PSP 7
INFRASTRUCTURE

Planning Scheme Policy No.7 – Infrastructure Provisions

1.0 PRELIMINARY

1.1 Infrastructure Provisions

The following sections comprise the Planning Scheme Policy for the provision of infrastructure:

(1) General Provisions for Infrastructure Contributions (Section 2.0);

(2) Water Supply Trunk Infrastructure (Section 3.0);

(3) Sewerage Trunk Infrastructure (Section 4.0);

(4) Public Parks Trunk Infrastructure (Section 5.0);

(5) Temporary Works (Section 6.0);

(6) Infrastructure Agreements (Section 7.0);

(7) Register of Infrastructure Contributions & Credits (Section 8.0);

(8) Connecting Works and Internal Works (Section 9.0); and

(9) Glossary of Terms (Section 10.0).

2.0 GENERAL PROVISIONS FOR INFRASTRUCTURE CONTRIBUTIONS

2.1 General Approach for Deriving Infrastructure Contributions

In principle, infrastructure contributions for a particular area within the Shire are derived by:

(1) estimating the amount of new development or the planned/ultimate population within the particular area (A);

(2) from (A) determining the trunk infrastructure likely to be needed to service the development or planned/ultimate population with such trunk infrastructure being determined by desired service standards outlined in this Planning Scheme Policy (B);

(3) from (B) estimating the establishment cost of the required trunk infrastructure required for the new development or relevant planned/ultimate population (EC); and

(4) deriving applicable infrastructure unit rates by dividing (EC) by (A), which produces a rate per the selected demand factor (e.g. rate per person, per EP, etc).

NOTE P7-1:

If the capacity of the trunk infrastructure provided or to be provided is greater than the planned or ultimate population (e.g. if manufacturing processes generate 'standard' pipe sizes that are larger than required to serve the specific development or catchment) the cost of that infrastructure is to be apportioned to the users within the particular area.

2.2 Determination of Planning Horizon to be Accommodated by Trunk Infrastructure

The development or relevant planned population to be served by trunk infrastructure is based on a planning horizon appropriate to the economic life or catchment or service area of the trunk infrastructure, consistent with the Capital Works Program, and reviewed/updated on a rolling program basis.

2.3 Extent of Trunk Infrastructure

(1) Trunk infrastructure as referred to in this Planning Scheme Policy includes those projects necessary to serve the relevant planned population of the Shire, in respect of works (including land acquisition) necessary for the provision of trunk infrastructure within the Shire, including works carried out or land acquired by other local governments, statutory bodies or other entities (only with Council approval) and works carried out or land acquired within other local government areas for which Council is liable.

(2) Trunk infrastructure generally includes only those:

(a) existing items of trunk infrastructure;

(b) proposed upgrading of existing items of trunk infrastructure; and

(c) proposed future items of trunk infrastructure;

to enable the development or relevant planned/ultimate population to be served in respect of the trunk infrastructure items detailed in this Planning Scheme Policy.

2.4 Determination of Establishment Cost of Trunk Infrastructure for Infrastructure Contributions

(1) The estimated establishment cost of trunk infrastructure is as determined by Council based on the following:

(a) the estimated capital costs of the items of trunk infrastructure, in respect of each area of the Shire, as detailed in this Planning Scheme Policy;

(b) land acquisition costs in respect of each area of the Shire, as detailed in this Infrastructure Planning Scheme Policy;

(c) Council planning administration costs; and

(d) interest costs (if those interest costs are actually incurred by Council).

(2) Capital costs for existing infrastructure are to be based on current replacement costs, determined in accordance with sub-sections (3) and (4).

(3) For the purposes of determining infrastructure capital costs, appropriate unit rates and other estimated construction costs and construction on-costs are adopted, if feasible, on an examination of current contract prices for the construction of similar infrastructure within the Shire.

(4) If no such contracts are current or relevant, estimated construction costs and construction on-costs are to be based on the most recent applicable contract prices available to Council or estimates of unit rates based on long term trends.

(5) Indexation of unit rates or other estimated construction costs and construction on-costs as necessary to obtain capital costs are to be determined by applying the Consumer Price Index (All Groups) for the City of Brisbane published by the Australian Bureau of Statistics, except that any interest component of such costs or unit rates shall not be indexed.

(6) Land acquisition costs for existing infrastructure are to be based on current market value, determined in accordance with sub-sections (7) and (8).

(7) For the purpose of determining land acquisition costs, appropriate rates are to be adopted, if feasible, on an examination of current vacant land sales for similar land within the different areas of the Shire.

(8) If no land sales are current or relevant, estimated land acquisition costs are to be based on the most recent applicable contract prices available to Council or estimates of sales based on long-term trends.

(9) Indexation of land sale rates or other estimated costs as necessary to obtain land acquisition costs are to be determined by applying the annual Land Valuation Index (for each locality) for the Shire of Nanango produced by the Valuer General.

(10) The establishment cost of trunk infrastructure for each relevant area of the Shire, estimated as above is set out in this Infrastructure Planning Scheme Policy.

(11) The establishment cost of trunk infrastructure is deemed to be—

(a) altered if works outlined in this Planning Scheme Policy have been completed and the alteration is made to reflect the variation between the estimated capital cost and the actual cost of construction of that work as reasonably determined by Council;

(b) altered if land outlined in this Planning Scheme Policy has been secured and the alteration is made to reflect the variation between the estimated value and the actual acquisition cost by Council; and

(c) indexed annually by applying the Consumer Price Index (All Groups) for the City of Brisbane published by the Australian Bureau of Statistics as applicable on the 1st July of every year.

2.5 Determination of Infrastructure Contribution Unit Rates

(1) Infrastructure contribution unit rates are determined in accordance with the principles outlined in this division and this Planning Scheme Policy.

(2) In determining infrastructure contributions, Council is to have regard to the general principle that infrastructure contributions for any proposed development are calculated by considering the increase in the demand factor (e.g. population, equivalent persons, number of lots/dwelling units etc) resulting from the development and the relevant infrastructure contribution unit rate outlined in this Planning Scheme Policy for the area in which the development is located.

(3) For a parcel of land on which development is proposed, the increase in the demand factor is determined as the difference between that which would be allowed if the parcel were developed as per the development application (using the appropriate unit or attribute for the relevant defined use or zone outlined in Appendix 1A or B to this Policy) and, if relevant, the greater of:

(a) (i) if vacant land, 3.2 EP/lot where the lot is located within a reticulated water or sewerage area; or

(ii) if an existing building or existing work is proposed to be changed, the demand factor for that part of the existing use proposed to be changed; or

(b) if infrastructure contributions have previously been paid to Council in respect of the land, the demand factor on which those infrastructure contributions were based less any demand factor credited by Council from the date of payment; or

(c) if infrastructure credits apply in respect of the land, the demand factor of the infrastructure credits as outlined in the Register of Infrastructure Contributions and Credits.

(4) If an existing building or existing work is proposed to be extended or a new building or work is proposed to be erected on land occupied by an existing use, infrastructure contributions are to only apply to the proposed extension of the existing building or existing work or to the new building or work to the extent that there is an increase in the demand factor.

(5) If the demand to be placed on an item of trunk infrastructure by a development is assessed as being greater than that which would normally result from applying the appropriate unit or attribute outlined in Appendix 1A or B, the development is to be deemed to be *infrastructure intensive*.

(6) For *infrastructure intensive development*, the applicant is to either construct works necessary to reduce the demand to the levels as outlined in this Planning Scheme Policy or pay to the Council additional infrastructure costs attributable to the assessed additional demand.

(7) The infrastructure contribution unit rates for the categories of trunk infrastructure for the various areas of the Shire are contained in this Planning Scheme Policy (refer to Appendices 2 -3).

(8) The infrastructure contribution unit rates as contained in this Planning Scheme Policy are deemed to be varied to reflect the alterations of the establishment cost of trunk infrastructure items as outlined in section 2.4(11)(a) and (b).

(9) The current infrastructure unit charge for the items of infrastructure outlined in this planning scheme policy is contained in the Council's Register of General Payments.

(10) The infrastructure unit charge as contained in Council's Register of General Payments can be varied, by a resolution of Council, to reflect the alterations or indexing of the establishment cost of trunk infrastructure items as outlined in Section 2.4(11)(c).

2.6 Lodgement of Securities

(1) Council may require an applicant, following a development approval, to enter into an infrastructure agreement and lodge a specified security for the payment of infrastructure contributions.

NOTE P7-2:

(1) Such security may be required on developments as determined by Council, to allow Council to program and construct trunk infrastructure or acquire land with an assurance that the funds will be available.

(2) The amount of the security bond is not to exceed the amount of the infrastructure contribution as outlined in the condition requiring an infrastructure contribution.

(3) The amount of the security bond is to be subject to adjustment at the time of partial or full call-up in respect of the amounts attributable to infrastructure contributions, in line with increases in the infrastructure unit charges.

(4) The security bond is to be lodged at the time stated in the infrastructure agreement or as otherwise stipulated by Council or where no infrastructure agreement exists, the bond is to be lodged at the time stated in the conditions of the development approval.

(5) Security bonds lodged in respect of infrastructure contributions are to be either in cash or in the form of an irrevocable Bank Guarantee from a bank registered under the Banking Act, a finance company which is predominantly owned by such bank or banks or from such other company as may be determined by Council from time to time, and are to state the purpose of the guarantee and the real property description of the land containing the development to which it applies.

(6) The Bank Guarantee is to be open-ended with no lapse date during the currency period of the approval.

(7) A security bond held by Council may be called up by Council either on the date stipulated in the infrastructure agreement establishing the bond, or on the date when infrastructure contributions are payable, whichever occurs first.

(8) At the time when payment of all or part of the infrastructure contribution is due, and a security bond is still held by Council, the Developer is to pay the amount due at the infrastructure unit charges applicable at the time of payment, whereupon the bond or part thereof will be surrendered by Council.

(9) If the payment in cash is not made by the due date, Council may call up the security bond.

(10) Any balance due after the calling up of the security bond is to be payable in cash by the Developer.

3.0 WATER SUPPLY TRUNK INFRASTRUCTURE

3.1 Water Supply Trunk Infrastructure

The provisions in this section (including the Infrastructure Unit Rates for Water Supply Trunk Infrastructure) are as follows:

(1) the existing trunk infrastructure (see section 3.2);

(2) the details of future trunk infrastructure (see section 3.3);

(3) the desired standard of service for trunk infrastructure (see section 3.4);

(4) the trunk infrastructure to be provided and funded by the contribution (see section 3.5);

(5) each area in which the contribution applies (see section 3.6);

(6) type of lot, work or use for which the contribution applies (see section 3.7); and

(7) infrastructure contribution calculations (see sections 3.8 and 3.9).

3.2 Existing Trunk Infrastructure

(1) The existing water supply infrastructure is shown on Map 3.1-A (Nanango) or B (Blackbutt and Benarkin).

NOTE P7-3:

Further details in relation to existing water supply trunk infrastructure can be found in the *Water Supply and Sewerage Headworks Technical Report Document, August 1996*. Figures presented in Table 3.5.1 and Appendix 2 have not been indexed from 1996 costs and need to be calculated against Consumer Price Index to give current financial year costs.

3.3 Future Trunk Infrastructure

(1) The future trunk infrastructure to be provided for is:

(a) dams and treatment plants;

(b) trunk water mains, pumping stations and reservoirs; and

(c) trunk delivery mains;

as shown on Map 3.1-A (Nanango) or B (Blackbutt and Benarkin).

3.4 Desired Standard of Service for Trunk Infrastructure

(1) The desired standard of service for the water supply trunk infrastructure is outlined in the Department of Natural Resources & Mines (Water Resources) *Guidelines for Planning and Design of Water Supply Systems* and the following design criteria:

(a) The design criteria used in determining system capacity are as follows:

(i) average daily consumption = 650 L/d per capita.

(ii) mean day maximum month (MDMM) demand = 1.45 x average day (AD) demand.

(iii) maximum day (MD) demand = 1.5 x MDMM demand.

(iv) maximum hour (MH) demand = MD demand/12.

(v) minimum residual pressure at MH demand = 22 metres.

(b) for a constant flow scheme, lower peak demands are placed on the system. Also, only those reservoirs specifically constructed to serve a constant flow scheme should be included in the infrastructure contributions establishment cost.

3.5 Trunk Infrastructure for Water Supply Infrastructure Contributions

(1) The trunk infrastructure to be funded by an infrastructure contribution for water supply infrastructure is shown on Map 3.1-A (Nanango) or B (Blackbutt and Benarkin) and the costings for these various items of water supply infrastructure is outlined in Table 3.5.1.

Table 3.5.1: Water Supply Trunk Infrastructure Costs for the Towns of Nanango, Blackbutt and Benarkin @ 1996 Costs *(refer Note P7-3&4)*

Infrastructure Works	Existing Trunk Infrastructure	Future Trunk Infrastructure	Total
Raw Water Supply	3,989,200	1,592,000	5,581,200
Water Treatment Plant	342,500	1,010,000	1,352,500
Pump Stations, Mains and Storage Reservoirs	1,150,500	260,000	1,410,500
Trunk Delivery Mains	725,000	-	725,000
Total	**6,207,200**	**2,862,000**	**9,069,200**

NOTE P7-4:

Further details in relation to the estimated establishment costs for future water supply trunk infrastructure for the Townships of Nanango, Blackbutt and Benarkin can be found in the *Water Supply and Sewerage Headworks Technical Report Document, August 1996*. Figures presented in Table 3.5.1 and Appendix 2 have not been indexed from 1996 costs and need to be calculated against Consumer Price Index to give current financial year costs.

3.6 Areas where Infrastructure Contributions Apply

(1) Those areas of the Shire subject to water supply infrastructure contributions are the Townships of Nanango, Blackbutt and Benarkin and the boundaries of the water supply zones and contribution sectors are shown on Map 3.1-A (Nanango) or B (Blackbutt and Benarkin).

3.7 Application of Contribution

(1) Water supply infrastructure contributions apply to every development application that involves the following in a contributions sector:

(a) reconfiguring a lot; or

(b) making a material change of use.

3.8 Determination of Water Supply Infrastructure Unit Rates

(1) The Water Supply Infrastructure Unit Rates for the purposes of calculating water supply infrastructure contributions are to be determined for the townships of Nanango, Blackbutt and Benarkin in respect of trunk infrastructure set out in Table 3.5.1.

(2) The Water Supply Infrastructure Unit rate has been calculated as follows:

Rate = A + B

If:

A is the establishment cost of the existing scheme for each water supply area ÷ the total scheme capacity for each water supply area; and

B is the establishment cost of the future works for each water supply area ÷ the total scheme capacity for each water supply area.

For constant flow schemes, storage reservoirs not specifically constructed for the scheme have been excluded, whilst the catchment for the distribution mains has been increased.

(3) The water supply infrastructure unit rates for Nanango, Blackbutt and Benarkin, based on the calculation in paragraph (2), are contained in Appendix 2 to this Policy.

3.9 Determination and Calculation of Water Supply Infrastructure Contributions

(1) The water supply infrastructure contribution for any proposed development will be calculated as follows:

[(A – B) – C] x D x E

if:

A is:

(i) for reconfiguring a lot, the equivalent population for those lots included in the development application determined using the rates outlined in Appendix 1B to this Policy, excluding any part of the land included in the application which are lots to be dedicated for town planning or road purposes; lots to be dedicated for open space purposes or lots to be surrendered to the Crown; or

(ii) for making a material change of use, the equivalent population for the use calculated using the rates outlined in Appendix 1A to this Policy.

B is:

(i) for vacant land, 3.2 equivalent persons (Nanango) or 3.0 equivalent persons (Blackbutt & Benarkin) if the land is located within a reticulated water area; or

(ii) if an existing building or existing work is proposed to be changed, the equivalent population for that part of the existing use that is proposed to be changed.

C is any applicable infrastructure credit for the land as outlined in the Register of Infrastructure Contributions and Credits.

D is the applicable water supply infrastructure unit rate per equivalent person (EP) as outlined in Appendix 2 to this Policy for the water supply zone in which the land is situated.

E is the infrastructure unit charge at the date the development application is approved by Council (see Council's Register of General Payments for details of the rates currently in force).

(2) If the proposed equivalent population is less than the existing equivalent population, including any applicable existing use credit (i.e. the EP figure is negative) no water supply infrastructure contributions are required.

4.0 SEWERAGE TRUNK INFRASTRUCTURE

4.1 Sewerage Trunk Infrastructure

(1) The provisions in this section (including the Infrastructure Unit Rates for Sewerage Trunk Infrastructure) are as follows:

(a) the existing trunk infrastructure (see section 4.2);

(b) the details of future trunk infrastructure (see section 4.3);

(c) the desired standard of service for trunk infrastructure (see section 4.4);

(d) the trunk infrastructure to be provided and funded by the contribution (see section 4.5);

(e) each area in which the contribution applies (see section 4.6);

(f) type of lot, work or use for which the contribution applies (see section 4.7); and

(g) infrastructure contribution calculations (see section 4.8 and 4.9).

4.2 Existing Trunk Infrastructure

(1) The existing sewerage infrastructure is shown on Map 4.1-A (Nanango) or B (Blackbutt).

NOTE P7-5:

Further details in relation to existing sewerage infrastructure can be found in the *Water Supply and Sewerage Headworks Technical Report Document, August 1996*. Figures presented in Table 4.5.1 and Appendix 3 have not been indexed from 1996 and need to be calculated against Consumer Price Index to give current financial year costs.

4.3 Future Trunk Infrastructure

(1) The future trunk infrastructure to be provided for is:

(a) wastewater treatment facilities and effluent disposal facilities;

(b) pumping stations and pressure mains; and

(c) trunk sewers;

as shown on Map 4.1-A (Nanango) or B (Blackbutt).

4.4 Desired Standard of Service for Trunk Infrastructure

(1) The desired standard of service for the various types of sewerage infrastructure is outlined in the Department of Natural Resources & Mines (Water Resources) *Guidelines for Planning and Design of Sewerage Schemes* and the following design criteria used for determining system capacity:

(a) average daily flow: 225 litres per capita per day.

4.5 Trunk Infrastructure for Sewerage Infrastructure Contributions

(1) The trunk infrastructure to be funded by an infrastructure contribution for sewerage infrastructure is shown on Map 4.1-A (Nanango) or B (Blackbutt and Benarkin) and the cost for the various items of sewerage infrastructure is outlined in Table 4.5.1.

Table 4.5.1: Sewerage Trunk Infrastructure Costs for the Towns of Nanango and Blackbutt @ 1996 Costs *(refer Note P7-6)*

Infrastructure Works	Existing Trunk Infrastructure	Future Trunk Infrastructure	Total
Trunk Sewers	770,400	-	770,400
Pump Stations and Pressure Mains	438,600	-	438,600
Treatment Plants	1,086,900	1,269,000	2,355,900
Effluent Disposal	-	130,000	130,000
Total	**2,295,900**	**1,399,000**	**3,694,900**

NOTE P7-6:

Further details in relation to the estimated establishment costs for sewerage infrastructure for Nanango and Blackbutt can be found in the *Water Supply and Sewerage Headworks Technical Report Document, August 1996*. Figures presented in Table 4.5.1 and Appendix 3 have not been indexed from 1996 and need to be calculated against Consumer Price Index to give current financial year costs.

4.6 Areas where Infrastructure Contributions Apply

(1) Those areas of the Shire subject to the sewerage infrastructure contributions are the townships of Nanango and Blackbutt and the boundaries of the sewerage contribution sectors are shown on Map 4.1-A (Nanango) or B (Blackbutt).

4.7 Application of Contribution

Sewerage infrastructure contributions apply to every development application that involves the following in a contributions sector:

(a) reconfiguring a lot; or

(b) making a material change of use.

4.8 Determination of Sewerage Infrastructure Unit Rates

(1) The Sewerage Infrastructure Unit Rates for the purposes of calculating sewerage infrastructure contributions are to be determined for the townships of Nanango and Blackbutt in respect of trunk infrastructure set out in Table 4.5.1.

(2) The Sewerage Infrastructure Unit rate has, based on the design capacity of the system, been calculated as follows:

Rate = A + B

If:

A is the establishment costs of the existing scheme for each sewerage area ÷ the total scheme capacity for each sewerage area; and

B is the establishment costs of the future scheme for each sewerage area ÷ the total scheme capacity for each sewerage area.

(3) The sewerage infrastructure unit rates for Nanango and Blackbutt, based on the calculation in paragraph (2), are contained in Appendix 3 to this Policy.

4.9 Determination and Calculation of Sewerage Infrastructure Contributions

(1) The sewerage infrastructure contribution for any proposed development will be calculated as follows:

[(A – B) – C] x D x E

if:

A is:

(i) for reconfiguring a lot, the equivalent population for those lots included in the development application determined using the rates outlined in Appendix 1B to this Policy excluding any part of the land included in the application which are lots to be dedicated for town planning or road purposes; lots to be dedicated for open space purposes or lots to be surrendered to the Crown; or

(ii) for making a material change of use, the equivalent population for the use calculated using the rates outlined in Appendix 1A to this Policy.

B is:

(i) for vacant land, 3.2 equivalent persons (Nanango) or 3.0 equivalent persons (Blackbutt) if the land is located within a reticulated sewerage area; or

(ii) if an existing building or existing work is proposed to be changed, the equivalent population for that part of the existing use that is proposed to be changed.

C is any applicable infrastructure credit for the land as outlined in the Register of Infrastructure Contributions and Credits.

D is the applicable sewerage infrastructure unit rate per equivalent person (EP) as outlined in Appendix 3 to this Policy for the sewerage area in which the land is situated.

E is the infrastructure unit charge at the date the development application is approved by Council (see Council's Register of General Payments for details of the rates currently in force).

(2) If the proposed equivalent population is less than the existing equivalent population, including any applicable existing use credit (i.e. the EP figure is negative) no sewerage infrastructure contributions are required.

5.0 PUBLIC PARKS INFRASTRUCTURE

5.1 Public Parks Infrastructure

The provisions in this section relate to public parks infrastructure as follows:

(1) the existing trunk infrastructure (see section 5.2);

(2) the details of future trunk infrastructure (see section 5.3);

(3) each area in which the contribution applies (see section 5.4);

(4) type of lot, work or use, for which the contribution applies (see section 5.5); and

(5) infrastructure contribution calculations (see section 5.6 and 5.7).

5.2 Existing Trunk Infrastructure

(1) The existing public parks infrastructure is shown on Map 5.1-A to C. Park type and performance guidelines are included in Table 5 below.

5.3 Future Trunk Infrastructure

(1) The future trunk infrastructure to be provided for public parks infrastructure is generally limited to the additional embellishment of existing reserves or the embellishment of currently unused reserves.

5.4 Areas where Infrastructure Contributions Apply

(1) Those areas of the Shire subject to public parks infrastructure contributions are the townships of Nanango, Blackbutt and Maidenwell and the boundaries of the contribution areas are shown on Map 5.1-A to C.

5.5 Application of Contribution

(1) Public Parks Infrastructure contributions apply to every development application that involves reconfiguring a lot for residential, commercial or industrial purposes in a contributions sector.

5.6 Public Parks Infrastructure Unit Rates

(1) The parks infrastructure unit rates for Nanango, Blackbutt and Maidenwell are 100.

5.7 Determination and Calculation of Public Parks Infrastructure Contributions

(1) The public parks infrastructure contribution for any proposed residential, commercial or industrial reconfiguration will be calculated as follows:

A x 100 x B

If:

A is for reconfiguring a lot, the additional number of lots included in the development application excluding any part of the land included in the application which are lots shown as being for any purposes other than residential, commercial or industrial purposes; and

B is the infrastructure unit charge at the date the development application is approved by Council (see Council's Register of General Payments for details of the rates currently in force).

Table 5 – Park Type and Performance Guideline[1]

Park Type	Suggested Performance Guideline	Function/Role
High Order Parks – Regulated by Zone Provisions and Not Forming Part of Infrastructure Contributions		
National Park and Conservation Reserve	Areas declared under the *Nature Conservation Act*	Conservation with secondary tourism and outdoor recreation
Regional Parks	Parks declared under *Forestry Act* or *Water Act* or the *Recreation Area Management Act*	Multiple use
Medium Order Parks – Refer Maps 5.1-A to C		
District Park (Town/Village Recreation Park)	Intensively managed flat terrain with good road exposure generally larger than 1ha in area that caters to a range of informal, social and cultural recreational activities for residents and visitors to the Shire (including the surrounding rural localities) and supported by appropriate amenities. Includes botanic gardens, town commons and urban environmental reserves.	Recreation
District Sports (Town/Village Sports Park)	Intensively managed flat terrain with good road exposure generally larger than 3ha in area that caters to formal/organised and informal sporting activities, both indoor and outdoor, including associated amenities and that services residents and visitors to the Shire (including surrounding rural localities).	Sports
Special District Sports Park	Large areas for special sports involving clubs such as equestrian, rifle shooting, swimming pools, tennis courts, motor sports, showgrounds, golf courses, racecourses	Sports
Low Order Parks – Refer Maps 5.1-A to C		
Local Park	A "walk or ride to park" catering to local urban residents on a typical area of 0.5-2ha with play equipment, shaded areas and amenities. Some parks include waterway corridors and other linear spaces performing access, hydraulic, and other roles as well as trails or landscape enhancement	Neighbourhood recreation

[1] *Source: Recreation and Open Space Study, Final Report, Nanango Shire Council, 1999* as modified to provide for a framework for public parks infrastructure contributions consistent with Recreation and Open Space Plans developed for other Shires in the South Burnett region.

6.0 TEMPORARY WORKS

6.1 General

NOTE P7-7:

It is the Council's practice to minimise the incidence of temporary works within the Shire and such works will be required or permitted only in exceptional circumstances.

(1) The construction of temporary works by a Developer may be required by the Council as a condition of approval of a development application.

(2) All cost of temporary works are borne by the Developer.

(3) If the Council approves the construction of temporary works all operation and maintenance costs are to be paid by the Developer until such time as the permanent works are constructed.

(4) If approvals are required for temporary works from other statutory bodies or other landholders, these are the sole responsibility of the Developer.

7.0 INFRASTRUCTURE AGREEMENTS

7.1 General

(1) If an Infrastructure Agreement is required by the Council, details to be assessed and covered by the infrastructure agreement are to include, as a minimum, the following matters (as applicable):

(a) The calculated demand factor (e.g. equivalent population) applying to the development.

(b) The applicable networks of trunk infrastructure.

(c) The required infrastructure contributions.

(d) The date by which infrastructure contributions are to be paid.

(e) The nature and amount of security to be lodged and details of the use and release of such security.

(f) Details of the trunk infrastructure to be provided, including programming of such trunk infrastructure.

(g) Details of the responsible entity for the funding, design and construction of the trunk infrastructure, including any easement or land acquisition.

(h) Details of any infrastructure credit to be accrued to the Developer.

(i) Whether or not Council will permit the early accrual of infrastructure credits if a Developer does not have any accrued infrastructure credits but has substantially completed infrastructure works or the process of dedicating land for infrastructure purposes that upon completion/registration will entitle the Developer to accrue infrastructure credit.

(j) Whether or not Council will cash reimburse the Developer for accrued infrastructure credits.

(k) Details of any estimated 'refunds' to be paid from other users who will benefit from the trunk infrastructure the subject of the infrastructure agreement.

(l) Details of any approved temporary works, including programming of such works.

(m) Any other details deemed appropriate by Council.

(2) Any infrastructure agreement required under this division is to be in writing and prepared by the Council at the Developer's cost or by the Developer at the Developer's cost (subject to such agreement being to the satisfaction of the Council).

(3) If more than one (1) infrastructure agreement relates to the provision of the same item of trunk infrastructure and such trunk infrastructure is provided, it is to be excluded from the Infrastructure Agreement with the Developer who did not provide the trunk infrastructure and all calculations of infrastructure credits, cash reimbursements or the like are to be reduced to take into account the non-provision of the trunk infrastructure.

8.0 REGISTER OF INFRASTRUCTURE CONTRIBUTIONS AND CREDITS

8.1 General

NOTE P7-8:

All infrastructure contributions paid to the Council by Developers are to be subject to procedures prescribed under the *Integrated Planning Act, Local Government Act, Local Government Finance Standard* and *Finance Reference Manual.*

(1) The Council is to maintain a register in which is recorded at least the following:

(a) all infrastructure contributions payable;

(b) all infrastructure contributions received;

(c) all securities lodged with the Council in respect of payment of such infrastructure contributions; and

(d) details of the accrual, variation, set-off, allocation and reduction of any infrastructure credit outlined in an Infrastructure Agreement.

9.0 CONNECTING WORKS & INTERNAL WORKS

9.1 Connecting Works

Extent of Works

(1) Reticulation networks internal to the premises are to be connected to the Council's external infrastructure networks, systems or schemes by connecting works, at the point nominated by the Council.

NOTE P7-9:

(1) The Council will define the nominated connection point for each item of infrastructure.

(2) Subject to section 9.1(3), connecting works do not include works defined as trunk infrastructure.

(3) Connecting works may include any augmentation of existing trunk infrastructure necessary to meet the Council's desired standard of service within the development.

(4) The extent of connecting works is to be determined by the Council.

(5) The cost of such determination, including the cost of providing to the Council any related information required by the Council, is to be borne by the Developer.

Funding of Connecting Works

(2) Subject to section 9.1(3), the total cost of connecting works is the responsibility of the Developer.

(3) The Council may require that a Developer increase the capacity of certain connecting works to enable them to also serve other developments in the vicinity, in which case such works are to be deemed to be trunk infrastructure.

Design and Construction of Connecting Works

(4) Subject to section 9.1(3), connecting works are to be designed and constructed by the Developer so as to fully serve the area of land capable of being developed.

NOTE P7-10:

(1) For the purposes of clarity it is recorded that:

- (a) at the time part of any land is developed in accordance with an approval issued pursuant to the Act or the Planning Scheme, the connecting works for the land are to be designed and constructed to meet the reasonably anticipated level, nature and intensity of development capable of being established upon full development, even though the development approved by the relevant development approval does not require connecting works to that extent;
- (b) the Council may require the submission by the Developer of information to determine the reasonably anticipated level, nature and intensity of development;
- (c) except as provided in Section 9.1(3), the Council is not responsible for construction or the cost of any part of the connecting works; and
- (d) any approvals of other statutory bodies and/or other landholders required of the Developer for connecting works are the Developer's sole responsibility.

(2) The Council may permit the Developer to construct temporary connecting works at the Developer's cost and in accordance with section 6 of this Policy.

9.2 Internal Reticulation Networks

(1) Internal reticulation networks do not include connecting works or works defined as trunk infrastructure.

(2) The total cost of internal reticulation networks is the responsibility of the Developer.

(3) Internal reticulation networks are to be designed and constructed by the Developer so as to fully serve the area of land capable of being developed.

NOTE P7-11:

(1) For the purposes of clarity it is recorded that:

(a) at the time part of any land is developed in accordance with an approval issued pursuant to the Act or the Planning Scheme, the internal reticulation networks in that part of the land are to be designed and constructed to meet the reasonably anticipated level, nature and intensity of development capable of being established upon full development, even though the development approved by the relevant development approval does not require internal reticulation networks to that extent;

(b) the Council may require the submission by the Developer of information to determine the reasonably anticipated level, nature and intensity of development;

(c) the Council is not responsible for construction or the cost of any part of the internal reticulation networks; and

(d) any approvals of other statutory bodies or other landholders required of the Developer for internal reticulation networks are the Developer's sole responsibility.

(2) The Council may permit the Developer to construct temporary internal reticulation networks at the Developer's cost and in accordance with section 6 of this Policy.

10.0 GLOSSARY OF TERMS

10.1 Administrative Definitions

(1) For the purpose of this Planning Scheme Policy, the following terms have the meanings respectively assigned to them:

(a) *"Capital Cost"* of trunk infrastructure means the sum of the current cost of infrastructure (including land acquisition costs where specified in this Planning Scheme Policy) and construction on-costs. The term includes interest costs on any associated loans, where Council incurs those interest costs.

(b) *"Capital Works Program"* means the five (5) year indicative program of works maintained by Council.

(c) *"Connecting Works"* means works required to connect the development to Council's Trunk Infrastructure Systems or Networks. The term includes Water Supply Works External, Sewerage Works External and the like.

(d) *"Construction on-costs"* means the cost of planning and design, survey and site investigation, supervision, coordination and project management fees and construction contingencies.

(e) *"Current cost"* of trunk infrastructure means for the purpose of determining the infrastructure unit rates, land acquisition or securement costs (including any costs associated with ensuring the land is suitable for development) or the cost of constructing infrastructure at current day values.

(f) *"Demand Factor"* means the attribute (expressed in population, equivalent persons or other terms outlined in this Planning Scheme Policy) generated by a development, determined according to the provisions of this Planning Scheme Policy.

(g) *"Developer"* means an entity that undertakes works pursuant to a development permit.

(h) *"Development Application"* has the meaning given to it in the *Integrated Planning Act*.

(i) *"Equivalent Person (EP)"* means the service demand created by an average occupant of an average occupied private residential dwelling.

(j) *"Equivalent Population"* of a development means for an area of land or a development, the service demand generated by the area of land or development, expressed in equivalent persons (EP).

(k) *"Establishment cost"* of trunk infrastructure means the sum of the capital cost and Council's planning administration costs for establishing the infrastructure.

(l) *"Infrastructure credit"* means for the relevant trunk infrastructure network an equivalent population credited by the Council to a Developer that offsets expenditure by the Developer on trunk infrastructure (including the dedication of land) against infrastructure contributions payable by the Developer consequent to an approval of a development application.

(m) *"Planned Population"* of an area of land means the estimated residential and non residential population of the area at full development of the land, as determined from Council's planning scheme and expressed in equivalent population.

(n) *"Sewerage Works External"* means those works, structures or equipment necessary for the purpose of connecting sewerage reticulation networks internal to the premises to Council's sewerage trunk infrastructure network.

(o) *"Trunk Infrastructure"* means:

(i) those works, structures or equipment which are part of the infrastructure networks outlined in this Planning Scheme Policy; and

(ii) those connecting works where the capacity is increased (at the request of Council) to enable them to also serve other developments in the vicinity.

(p) *"Water Supply Works External"* means those works, structures or equipment necessary for the purpose of connecting water reticulation networks internal to the premises to Council's water supply trunk infrastructure network.

(2) All other terms used in this Planning Scheme Policy are as defined in the Planning Scheme, Local Laws, Planning Scheme Policies or other relevant Acts.

APPENDIX 1A: Land Use Equivalent Persons

Defined Uses and Use Classes		Unit	EP/Unit
Residential			
Caretaker's residence & Annexed unit		1 bed	1.5
		2 beds	2.5
		3 beds	3.2
Multiple dwelling units (up to 2 units)		1 bed	1.5
		2 beds	2.4
		3 beds	3.2
Multiple dwelling units (3 + units) and Retirement village		1 bed	1.5
		2 beds	2.4
		3 beds	3.2
Bed and breakfast		Bed	1.6
Caravan park (inc camp sites)		Site	2.0
Dwelling house		Nanango	3.2
		Blackbutt – Benarkin	3.0
Accommodation building	Boarding/guest house/hostel	Bed	1.6
	Motel	per Unit	1.6
Commercial/Industrial			
Commercial Uses (1)	Sales or hire premises	per 100m² (GFA)	0.5
	Shop	per 100m² (GFA)	1.18
	Restaurant	per 100m² (GFA)	4
	Take away food store	per 100m² (GFA)	7.5
	Funeral parlour	per 100m² (GFA)	0.5
	Hotel	per 100m² (GFA)	1.5
	All other uses	per 100m² (GFA)	1.25
General industry (1)		per 100m² (GFA)	0.75
Storage premises		per 100m² (GFA)	0.25
Light industry (1)		per 100m² (GFA)	0.75
Recreational			
Recreational Use	Indoor Entertainment	per 100m² (GFA)	0.5
	All other uses	per 100m² (GFA)	1.5
Community			
Community Use	Child care centre	Staff and Children	0.25
	Primary school	Staff and Pupils	0.25
	Secondary school	Staff and Pupils	0.5
	Tertiary use	Staff and Pupils	0.5
	Hospital	Bed	3.4
	All other uses	per 100m² (GFA)	0.5

(1) These rates do not apply to water intensive establishments such as Garden centres, Car washing station or High impact industry as well as to some General/Light Industries that are likely to significantly exceed the specified EP/unit rates. For an infrastructure intensive establishment, an individual EP/unit rate is to be calculated based on the anticipated or actual water usage or effluent discharge.

APPENDIX 1B: Equivalent Population (Equivalent Tenement) for Reconfiguring a Lot for Water Supply or Sewerage Infrastructure

Locality/Zone/Preferred Land Use Area (PLUA)	ET/Hectare (Gross Area)
Rural Locality:	
Rural Zone	1
Rural Residential Locality:	
Rural Residential Zone	1
Village Locality:	
Village Zone	4.5
Urban Locality:	
Residential Zone:	8.25
Residential Low Density PLUA	2
Community Expansion Zone	1
Business and Commercial Zone:	8.25
Industrial Zone:	10
Light Industry PLUA	10
General Industry PLUA	10
Business Industry PLUA	8.25
Other Zones/PLUA	See Appendix 1A

APPENDIX 2: Water Supply Infrastructure Unit Rates

Water Supply Zone	Unit Rate $/EP
Nanango	
• Normal water supply scheme	1218.3
• Constant flow water supply scheme	1039.99
Blackbutt – Benarkin	
• Normal water supply scheme	1709.17
• Constant flow water supply scheme	1329.54

APPENDIX 3: Sewerage Infrastructure Unit Rates

Sewerage Area	Unit Rate $/EP
Nanango	533.44
Blackbutt	684.40