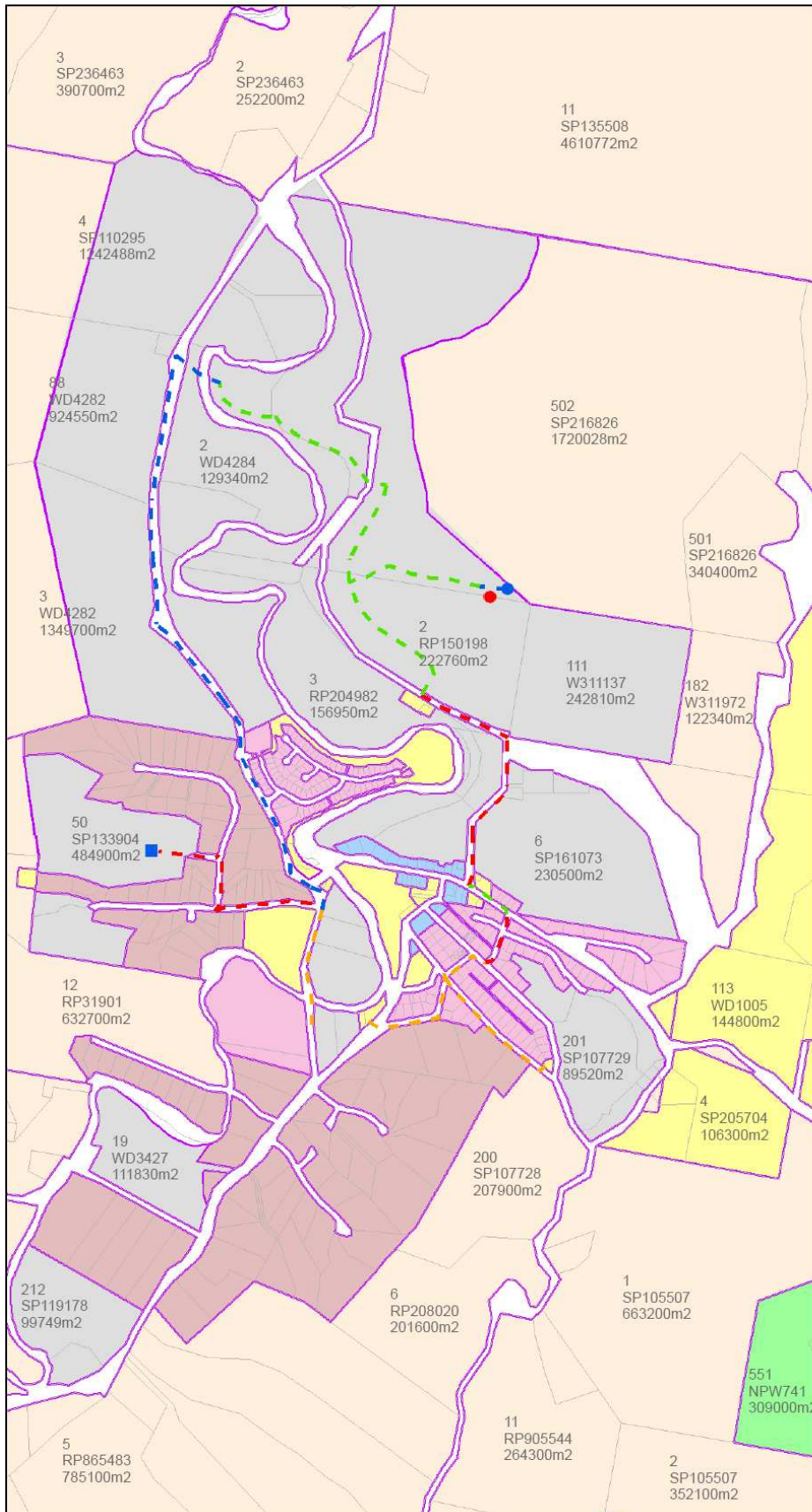
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 REFERENCE:
 PROJECTION: MAP GRID OF AUSTRALIA, ZONE 56
 HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUST 1994

PROJECT: **WATER AND SEWERAGE MASTER PLAN**
SCENIC RIM REGIONAL COUNCIL

TITLE: **FIGURE X**
(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE
 QUEENSLAND URBAN UTILITIES

Canungra Water

July 2011



Legend

- Reservoir/Tank
- Pump Station

Water Mains

- Future Water Main

Planned Augmentation by year

- 2014
- 2016
- 2021
- 2026

Precincts and Zones

- IPA Precincts (small scale)
- Tourist
- Business
- Community
- Industry
- Residential
- Village
- Rural
- Rural Residential
- Conservation
- Future Investigation

DATA INFORMATION

Aerial / Satellite Imagery

Imagery source: Copyright DigitalGlobe, Copyright GASCO

DISCLAIMER

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QLD URBAN UTILITIES

QID URBAN UTILITIES

For more information visit: www.urbanutilities.com.au or call: 13 25 35

PUBLISHER: ASSET MANAGEMENT

PUBLICATION DATE: XX XXX 2011

FILENAME:

REFERENCE:

PROJECTION: MAP GRID OF AUSTRALIA, ZONE 56

HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUST 1994

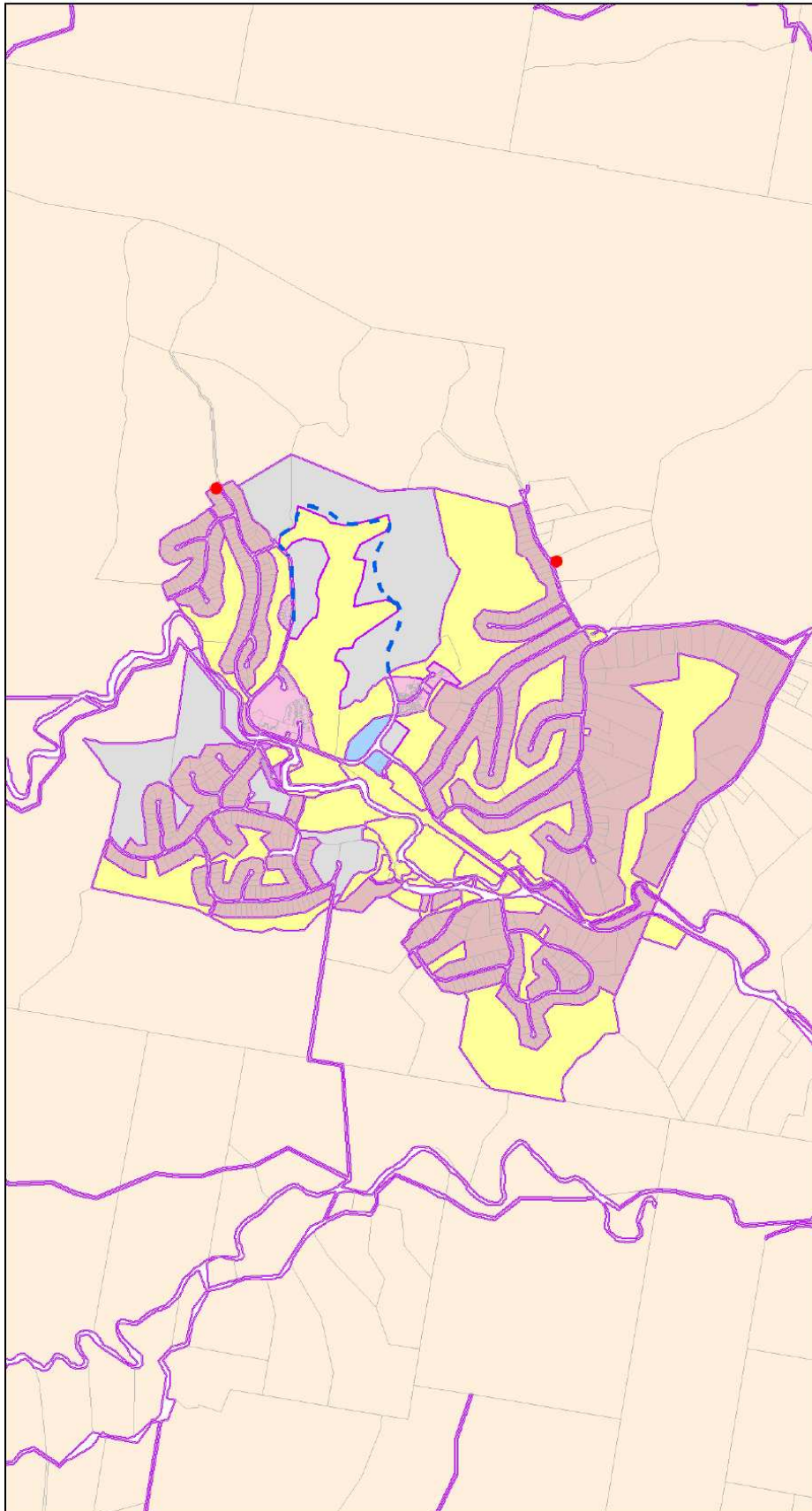
PROJECT: **WATER AND SEWERAGE MASTER PLAN**
SCENIC RIM REGIONAL COUNCIL

TITLE: **FIGURE X**
(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE

QUEENSLAND URBAN UTILITIES

Kooralbyn Water

July 2011



Legend

- Reservoir
- Tank
- Pump Station

Water Mains

- Future Water Main

Planned Augmentation by year

- 2016
- 2021
- 2026

Precincts and Zones

- IPA Precincts
- Tourist
- Business
- Community
- Industry
- Residential
- Village
- Rural
- Rural Residential
- Conservation
- Future Investigation

DATA INFORMATION

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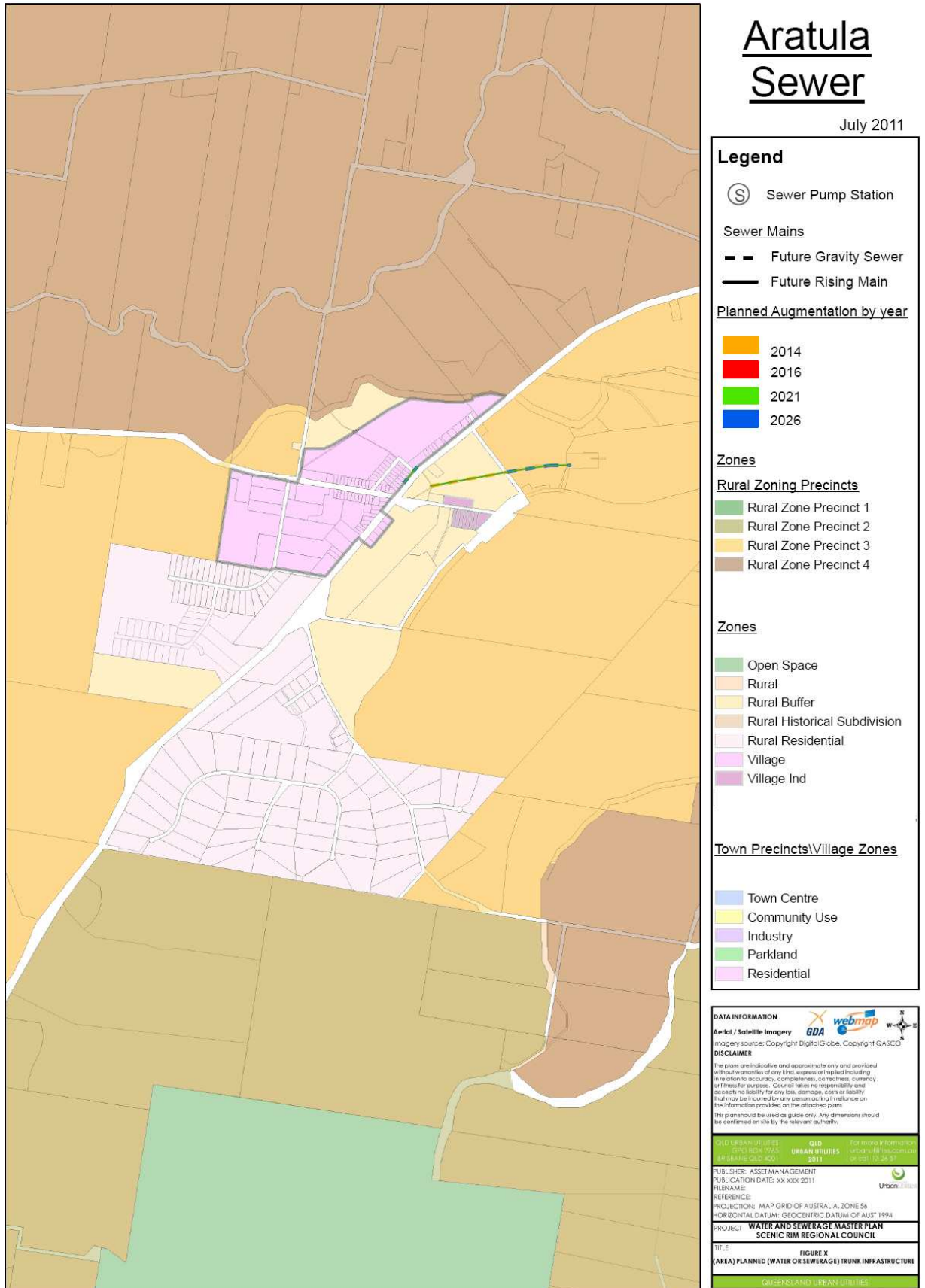
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QLD URBAN UTILITIES For more information visit www.urbanservices.com.au or call 13 25 37

PUBLISHER: ASSET MANAGEMENT
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 SCENIC RIM REGIONAL COUNCIL

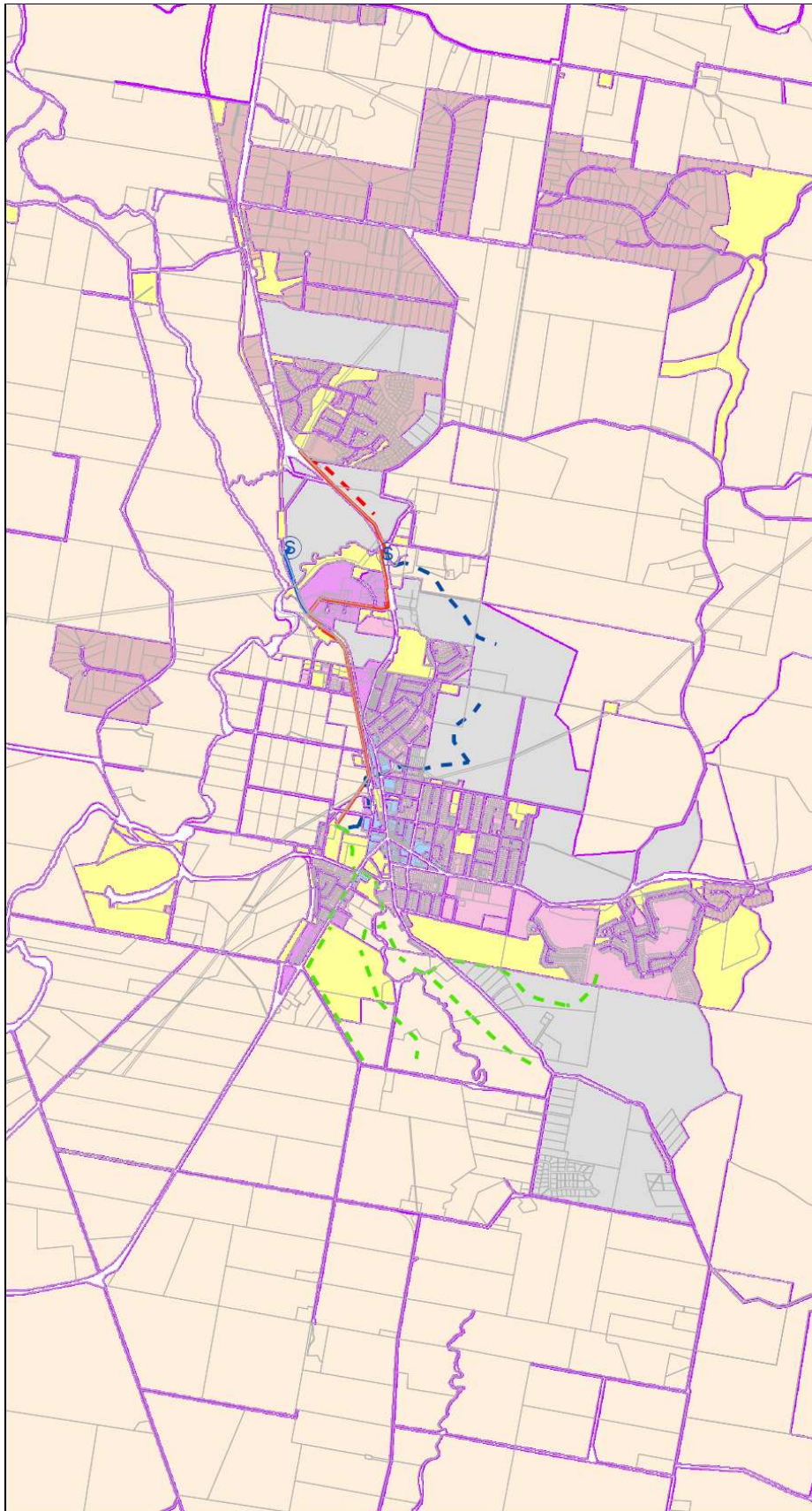
TITLE: FIGURE X
 (AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE
 QUEENSLAND URBAN UTILITIES

6.4 Plans for trunk infrastructure for the sewer network are detailed in the following plans.



Beaudesert Sewer

July 2011



Legend

Sewer Pump Station

Sewer Mains

Future Gravity Sewer

Future Rising Main

Planned Augmentation by year

2016

2021

2026

Precincts and Zones

IPA Precincts

Tourist

Business

Community

Industry

Residential

Village

Rural

Rural Residential

Conservation

Future Investigation

DATA INFORMATION

Aerial / Satellite Imagery

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QLD URBAN UTILITIES QLD URBAN UTILITIES

07 5599 7745 07 5599 7745

100 BROADWAY 100 BROADWAY

2011 2011

PUBLISHER: ASSET MANAGEMENT

PUBLICATION DATE: XX/XX/2011

FILENAME:

REFERENCE:

PROJECTION: MAP GRID OF AUSTRALIA, ZONE 56

HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUSTR 1994

PROJECT: **WATER AND SEWERAGE MASTER PLAN**

SCENIC RIM REGIONAL COUNCIL

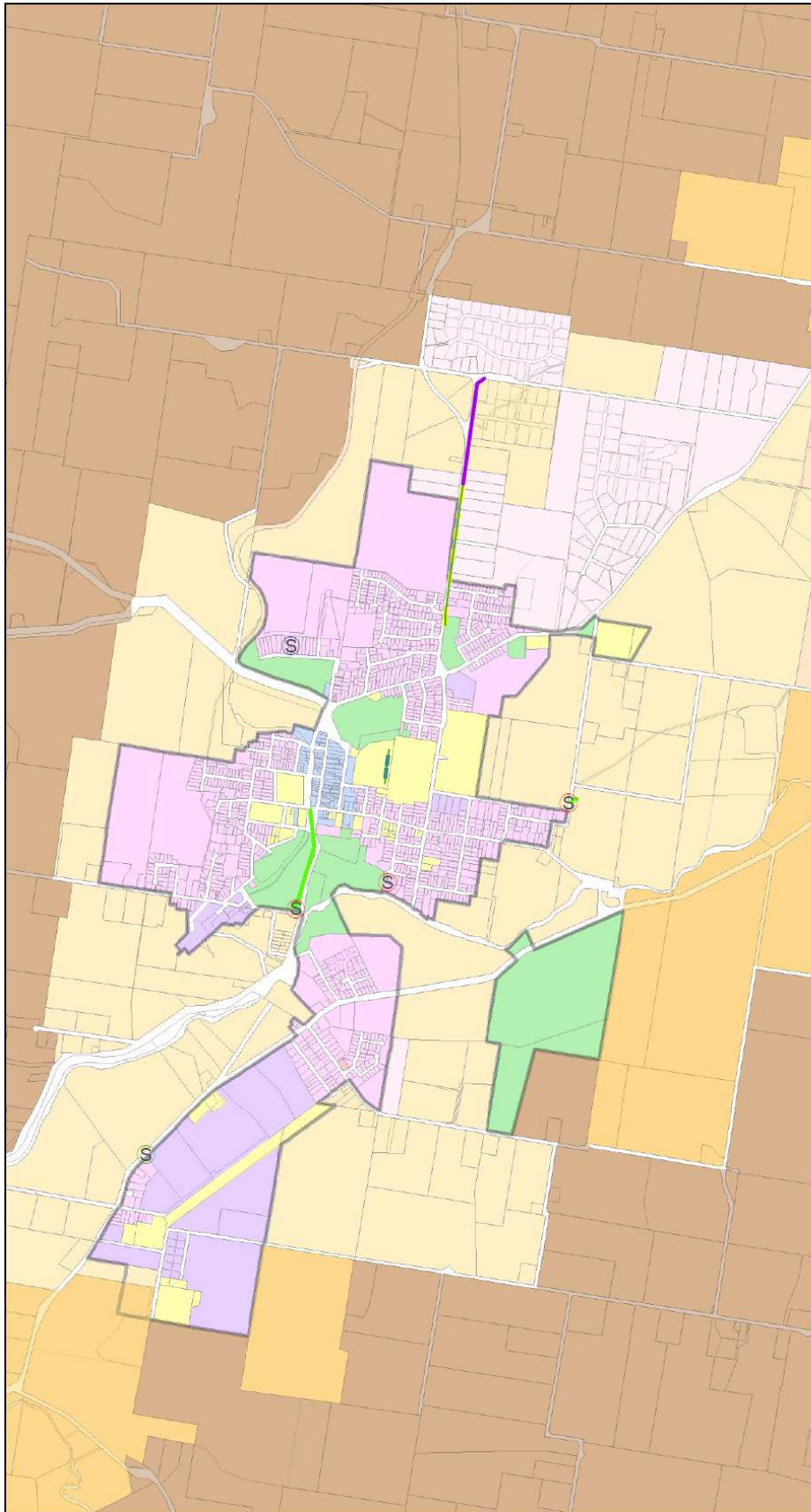
TITLE: **FIGURE X**

(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE

QUEENSLAND URBAN UTILITIES

Boonah Sewer

July 2011



Legend

Sewer Pump Station

Sewer Mains

Future Gravity Sewer
 Future Rising Main

Planned Augmentation by year

2011
 2012
 2014
 2016
 2021
 2026

Zones

Rural Zoning Precincts

Rural Zone Precinct 1
 Rural Zone Precinct 2
 Rural Zone Precinct 3
 Rural Zone Precinct 4

Zones

Open Space
 Rural
 Rural Buffer
 Rural Historical Subdivision
 Rural Residential
 Village
 Village Ind

Town Precincts/Village Zones

Town Centre
 Community Use
 Industry
 Parkland
 Residential

DATA INFORMATION
 Aerial / Satellite Imagery
 Imagery source: Copyright DigitalGlobe, Copyright GASCO

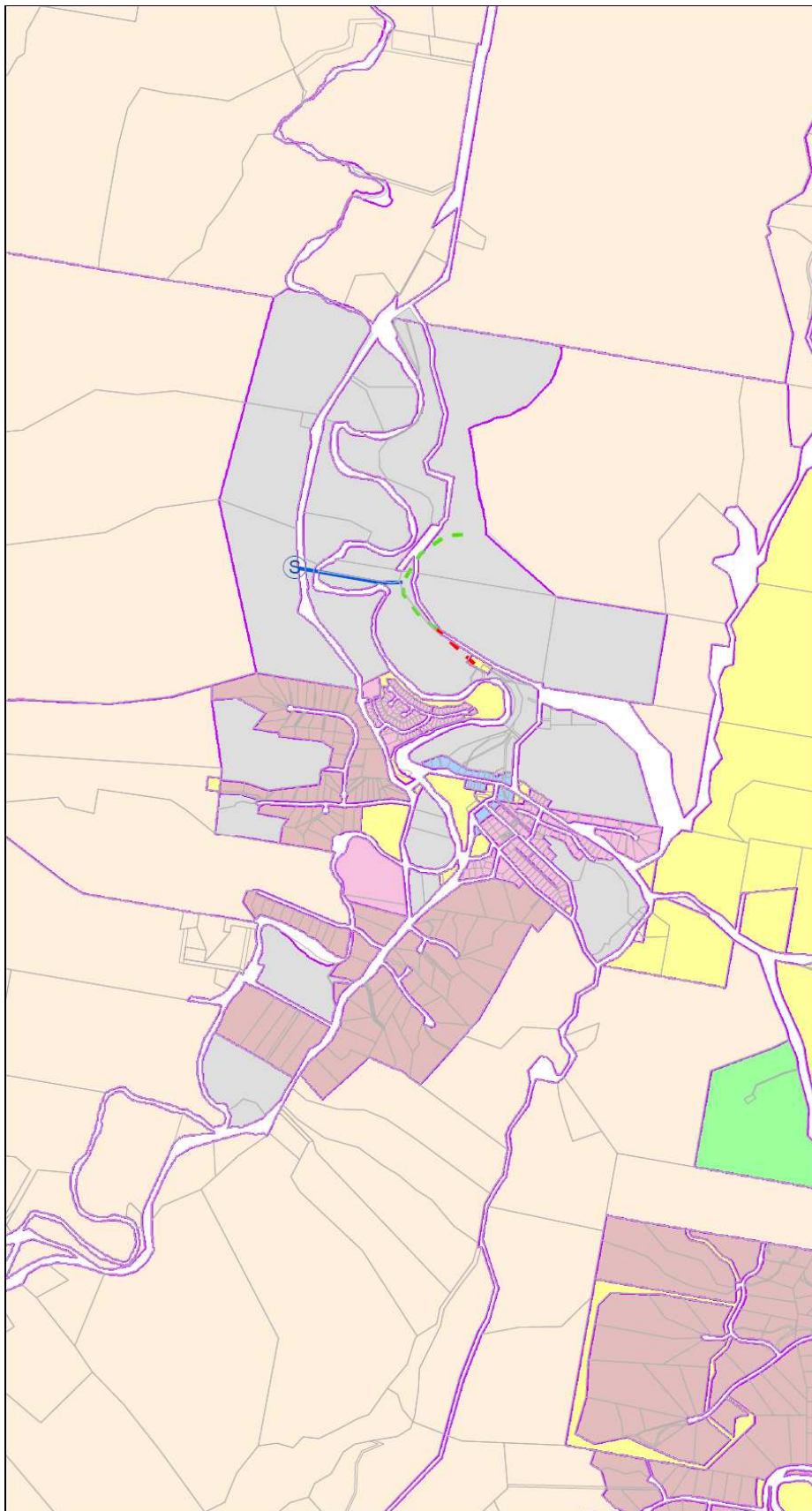
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QLD URBAN UTILITIES
 2700 ROCKY POINT AVENUE, SUITE 200, BOONAH QLD 4287
 PUBLISHER: ASSET MANAGEMENT
 PUBLICATION DATE: XX XXX 2011
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SCENIC RIM REGIONAL COUNCIL

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(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE
 QUEENSLAND URBAN UTILITIES

Canungra Sewer

July 2011



Legend

Sewer Pump Station

Sewer Mains

Future Gravity Sewer

Future Rising Main

Planned Augmentation by year

2016

2021

2026

Precincts and Zones

IPA Precincts

Tourist

Business

Community

Industry

Residential

Village

Rural

Rural Residential

Conservation

Future Investigation

DATA INFORMATION

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QLD URBAN UTILITIES QLD URBAN UTILITIES

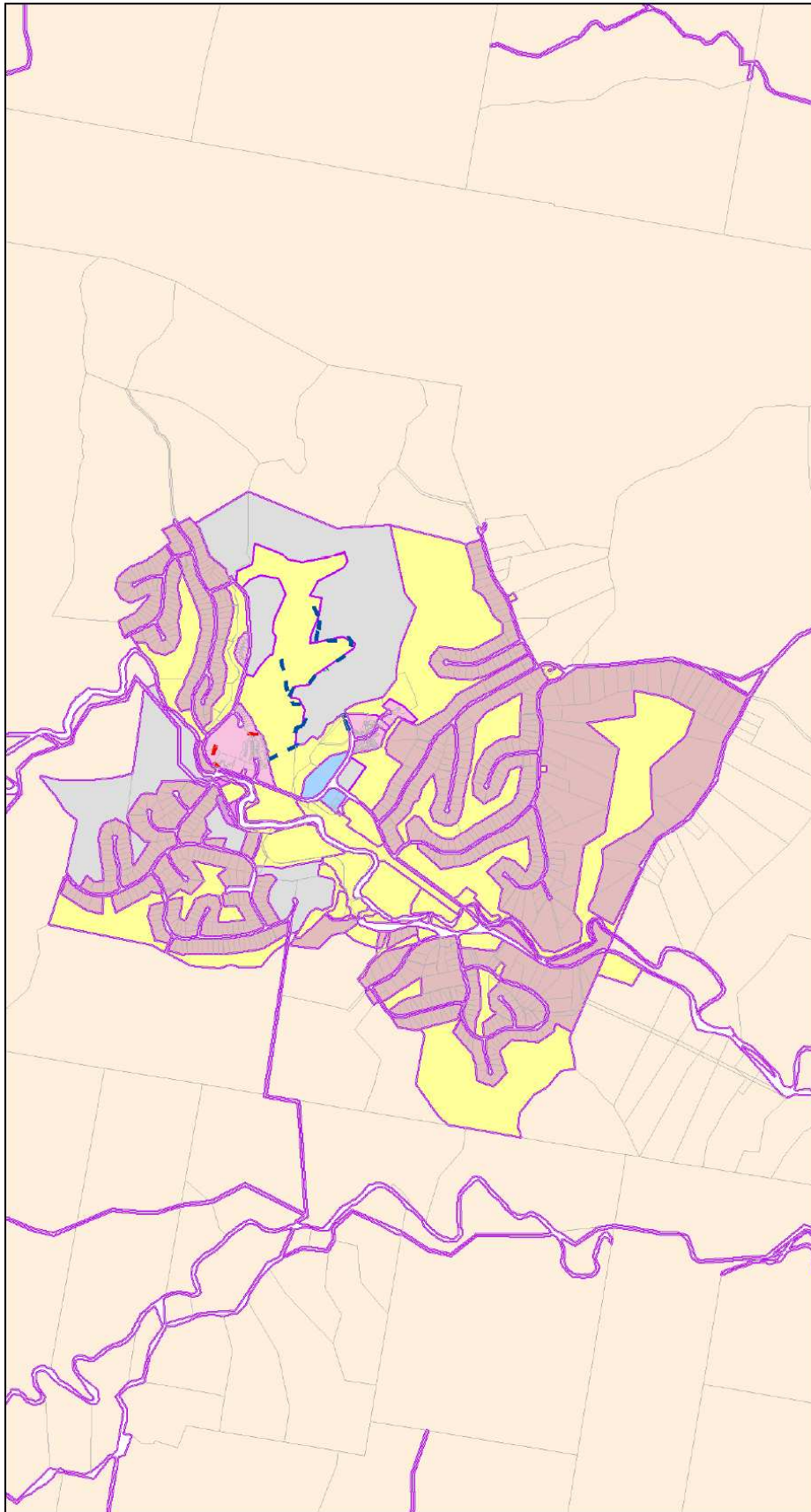
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PROJECTION: MAP GRID OF AUSTRALIA, ZONE 56
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PROJECT: **WATER AND SEWERAGE MASTER PLAN**
SCENIC RIM REGIONAL COUNCIL

TITLE: **FIGURE X**
(AREA) PLANNED (WATER OR SEWERAGE) TRUNK INFRASTRUCTURE

QUEENSLAND URBAN UTILITIES



Kooralbyn Sewer

July 2011

Legend

Sewer Pump Station

Sewer Mains

Future Gravity Sewer

Future Rising Main

Planned Augmentation by year

2016

2021

2026

Precincts and Zones

IPA Precincts

Tourist

Business

Community

Industry

Residential

Village

Rural

Rural Residential

Conservation

Future Investigation

DATA INFORMATION

Aerial / Satellite Imagery

Imagery source: Copyright DigitalGlobe, Copyright GASCO

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SCENIC RIM REGIONAL COUNCIL

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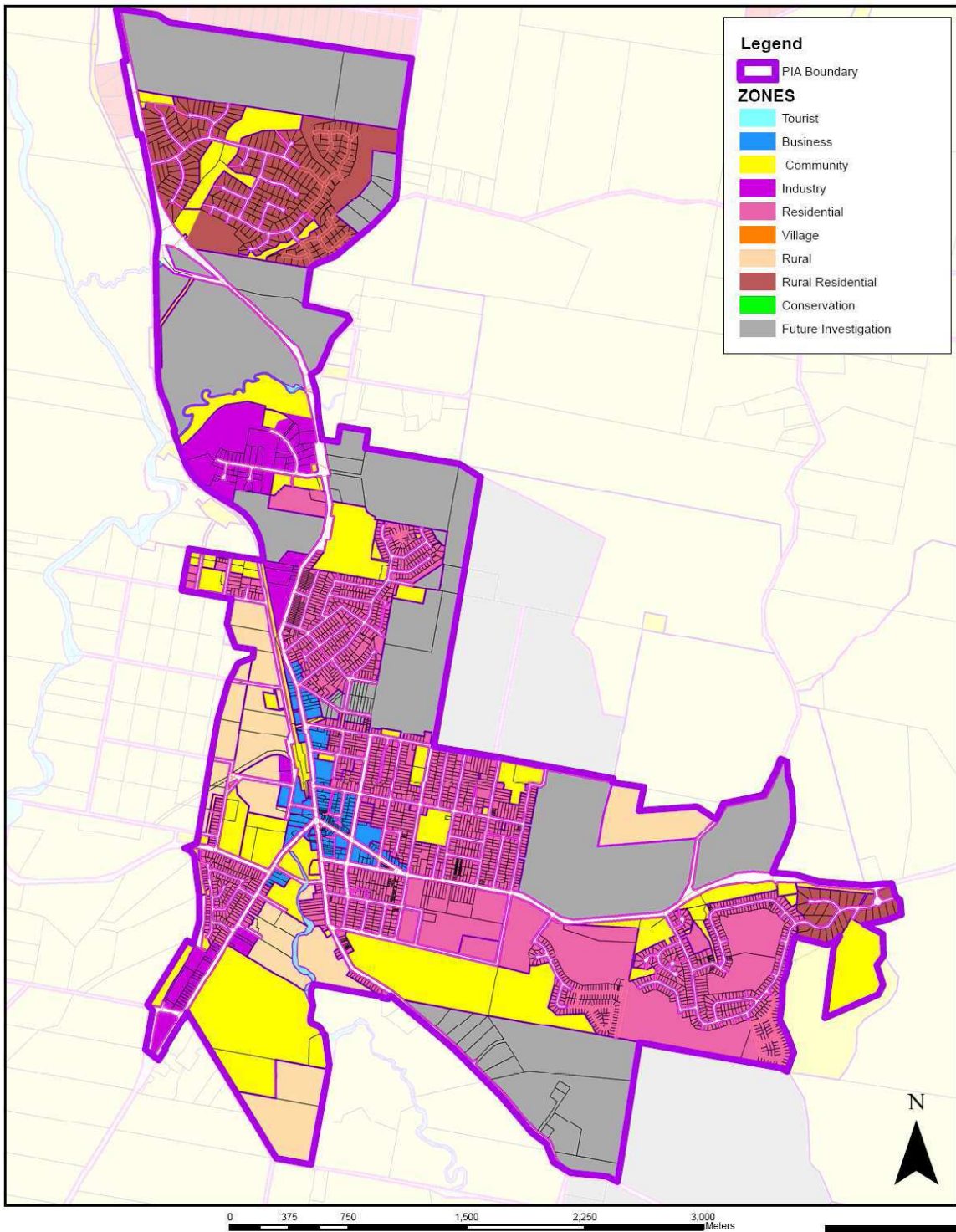
QUEENSLAND URBAN UTILITIES

Part 7 Credits and intensification

- 7.1 An adopted infrastructure charge for a material change of use involving an intensification of an existing lawful use or building work in existence at the time the development application is made, will only be levied on the part of the development which is subject to the intensification.
- 7.2 A credit will only be applied in respect of existing lawful use or development in existence at the time the development application is made.
- 7.3 A credit will be calculated in the same manner in which the adopted infrastructure charge is calculated under this resolution.
- 7.4 A credit will not be applied under this resolution for any reason other than the existence of a lawful use of the premises or development the subject of the development application, at the time the development application is made. This means that a credit will not be applied for previous infrastructure contributions paid or trunk infrastructure provided unless the use or development is in existence at the time the development application is made.

Part 8 Priority Infrastructure Areas

Council's adopted priority infrastructure areas as detailed in the State Planning Regulatory Provision.

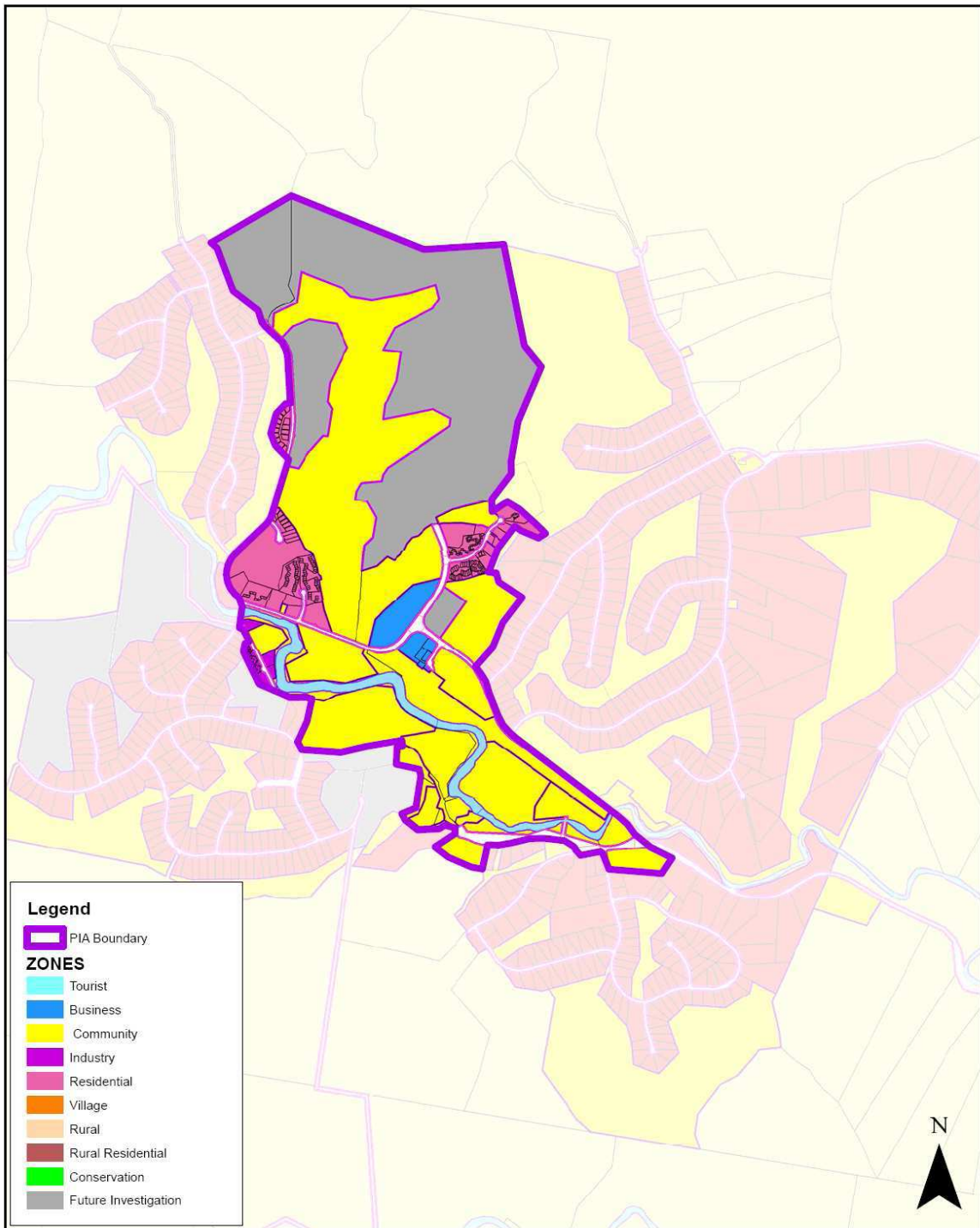


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Printed 4 April 2011

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Beaudesert Planning Scheme commencement date - March 2007



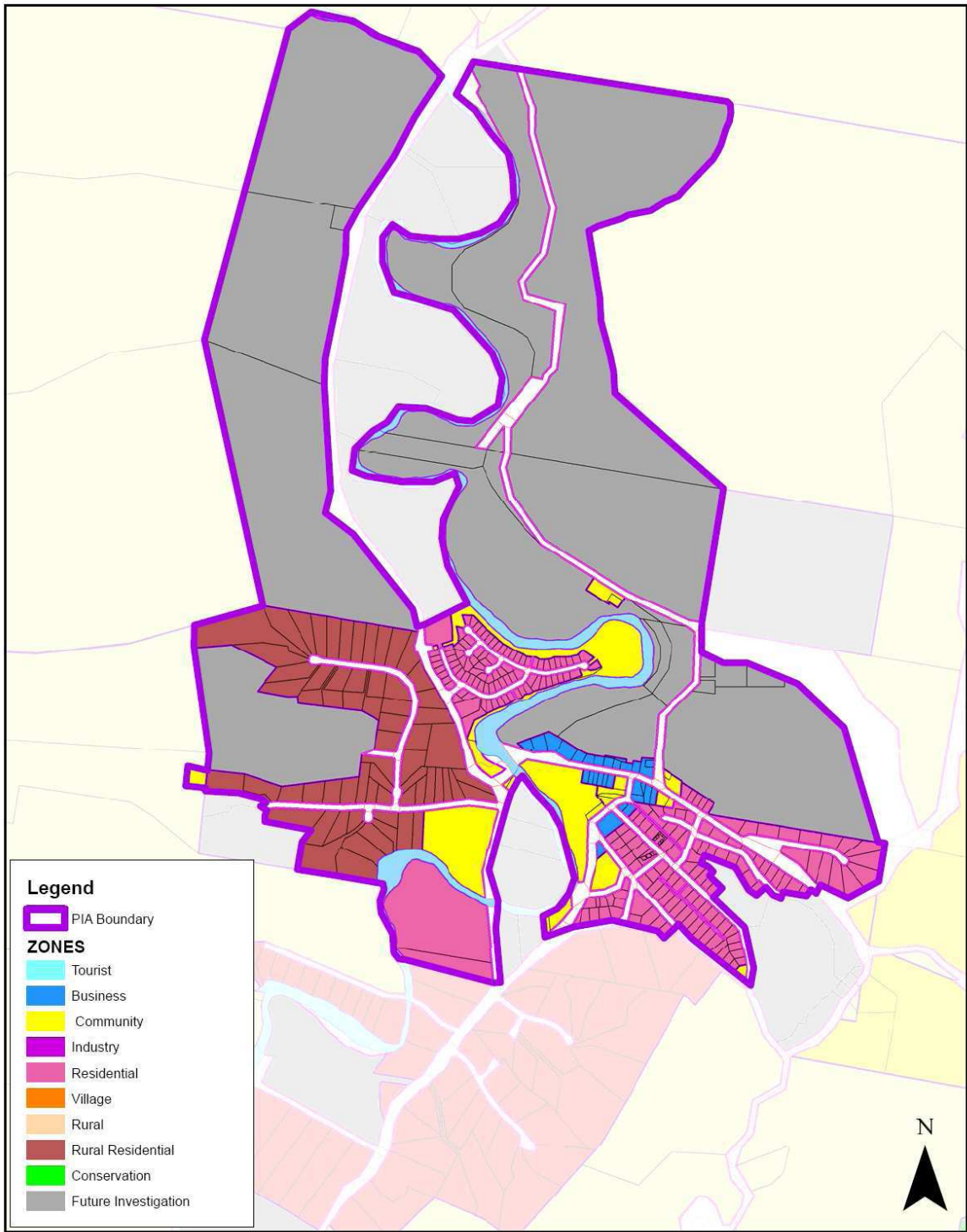
0 375 750 1,500 2,250 3,000 Meters

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Beaudesert Planning Scheme commencement date - March 2007

PIA 2



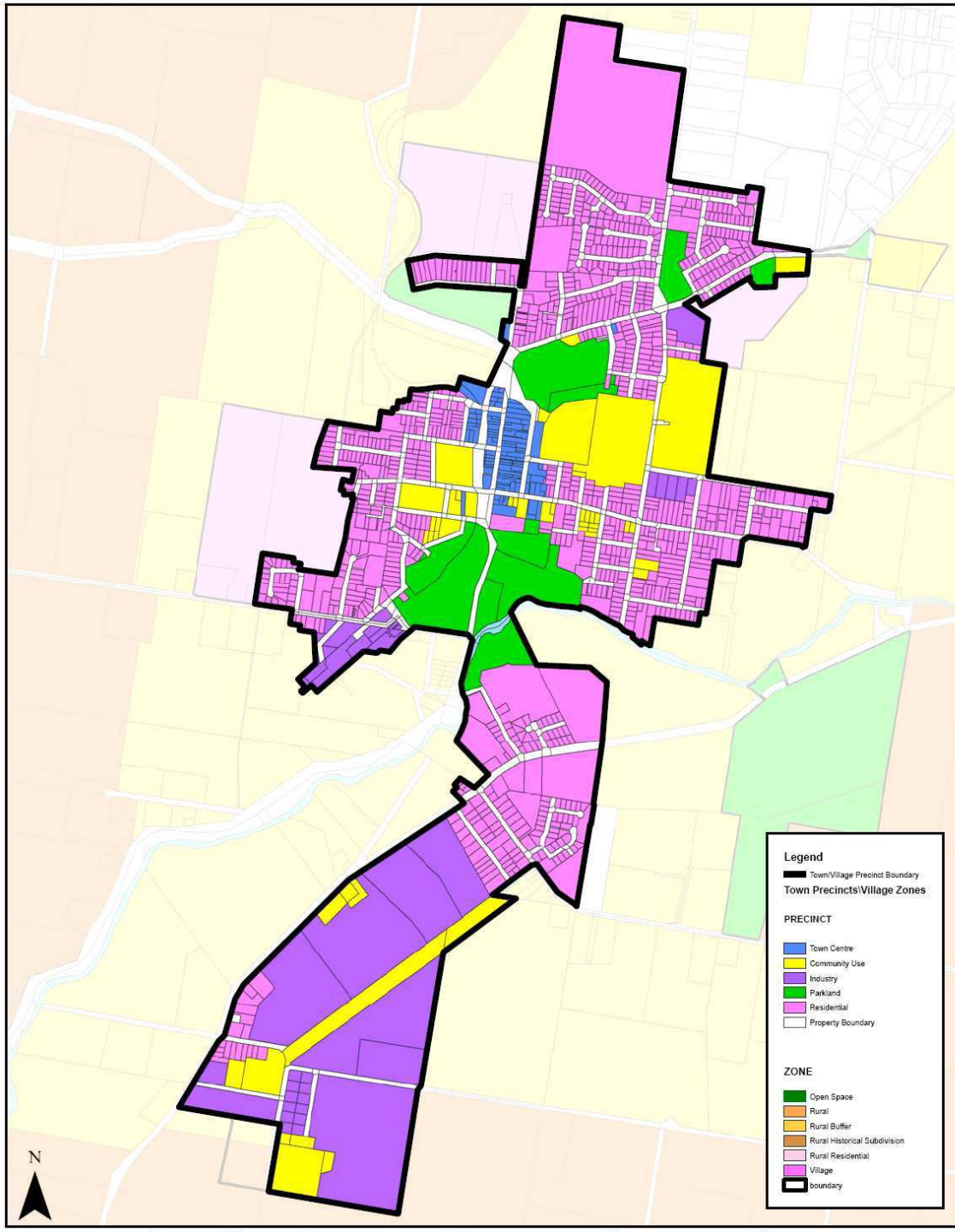
0 190 380 760 1,140 1,520 Meters

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Printed 4 April 2011

DRAFT

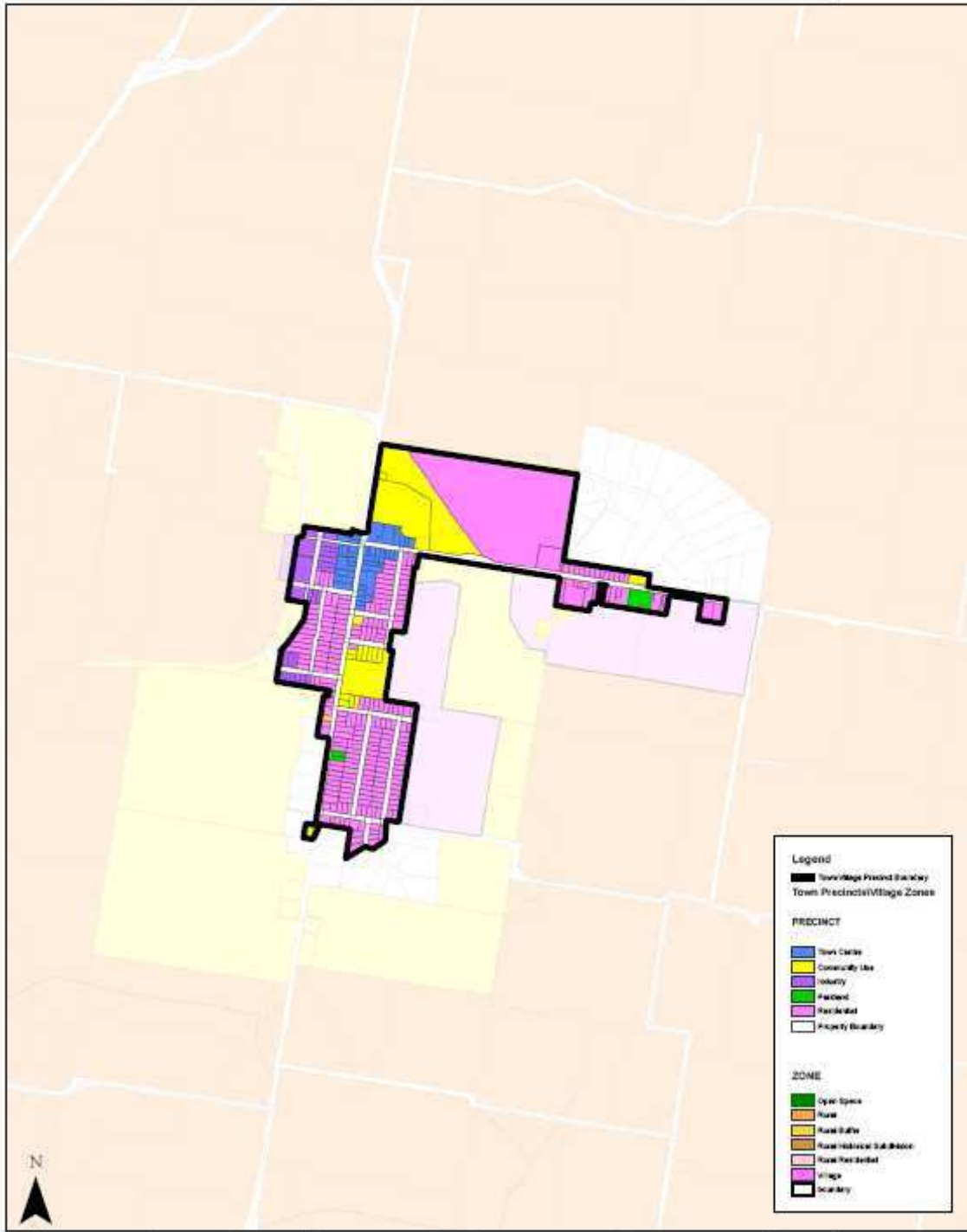
Beaudesert Planning Scheme commencement date - March 2007



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Printed 8 December 2010 **DRAFT**

Boonah Planning Scheme commencement date - 31st March 2006

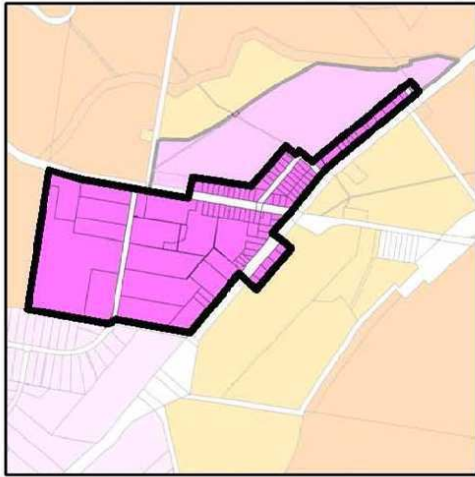


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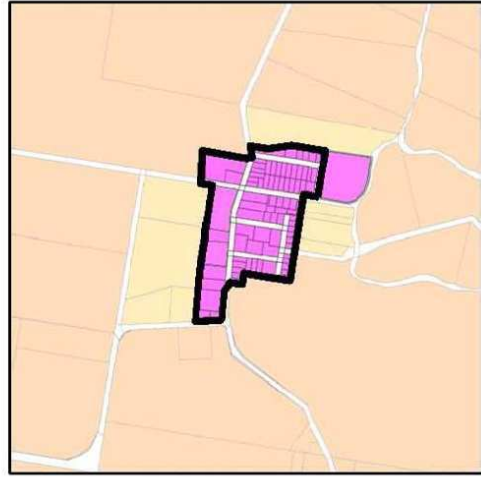
Printed 8 December 2010 **DRAFT**
 Boonah Planning Scheme commencement date - 31st March 2008

PIA - ARATULA, MT ALFORD, WARRILL VIEW

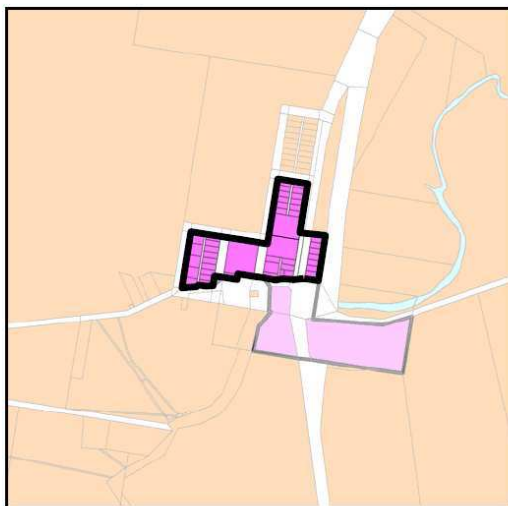
PIA 3



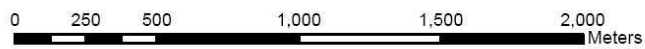
ARATULA



MT ALFORD



WARRILL VIEW

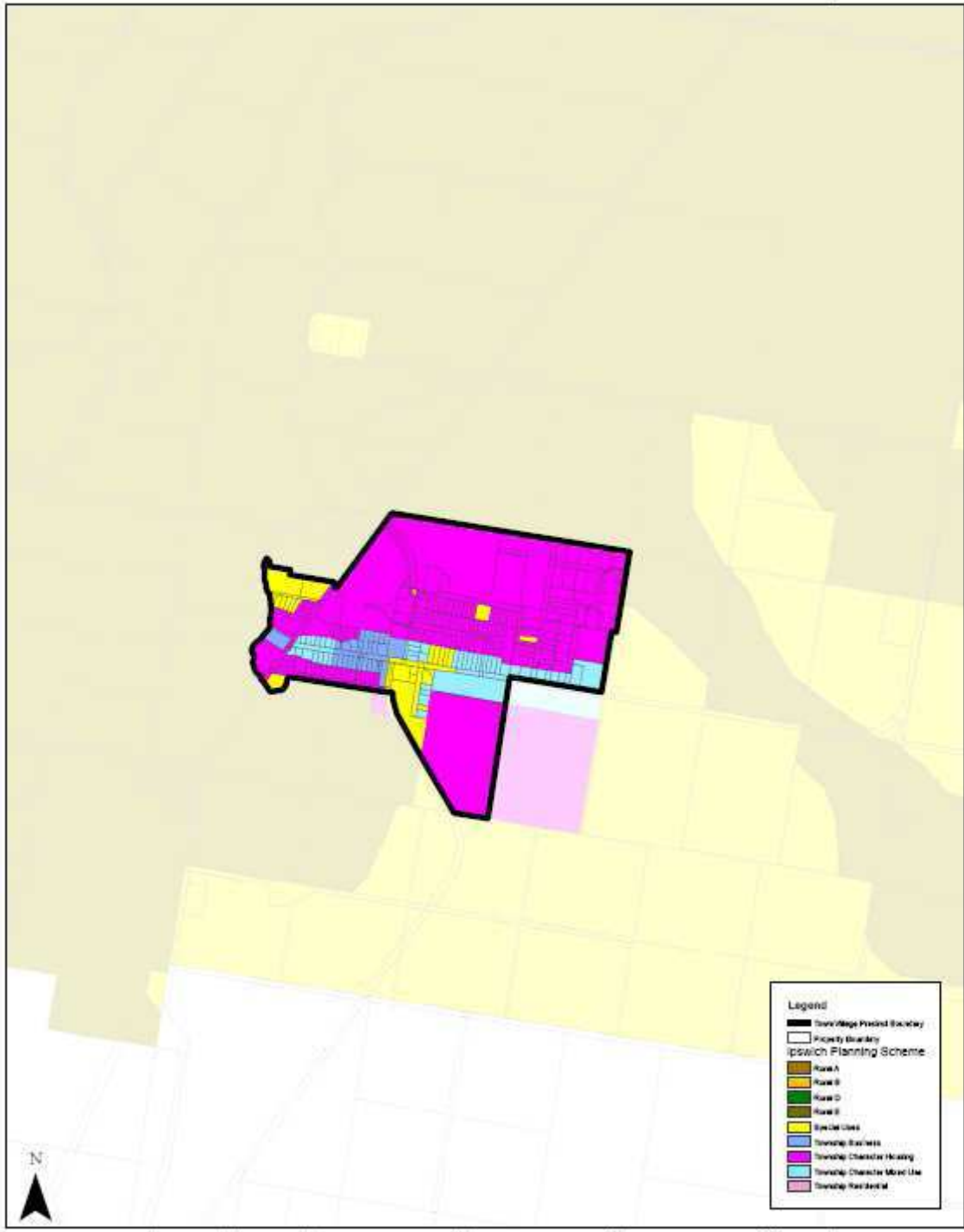


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Boonah Planning Scheme commencement date - 31st March 2006

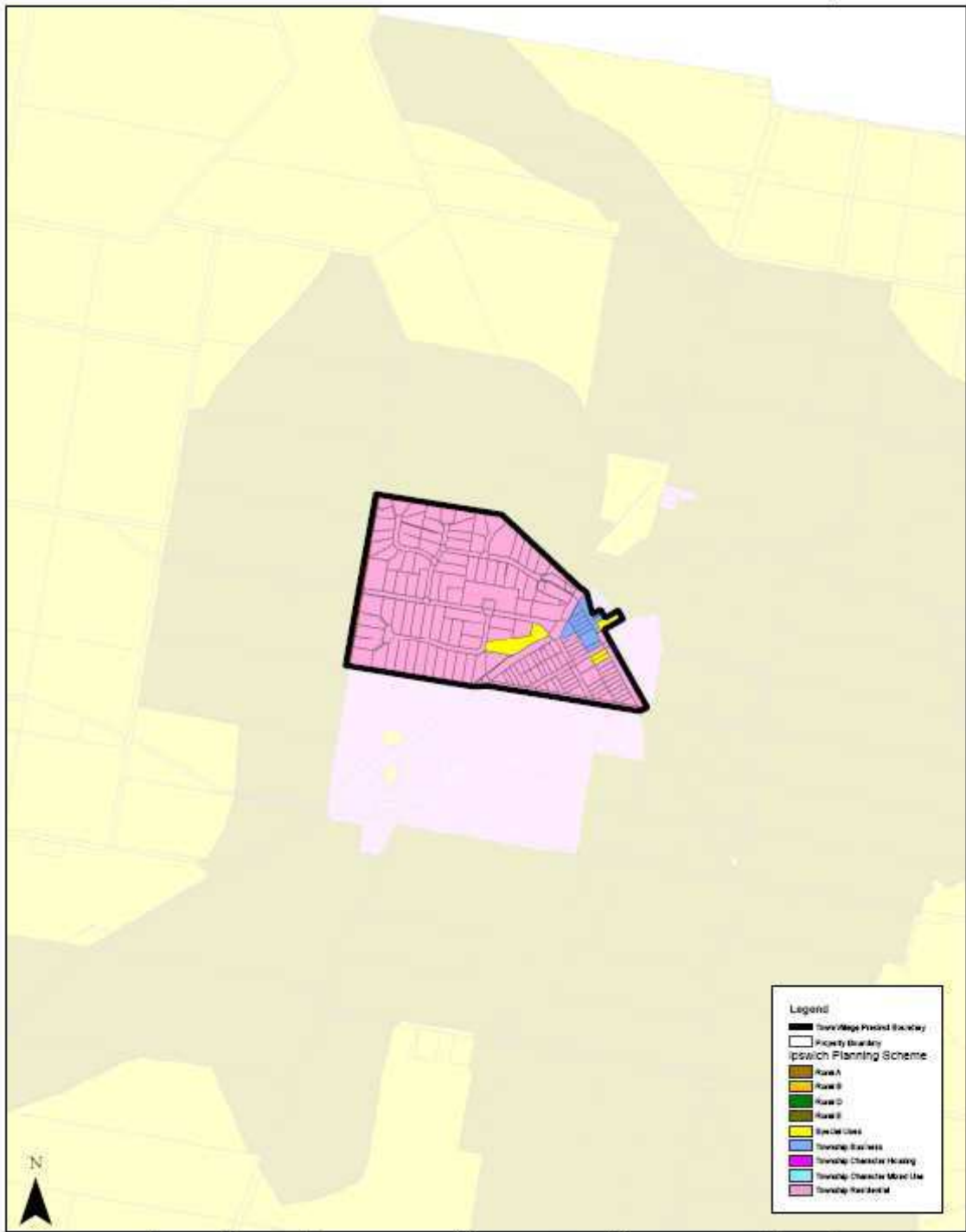
PIA 3



C

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Printed 8 December 2010 DRAFT
Ipswich Planning Scheme commencement date - January 2008



Legend

- Township Resident Boundary
- Property Boundary
- Ipswich Planning Scheme
- Zone A
- Zone B
- Zone C
- Zone D
- Special Uses
- Township Business
- Township Character Medium Density
- Township Character Medium Low Density
- Township Residential

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 Ipswich Planning Scheme commencement date - January 2008