



**Unity**water

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# Water Netserv Plan

2024-2029

## Part A



## Contents

<b>1. Preliminary</b> .....	<b>3</b>
<b>2. Serving our Customers</b> .....	<b>4</b>
<b>3. Planning Assumptions</b> .....	<b>5</b>
<b>4. Desired Standards of Service</b> .....	<b>6</b>
<b>5. Schedule of Works</b> .....	<b>6</b>
<b>6. Demand Management</b> .....	<b>6</b>
<b>7. Schedules</b> .....	<b>8</b>
Schedule 1 Definitions and Interpretation .....	9
Schedule 2 Connections Policy.....	17
Schedule 3 Infrastructure Charges Information.....	32
Schedule 4 Schedule of Works .....	34
Schedule 5 Planning Assumptions.....	44
Schedule 6 Network Demand Determination .....	72
Schedule 7 Mapping .....	79
Schedule 8 Extrinsic Material.....	80
Schedule 9 Accelerated Infrastructure .....	81



## 1. Preliminary

- 1.1 The Northern SEQ Distributor-Retailer Authority, trading as Unitywater, is established under the SEQ Water Act and provides water and wastewater services to the local government areas of:
  - (a) City of Moreton Bay;
  - (b) Sunshine Coast Council; and
  - (c) Noosa Council.
- 1.2 The local governments of City of Moreton Bay, Sunshine Coast Council and Noosa Council are designated as Unitywater's Participating Councils under Section 5 of the SEQ Water Act.
- 1.3 This Water Netserv Plan has been prepared in accordance with the requirements of the SEQ Water Act.
- 1.4 The purpose of the Water Netserv Plan is to:
  - (a) result in water services, wastewater services and infrastructure networks that are systematically managed and coordinated;
  - (b) seek to achieve ecological sustainability in the management of Unitywater's water services and wastewater services;
  - (c) result in water services and wastewater services that meet the needs of Unitywater's current and future customers, including the provision of safe, reliable and secure water services and wastewater services;
  - (d) result in the integration of land use planning and planning for Water Infrastructure;
  - (e) provide for strategic planning for the financial sustainability and operation of Unitywater's business, including the safe, efficient, effective and equitable planning, coordination, sequencing, funding, delivery and operation of Water Infrastructure, water services and wastewater services;
  - (f) provide planning for the delivery of infrastructure for supplying Unitywater's water services and wastewater services for at least 20 years;
  - (g) provide a process for approvals for Connections to Unitywater's Water Infrastructure; and
  - (h) state fees and charges that may be levied for Connections to Unitywater's Water Infrastructure, including Unitywater's Trunk Infrastructure.
- 1.5 Part A of the Water Netserv Plan:
  - (a) outlines in Section 2 (Servicing our Customers) Unitywater's responsibilities to its customers;

- (b) outlines in Section 3 (Planning Assumptions) the Planning Assumptions regarding future growth and urban development, including the assumptions of demand on each Trunk Infrastructure network;
- (c) outlines in Section 4 (Desired Standards of Service) the desired standards of service for each infrastructure network;
- (d) outlines in Section 5 (Schedule of Works) the Schedule of Works for Unitywater's development infrastructure and future Trunk Infrastructure for water and wastewater networks;
- (e) outlines in Section 6 (Demand Management) Unitywater's strategy for demand management for water; and
- (f) contains the following schedules:
  - Schedule 1 – Definitions and Interpretation
  - Schedule 2 – Connections Policy
  - Schedule 3 – Infrastructure Charges Information
  - Schedule 4 – Schedule of Works
  - Schedule 5 – Planning Assumptions
  - Schedule 6 – Network Demand Determination
  - Schedule 7 – Mapping; and
  - Schedule 8 – Extrinsic Material
  - Schedule 9 – Accelerated Infrastructure

## 2. Serving our Customers

- 2.1 Unitywater's Customer Charter summarises our responsibilities to our customers.
- 2.2 The Customer Charter outlines how we intend to deliver value to customers, our community and the environment through a commitment to:
  - (a) providing safe and reliable water services and wastewater services;
  - (b) minimising customer inconvenience during planned and unplanned service interruptions;
  - (c) responding to our customers in a respectful, efficient and timely manner; and
  - (d) issuing and managing accounts.
- 2.3 The Water Netserv Plan purpose, desired standards of service and provision of water services and wastewater services supports Unitywater's Customer Charter.
- 2.4 The Customer Charter can be viewed on Unitywater's website at [www.unitywater.com/about-us/contact-us/customer-charter](http://www.unitywater.com/about-us/contact-us/customer-charter).

### 3. Planning Assumptions

- 3.1 The Planning Assumptions contained within Schedule 5 state the assumptions about the type, scale, location and timing of future development and future growth, including the demand for each infrastructure network.
- 3.2 The Planning Assumptions comprise forecasts as to the population, number of dwellings, floorspace (GFA), employment levels and network demand (stated in Equivalent Persons) within each of the local government areas that Unitywater serves.
- 3.3 The Planning Assumptions have been prepared for:
  - (a) the base date of mid 2021;
  - (b) mid 2026;
  - (c) mid 2031;
  - (d) mid 2036;
  - (e) mid 2041;
  - (f) mid 2046;
  - (g) ultimate; and
  - (h) intermediate years between mid 2021 and mid 2031, where available.
- 3.4 Unitywater's Participating Councils and the Planning Minister have:
  - (a) agreed that the Planning Assumptions contained in Schedule 5, being different to the assumptions stated in the Participating Councils' LGIPs, are appropriate for inclusion in this Water Netserv Plan; and
  - (b) endorsed Part A of this Water Netserv Plan, in accordance with the requirements of sections 99BK and 99BR of the SEQ Water Act.
- 3.5 The Planning Assumptions contained within Schedule 5 are published within the 'Netserv Plan Planning Assumptions' mapping portal at a property level for the purposes of facilitating network demand determination in accordance with the process outlined in Schedule 6.
- 3.6 The Netserv Plan Planning Assumption mapping portal is accessible via the Reference Library on Unitywater's website at <https://www.unitywater.com/building-and-developing/reference-library>.
- 3.7 Details of the methodology and assumptions used to prepare the Planning Assumptions are stated in Schedule 8 (Extrinsic Material).

## 4. Desired Standards of Service

- 4.1 This section states the standards of service required for infrastructure to deliver Unitywater's water and wastewater services.
- 4.2 Unless stated otherwise in the extrinsic material contained in Schedule 8, the desired standards of service for new infrastructure as detailed in the SEQ Code. A copy of the SEQ Code is available at [www.seqcode.com.au](http://www.seqcode.com.au).

## 5. Schedule of Works

- 5.1 The Schedule of Works is contained within Schedule 4.
- 5.2 The Planning Assumptions for development within the Connection Area, Restricted Connection Area and Future Connection Area, together with the desired standards of service, form a basis for the planning of the Schedule of Works.
- 5.3 The Schedule of Works is prepared having regard to the financial impact of Unitywater's infrastructure planning, based on the Infrastructure Charges Schedule (see Schedule 3) and Planning Assumptions within the Connection Area, Restricted Connection Area and Future Connection Area.
- 5.4 The year for delivery of the items in the Schedule of Works provides increased capacity of infrastructure networks to support existing and future customers within the Connection Area, Restricted Connection Area and Future Connection Area to service the timing of development demand anticipated by the Planning Assumptions up to 2046.
- 5.5 Existing and proposed Accelerated Infrastructure is identified in Schedule 9. Accelerated Infrastructure is non-trunk infrastructure and does not form part of the Schedule of Works. The capacity of Accelerated Infrastructure is identified in the Water Netserv Plan in accordance with sections 99BO(b) and 99BO(c) of the SEQ Water Act.

## 6. Demand Management

- 6.1 Unitywater and the Queensland Bulk Water Supply Authority, Seqwater, collaborate to ensure that water is utilised efficiently and to implement any restrictions on water supply that may be necessary in times of drought.
- 6.2 Part of Unitywater's strategy for demand management is the orderly provision of infrastructure, consistent with the Planning Assumptions, in a timely and sequential manner that avoids unplanned impacts on water demand.
- 6.3 To assist our customers to use water efficiently, Unitywater promotes water efficiency through a range of options for our customers including:
  - (a) water efficiency tips, checklist and advice on water efficient devices;
  - (b) the 'My Usage Tracker' tool to help customers calculate their daily water usage, compare it to previous bills and detect hidden leaks; and



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- (c) information on alternative water sources such as rainwater tanks, use of grey water, bore water and/or recycled water in accordance with State Government regulations.
- 6.4 For more information, go to <https://www.unitywater.com/residential/manage-your-water-usage/water-efficiency>.

## 7. Schedules



## Schedule 1 Definitions and Interpretation

### SC1.1 Definitions

1. A term used in this Water Netserv Plan has the meaning given to it by:
  - (a) Table SC1.1 of this Water Netserv Plan;
  - (b) if not defined in this Water Netserv Plan, the SEQ Water Act;
  - (c) if not defined in the SEQ Water Act, the *Water Supply (Safety and Reliability) Act 2008* (Qld);
  - (d) if not defined in the *Water Supply (Safety and Reliability) Act 2008* (Qld), the *Planning Act 2016* (Qld);
  - (e) if not defined in the *Planning Act 2016* (Qld), its ordinary meaning.

**Table SC1.1 Definitions**

Term	Meaning
Adopted Charge	In accordance with the SEQ Water Act, means charges that Unitywater's board decides to adopt for providing Trunk Infrastructure in relation to Unitywater's water service or wastewater service.
Alteration	In accordance with the SEQ Water Act, for a Connection, includes any material change in infrastructure or increase in demand for a water service or sewerage service at the Connection.
Accelerated Infrastructure	Means non-trunk infrastructure to support complex infrastructure delivery in development areas outside of Unitywater's Participating Councils' Priority Infrastructure Areas and Unitywater's Connection Area, Restricted Connection Area and Future Connection Area that are anticipated to experience out of sequence growth pressures and significant infrastructure demand beyond the statutory planning assumptions and financial position of individual developers or Unitywater.  Existing and proposed Accelerated Infrastructure is identified in Schedule 9 of the Water Netserv Plan. Accelerated Infrastructure is non-trunk infrastructure and does not form part of the Schedule of Works in the Water Netserv Plan.
Charges Schedule	In accordance with the SEQ Water Act, means a schedule containing details of – <ol style="list-style-type: none"> <li>(a) charges, including charges under section 99AV(2)(b) of the SEQ Water Act, to connect customers to Unitywater's water service and wastewater service;</li> <li>(b) charges for a customer's use of the services;</li> <li>(c) Connection Charges;</li> <li>(d) charges for Property Service Infrastructure;</li> </ol>



Term	Meaning
	<p>(e) Adopted Charges;</p> <p>(f) the way a Connection Charge, charge for Property Service Infrastructure and Adopted Charge is calculated;</p> <p>(g) the fees for an application or request under Chapter 4C of the SEQ Water Act; and</p> <p>(h) the charges breakup for all Adopted Charges.</p> <p>The Infrastructure Charges Schedule adopted by Unitywater is published on Unitywater's website at: <a href="https://www.unitywater.com/building-and-developing/reference-library">https://www.unitywater.com/building-and-developing/reference-library</a></p> <p>See Schedule 3 for further information about Unitywater's Infrastructure Charges Schedule.</p>
Connection	In accordance with the SEQ Water Act, means a Property Service Connection or a Network Connection.
Connection Application	Means an application for: (a) a Standard Connection; (b) a Staged Connection (being a first Staged Connection or a subsequent Staged Connection), including Network Works; (c) an Other Connection, including Network Works; (d) a Disconnection.
Connection Area	<p>In accordance with the SEQ Water Act, means the areas in which Unitywater guarantees to provide Connections that comply with its decision criteria to its water service or wastewater service.</p> <p>The Connection Area for water services and the Connection Area for wastewater services are to be considered separately and inclusion in the Connection Area for one service does not guarantee or support a Connection for the other service.</p> <p>The Connection Area does not include or extend to the Future Connection Area.</p> <p>The Connection Area for water and Connection Area for wastewater are shown on the maps referred to in Schedule 7 and published on Unitywater's website.</p>
Connection Charge	In accordance with the SEQ Water Act, means a charge levied by Unitywater for a Property Service Connection or a Network Connection.
Development Approval	Means a development permit for a Material Change of Use or Reconfiguration of a Lot issued by a Participating Council.



Term	Meaning
Disconnection	Means a disconnection of a Property Service Connection or a Network Connection to stop supply of a water service or wastewater service.
Dual Occupancy	<p>In accordance with the <i>Planning Regulation 2017</i> (Qld), means a residential use of premises involving –</p> <p>(a) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(b) any domestic outbuilding associated with the dwellings, but does not include a residential use of premises that involves a secondary dwelling.</p> <p><i>Note: A duplex is an example of a dual occupancy use.</i></p>
Dwelling House	<p>In accordance with the <i>Planning Regulation 2017</i> (Qld), means a residential use of premises involving –</p> <p>(a) 1 dwelling and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>
Fees and Charges Schedule	Means Unitywater's Fees and Charges Schedule available on Unitywater's website: <a href="https://www.unitywater.com/building-and-developing/pricing-fees-and-charges">https://www.unitywater.com/building-and-developing/pricing-fees-and-charges</a>
Future Connection Area	<p>In accordance with the SEQ Water Act, means the areas in which Unitywater intends to extend its infrastructure network.</p> <p>The Future Connection Area only extends outside Participating Councils' Priority Infrastructure Areas where Unitywater intends to extend its network to support either a Water Approval and/or an executed water infrastructure agreement.</p> <p>The Future Connection Area for water services and the Future Connection Area for wastewater services are to be considered separately and inclusion in the Future Connection Area for one service does not guarantee or support a Connection for the other service. The Future Connection Area for water and the Future Connection Area for wastewater are shown on the maps referred to in Schedule 7 and published on Unitywater's website.</p>
Local Government Infrastructure Plan (LGIP)	<p>In accordance with the <i>Planning Act 2016</i> (Qld), means the part of a local government's planning scheme that –</p> <p>(a) has been prepared under the Minister's rules; and</p> <p>(b) does any or all of the following:</p>



Term	Meaning
	<ul style="list-style-type: none"> <li>i. identifies a Priority Infrastructure Area;</li> <li>ii. states assumptions about population and employment growth;</li> <li>iii. states assumptions about the type, scale, location and timing of future development;</li> <li>iv. includes plans for trunk infrastructure;</li> <li>v. states the desired standards of service for development infrastructure.</li> </ul>
Network Connection	<p>In accordance with the SEQ Water Act, means:</p> <p>(a) the Connection of Network Infrastructure to Unitywater’s Water Infrastructure to supply a water service or wastewater service; and</p> <p>(b) the Disconnection of Network Infrastructure from Unitywater’s Water Infrastructure to stop supply of a water service or wastewater service; and</p> <p>(c) the Alteration of Network Infrastructure; and</p> <p>(d) works for the matters mentioned in paragraph (a), (b) or (c) to extend or upgrade Unitywater’s Water Infrastructure.</p>
Network Infrastructure	<p>In accordance with the SEQ Water Act, means:</p> <p>(a) generally – Water Infrastructure, other than Property Service Infrastructure; and</p> <p>(b) for Chapter 4C, Part 2 of the SEQ Water Act – Trunk Infrastructure or non-trunk infrastructure.</p>
Network Works	<p>Means works for a Network Connection involving the extension or upgrade of Unitywater’s Network Infrastructure.</p> <p>Network Works is an aspect of a Water Approval that deals with the detailed design and technical aspects of the works necessary for the Network Connection. Network Works may be approved as part of a Connection Application for a Other Connection or a Staged Connection.</p>
Other Connection	<p>Means any Connection (including an Alteration or Disconnection) that is not a Standard Connection or a Staged Connection.</p> <p>The distinguishing feature of an Other Connection is that a single Connection Application can be approved to authorise the Connection, including the Network Works aspects of the Connection.</p>
Participating Councils	<p>Means City of Moreton Bay, Noosa Council and Sunshine Coast Council.</p>
PDA development approval	<p>In accordance with the <i>Economic Development Act 2012 (Qld)</i>, means a decision notice that:</p>



Term	Meaning
	(a) approves, wholly or partly, development applied for in a priority development area (PDA) development application (whether or not the approval has conditions attached to it); and (b) is in the form of a PDA preliminary approval, a PDA development permit or a combination of both a PDA preliminary approval and a PDA development permit.
Planning Assumptions	In accordance with the SEQ Water Act, means the assumptions about the type, scale, location and timing of future development and future growth agreed between Unitywater, the Participating Councils and the Planning Minister to be appropriate for inclusion in this Water Netserv Plan.  The Planning Assumptions are contained within Schedule 5.
Planned Demand	The stated demand (in Equivalent Persons) in the planning assumptions for a given cohort year.
Priority Infrastructure Area (PIA)	Means a Priority Infrastructure Area of a Participating Council Planning Scheme.
Property Service Connection	In accordance with the SEQ Water Act, means: (a) the Connection of Property Service Infrastructure to Unitywater's Water Infrastructure to supply a water service or wastewater service; and (b) the Disconnection of Property Service Infrastructure from Unitywater's Water Infrastructure to stop supply of a water service or wastewater service; and (c) the Alteration of Property Service Infrastructure that is part of Unitywater's Water Infrastructure.
Property Service Infrastructure	Means generally the infrastructure for connecting premises to Unitywater's infrastructure, as more particularly defined in the SEQ Water Act.
Property Service Works Charge	In accordance with the SEQ Water Act, means a charge levied by Unitywater for Property Service Infrastructure.
Proposed Demand	Means the network demand proposed in a Connection Application for a given cohort year, to be calculated in accordance with the network demand determination process outlined in Schedule 6.
Restricted Connection Area	Means the area comprising land of where Unitywater guarantees to provide for a single 20 or 25 mm (inner diameter (ID)) Property Service Connection within the Water Restricted Connection Area and a single 100mm Wastewater Property Service Connection within the Wastewater Restricted Connection Area if the connection complies with its decision criteria to its water service or wastewater service.



Term	Meaning
	<p>The Restricted Connection Area is a sub-set of the Connection Area.</p> <p>The Restricted Connection Area is shown on the maps referred to in Schedule 7 and published on Unitywater's website.</p>
Schedule of Works	<p>In accordance with the SEQ Water Act, means a schedule including the following information:</p> <ul style="list-style-type: none"><li>(a) a map of Unitywater's development infrastructure that is to be identified in the schedule as Trunk Infrastructure;</li><li>(b) identification of proposed development infrastructure for Unitywater that is to be identified in the schedule as Trunk Infrastructure (<i>future trunk infrastructure</i>);</li><li>(c) the location, estimated cost and expected time of delivery of future trunk infrastructure.</li></ul>
Services Advice Notice	<p>In accordance with the SEQ Water Act, means a notice from Unitywater about a Connection.</p> <p>Unitywater may give a services advice notice stating:</p> <ul style="list-style-type: none"><li>(a) advice about the proposed Connection having regard to Unitywater's connection policy; and</li><li>(b) the charges and conditions that may apply to the Connection; and</li><li>(c) any other relevant matter about the Connection.</li></ul>
SEQ Code	<p>Means the <i>South-East Queensland Water Supply and Wastewater Design and Construction Code</i> standards and codes as published on the SEQ Code website:</p> <p><a href="https://www.seqcode.com.au/">https://www.seqcode.com.au/</a></p>
SEQ Water Act	<p>Means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> (Qld).</p>
Staged Connection	<p>Means a Connection (including an Alteration or Disconnection) where two or more applications and approvals are required to give effect to the Connection.</p> <p>A Water Approval for a Staged Connection only authorises connection to the extent specified in the approval.</p> <p>Ordinarily, the first application for a Staged Connection will involve assessment of the connection of a multi-stage development in its entirety, and subsequent applications for a</p>



Term	Meaning
	Staged Connection will relate to the approval of Network Works for each stage of the development.
Standard Connection	Means a Connection (including an Alteration or Disconnection) that complies with the applicable decision criteria identified in Table SC2.3.
Trunk Infrastructure	In accordance with the SEQ Water Act, means Unitywater's Water Infrastructure that is: (a) development infrastructure identified in this Water Netserv Plan as trunk infrastructure; or (b) development infrastructure that, because of a conversion application, becomes trunk infrastructure; or (c) development infrastructure that is required to be provided under a condition imposed under section 99BRCR(2) of the SEQ Water Act.
Water Approval	In accordance with the SEQ Water Act, means a decision notice that approves all or part of a Connection Application under Chapter 4C, Part 2 of the SEQ Water Act, with or without water approval conditions or water approval charges.
Water Infrastructure	In accordance with the SEQ Water Act, means infrastructure for a water service or wastewater service.

### SC1.2 Interpretation

1. Headings are for convenience only and do not affect interpretation.
2. Mentioning anything after the words 'includes', 'including', 'for example', or similar expressions, does not limit what else might be included.
3. The following rules apply:
  - (a) The singular includes the plural, and the converse also applies.
  - (b) If a word or phrase is defined, its other grammatical forms have a corresponding meaning.
  - (c) A reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it and a regulation or statutory instrument issued under it.
4. Unless otherwise stated, a reference to a document means the latest version of the document.



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5. Notes within this Water Netserv Plan are identified by the title 'note' and are part of the Water Netserv Plan.
6. Editor's notes and footnotes are extrinsic material, in accordance with the Acts Interpretation Act 1954 (Qld) and are identified by the title 'editor's note' and 'footnote'. Editor's notes and footnotes are provided to assist in the interpretation of the Water Netserv Plan but they are not part of the Water Netserv Plan.





## Schedule 2 Connections Policy

### SC2.1 Purpose and Content

1. This connections policy states Unitywater's policy for Connections (including Alterations and Disconnections) to its infrastructure networks for its water services and wastewater services.
2. The connection policy includes:
  - (a) Unitywater's decision criteria for assessing an application for a Connection (including an Alteration or Disconnection) to its water service or wastewater service, including:
    - (i) Unitywater's decision criteria for a Standard Connection;
    - (ii) Unitywater's decision criteria for Other Connections and Staged Connections (including the Network Works aspects of Other Connections and Staged Connections);
    - (iii) Unitywater's additional decision criteria for Connections that are outside of the Connection Area, Restricted Connection Area and Future Connection Area, or that are inconsistent with the Planning Assumptions;
    - (i) Unitywater's additional decision criteria for Disconnections;
  - (b) Unitywater's Standard Connection conditions;
  - (c) the way to request a Services Advice Notice from Unitywater;
  - (d) the way to apply for a Water Approval;
  - (e) the categories of Connections to which Unitywater may delegate its decision function under section 53 of the SEQ Water Act;
  - (f) Unitywater's conditions for when a Water Approval lapses;
  - (g) the way to request a change to a Water Approval condition;
  - (h) Unitywater's fees and charges for Connections;
  - (i) Unitywater's requirements for construction maintenance and defects liability;
  - (j) information relating to internal reviews and appeals; and
  - (k) information relating to water infrastructure agreements and Water Approval condition agreements.

### SC2.2 Connection Areas

1. For the purposes of this connections policy, the Connection Area, Restricted Connection Area and Future Connection Area are:
  - (a) defined in Schedule 1; and
  - (b) identified in the mapping in Schedule 7.



### SC2.3 Decision Criteria

1. This connection policy identifies the criteria for providing a Connection (including an Alteration or Disconnection) to Unitywater's water services or wastewater services. All applications are for a Water Approval, which can authorise a Property Service Connection or a Network Connection. The specific types of Connections dealt with in this connection policy are:
  - (a) Standard Connections;
  - (b) Staged Connections; and
  - (c) Other Connections.
2. Unitywater must approve a properly made application for a Standard Connection that:
  - (a) is for a water service or wastewater service in Unitywater's Connection Area or Restricted Connection Area for the relevant service(s); and
  - (b) complies with the decision criteria for a Standard Connection (see section 99BRAU of the SEQ Water Act).
3. A Water Approval for a Standard Connection is subject to the standard conditions stated in Table SC2.4.1 of this connections policy.
4. All other Connection Applications will be assessed and decided pursuant to the applicable decision criteria and sections 99BRAG and 99BRAH of the SEQ Water Act.
5. Table SC2.3 below identifies the applicable decision criteria for each type of Connection Application. For the purposes of Table SC2.3:
  - (a) the Connection Application types are defined in Schedule 1. Further detail on each Connection Application type is included in Unitywater's Connections Administration Manual;
  - (b) the Connection Area, Restricted Connection Area and Future Connection Areas are defined in Schedule 1 and identified in the mapping in Schedule 7; and
  - (c) the Network Demand Determination in Schedule 6 enables an applicant to determine whether a proposed Connection (including an Alteration) is consistent or inconsistent with the Planning Assumptions.
  - (d) If the Connection Application relates to both water services and wastewater services and the site is completely within the Connection Area, Restricted Connection Area or Future Connection Area for one of the services but not the other, then Table SC2.3 will yield different decision criteria for each service.



**Table 1 SC2.1 Applicable decision criteria for each type of application**

<b>Application Type</b>	<b>Area</b>	<b>Applicable Decision Criteria</b>
Standard Connection (other than a Disconnection)	Completely within Connection Area or Restricted Connection Area for the relevant service(s)	Table SC2.3.1 – all decision criteria
Standard Connection (Disconnection)	Completely within Connection Area or Restricted Connection Area for the relevant service(s)	Table SC2.3.1 – SA1, SA2, SA4 to SA7, SA11, SA12, SA14 to SA18 and SA20 Table SC2.3.3 – all decision criteria
Other Connection	Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s) and consistent with the Planning Assumptions	Table SC2.3.2 – decision criteria OC1 to OC15 and OC17
	Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s) or inconsistent with the Planning Assumptions	Table SC2.3.2 – decision criteria OC4 to OC12, OC14, OC15, OC17 and OC20
First Staged Connection	Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s) and consistent with the Planning Assumptions	Table SC2.3.2 – decision criteria OC1 to OC17
	Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s) or inconsistent with the Planning Assumptions	Table SC2.3.2 – decision criteria OC4 to OC12, OC14 to OC17 and OC20
Subsequent Staged Connection	Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s)	Table SC2.3.2 – decision criteria OC18 and OC19
	Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s)	Table SC2.3.2 – decision criteria OC21 and OC22
Non-standard Disconnection	Any location	Table SC2.3.3 – all decision criteria



**SC2.3.1 Standard Connection decision criteria**

1. The purpose of the Standard Connection decision criteria is to assess an application for a Standard Connection.
2. A Connection that complies with all the relevant criteria in Table SC2.3.1 is a Standard Connection for the purposes of this connection policy.
3. A Standard Connection also includes any Alteration or Disconnection of an existing water service or wastewater service that complies with the relevant criteria in Table SC2.3.1

**Table SC2.3.1 Standard Connection decision criteria**

<b>Connections to Unitywater’s water service</b>	
SA1	The Connection must service a single residential Dwelling House or Dual Occupancy with its own water meter per dwelling and no submetering.
SA2	The Connection must be completely located within the water Connection Area or water Restricted Connection Area.
SA3	The Connection must be a Property Service Connection and must not require works to Unitywater’s Network Infrastructure.
SA4	The Connection must comply with Unitywater’s desired standards of service, including the SEQ Code, and achieve Unitywater’s design and construction standards at the point of connection.  Unitywater’s desired standards of service are outlined at section 4 of this Water Netserv Plan.
SA5	The Connection must be for a single 20 mm or 25 mm (inner diameter (ID)) water Property Service Connection.
SA6	The Connection must be to a water reticulation main of 300mm (nominal diameter) or less that is located on the road directly fronting the site, excluding mains that are not suitable for individual Property Service Connections due to the function the main performs.
SA7	The Connection must not have a depth at the point of connection greater than 1.5m to the invert level.
SA8	The Connection must not have a length greater than 40m.
SA9	Where the Connection crosses an existing on-ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be designed and constructed in accordance with the relevant provisions of the SEQ Code.
<b>Connections to Unitywater’s wastewater service</b>	
SA10	The Connection must service a single residential Dwelling House or Dual Occupancy with its property service connection per dwelling.



SA11	The Connection must be completely located within the wastewater Connection Area or wastewater Restricted Connection Area.
SA12	The Connection must be a Property Service Connection and must not require works to Unitywater's Network Infrastructure.
SA13	The Connection must comply with Unitywater's desired standards of service, including the SEQ Code, and achieve Unitywater's design and construction standards at the point of connection.  Unitywater's desired standards of service are outlined at section 4 of this Water Netserv Plan.
SA14	The Connection must be for a single 100mm (nominal bore) wastewater Property Service Connection.
SA15	The Connection must be to a wastewater reticulation main of less than 225mm (inner diameter (ID)) that is located on the site or on the road directly fronting the site and does not serve a combined drain.
SA16	The Connection must not require works partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme.
SA17	The Connection must not have a depth at the connection point greater than 1.5m to the invert level.
SA18	The Connection must not require the shortening or lowering of the wastewater connection point.
SA19	The property service connection must not be made to a wastewater main at depths greater than 3m to the invert level.
SA20	The Connection must not have a length greater than 10m.
SA21	The land topography must enable the property drainage to gravitate to the existing wastewater network.
SA22	Where the Connection crosses an existing on-ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be designed and constructed in accordance with the relevant provisions of the SEQ Code.



SC2.3.2 Other connection and staged connection decision criteria

- 1. The purpose of the Other Connection and Staged Connection decision criteria is to assess an application for an Other Connection or Staged Connection (including a subsequent Staged Connection).

Table SC2.3.2 Other connection and Staged Connection decision criteria

Table with 2 columns: Criteria ID (OC1-OC7) and Description. The table details decision criteria for connections within specific areas, including notes on service applicability and standards compliance.



	(e) the high utilisation of planned capacity, having regard to the type and scale of Planned Demand compared to the Proposed Demand.
OC8	A Connection for wastewater services must not require works partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme.
OC9	Unless otherwise approved in writing by the relevant authority, water mains, wastewater gravity mains or wastewater rising mains are not located in a State transport corridor, high pressure gas pipeline corridor, electrical or bulk water supply corridor.
OC10	The Connection is consistent with the total water cycle management plan for the relevant Participating Council.
OC11	Unless otherwise approved in writing by the relevant authority, where the crossing of State transport, high pressure gas, electrical or bulk water supply corridor by a water main, wastewater gravity main or wastewater rising main cannot be avoided: <ul style="list-style-type: none"><li>(a) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and</li><li>(b) tunnel boring techniques, where appropriate, are used to minimise disturbance; and</li><li>(c) disturbed areas are reinstated and revegetated on completion of works; and</li><li>(d) the crossing is at angles between 60 and 90 degrees to the State transport, electrical or bulk water supply infrastructure.</li></ul>
OC12	Unless otherwise approved in writing by the relevant authority, where the crossing of an area of environmental significance, waterway or wetland by a water main, wastewater gravity main or wastewater rising main cannot be avoided: <ul style="list-style-type: none"><li>(a) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and</li><li>(b) tunnel boring techniques, where appropriate, are used to minimise disturbance; and</li><li>(c) disturbed areas are reinstated and revegetated on completion of works; and</li><li>(d) the crossing of the area of environmental significance wetland or waterway is at smallest possible distance.</li></ul>
OC13	Where in the Future Connection Area, all trunk water or wastewater infrastructure is designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified by a RPEQ and accepted by Unitywater as the best value cost option for servicing the development in terms of type, size and location of infrastructure:



	<ul style="list-style-type: none"><li>(a) based on the life cycle cost of the infrastructure required to service future development at the desired standards of service;</li><li>(b) having regard to the Schedule of Works in Schedule 4, including considerations of financial viability and feasibility of infrastructure provision;</li><li>(c) having regard to Unitywater's existing infrastructure network, the Schedule of Works and the Planning Assumptions; and</li><li>(d) having regard to any network master plan for the ultimate catchment.</li></ul>
OC14	<p>The Connection considers, to Unitywater's satisfaction, the following approvals and agreements:</p> <ul style="list-style-type: none"><li>(a) any current Development Approvals or PDA Development Approvals for the subject land and adjoining land;</li><li>(b) any current Water Approvals for the subject land and adjoining land;</li><li>(c) any infrastructure agreements or water infrastructure agreements relevant to the subject land, to which Unitywater is a party where:<ul style="list-style-type: none"><li>i. the landowner or applicant is also a party to the infrastructure agreement or water infrastructure agreement; or</li><li>ii. the infrastructure agreement or water infrastructure agreement attaches to the subject land and binds the landowner and the landowner's successors in title; and</li><li>iii. any infrastructure agreements or water infrastructure agreements to which Unitywater is a party with respect to the land surrounding the subject land.</li></ul></li></ul>
OC15	<p>The Connection Application is in compliance with the following:</p> <ul style="list-style-type: none"><li>(a) the SEQ Water Act;</li><li>(b) Unitywater's Connections Administration Manual; and</li><li>(c) Unitywater's Accreditation and Certification Manual.</li></ul>
OC16	<p>If the Connection Application is the first application for a Staged Connection:</p> <ul style="list-style-type: none"><li>(a) the Connection Application includes a staging plan setting out the proposed stages upon a plan of development;</li><li>(b) the Connection Application includes a servicing strategy that, to the satisfaction of Unitywater:<ul style="list-style-type: none"><li>i. is prepared and certified by a RPEQ;</li><li>ii. includes a sufficient level of detail to identify the demand for each stage and proposed servicing solution, including any Property Service Infrastructure or Network Infrastructure required; and</li><li>iii. appropriately considers any network master plan for the ultimate catchment; and</li></ul></li><li>(c) the Staged Connection must be consistent with any requirements and conditions specified in a current Water Approval which applies to the property.</li></ul>





OC17	To the extent the Connection Application involves Network Works, the Network Works are designed in accordance with:  (a) Unitywater's Safety in Design Procedure; and (b) Unitywater's Safety in Design Guideline.
<b>Subsequent Staged Connection within the Connection Area, Restricted Connection Area or Future Connection Area</b>	
OC18	Decision criteria OC1 – OC17, to the extent the matter has not already been addressed in the first or a previous Staged Connection application, for which a Water Approval was granted and remains current.
OC19	Any matter required to be assessed under a condition imposed on a Water Approval for a previous stage.



**Other Connection or Staged Connection outside the Connection Area, Restricted Connection Area and Future Connection Area**

OC20

Unitywater will not approve a Connection that is partially or completely outside the Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s), unless Unitywater is satisfied that:

- (a) the Connection does not utilise existing network capacity or network capacity that has been created by the Schedule of Works that is required to service Planned Demand within the Connection Area, Restricted Connection Area or Future Connection Area, in accordance with the Planning Assumptions;
- (b) the water infrastructure network is sufficient to service the Connection, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the Connection;
- (c) the Connection will not compromise or make more difficult:
  - i. the sequencing of Water Infrastructure to minimise the lifecycle cost for the Water Infrastructure;
  - ii. the delivery of Water Infrastructure in a logical and orderly location, form and sequence;
  - iii. the implementation of current Water Approvals;
  - iv. the operation of Water Infrastructure and the delivery of water services and wastewater services;
  - v. the delivery of the Schedule of Works; and
  - vi. achievement of Unitywater's desired standards of service for other customers;
- (d) the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the Connection and to protect and maintain the safety and efficiency of the water infrastructure network;
- (e) the Connection provides for a commensurate contribution to infrastructure provision, including but not limited to the provision of Accelerated Infrastructure identified in Schedule 9;
- (f) for any Connection that will be serviced by Accelerated Infrastructure identified in Schedule 9, the applicant can be conditioned to provide a contribution towards the establishment cost of that Accelerated Infrastructure that is commensurate with the Proposed Demand of the Connection and capacity of the Accelerated Infrastructure, or such contribution is provided by way of a water infrastructure agreement or other means in accordance with Unitywater's Accelerated Infrastructure Policy; and
- (g) any required Trunk or Accelerated Infrastructure does not require Unitywater to incur infrastructure costs.



**Subsequent Staged Connection outside the Connection Area, Restricted Connection Area and Future Connection Area**

OC21	Decision criteria OC4 to OC12, OC14 to OC17 and OC20, to the extent the matter has not already been addressed in the first or a previous Staged Connection application, for which a Water Approval was granted and remains current.
OC22	Any matter required to be assessed under a condition imposed on a Water Approval for a previous stage.

**SC2.3.3 Disconnection decision criteria**

1. The purpose of the Disconnection decision criteria is to assess an application to disconnect from Unitywater’s Water Infrastructure to stop supply of a water service or wastewater service.

**Table SC2.3.3 Disconnection decision criteria**

<b>All Disconnections</b>	
D1	The Disconnection must be for one of the following purposes: (a) to enable the demolition of buildings; or (b) to enable the alteration and installation of a new Property Service Connection or Network Connection; or (c) to enable a relocation of existing Property Service Infrastructure.
D2	The Discontinuation of service must not adversely affect the capacity of the network to service existing or future development.
D3	The Disconnection must reinstate the water or wastewater infrastructure to comply with Unitywater’s design and construction standards, including the SEQ Code.
<b>Disconnection from a water service</b>	
D4	The service will be plugged, and the water meter will be removed in accordance with conditions determined by Unitywater.
D5	(1)The water meter must be returned to Unitywater.
<b>Disconnection from a wastewater service</b>	
D6	The service will be plugged in accordance with conditions determined by Unitywater.



## SC2.4 Standard Connection Conditions

**Table SC2.4.1 Standard Connection Conditions**

Condition		Timing
<b>All standard connections and alterations to standard connections (excluding disconnections)</b>		
1	<p>All works necessary for the connection may only be carried out by Unitywater or its authorised representatives.</p> <p><i>Note: Unitywater will not carry out the works necessary for the connection unless it is satisfied that all necessary approvals have been obtained.</i></p>	At all times
2	<p>The Applicant must pay to Unitywater:</p> <ul style="list-style-type: none"> <li>(a) the connection charge stated in Unitywater’s Fees and Charges Schedule in force at the time of payment; and</li> <li>(b) the property service work charge stated in Unitywater’s Fees and Charges Schedule in force at the time of payment; and</li> <li>(c) all charges payable under an infrastructure charges notice that applies to the subject land; and</li> <li>(d) any overdue charge for water services or wastewater services supplied to the subject land.</li> </ul> <p><i>Note: This may require the applicant to make requests for final water meter reading.</i></p>	Prior to connection to Unitywater network.
3	<p>Each property service connection must only be used for domestic purposes to supply a single residential lot for a class 1 or class 10 building.</p> <p><i>Note: If the use is intended to change and result in a higher demand for the service, the property owner must make a separate connection application to Unitywater and obtain approval for alterations to the service.</i></p>	At all times.
4	<p>This water approval lapses if the connection is not completed within 4 years after the date of this water approval.</p>	At all times.
5	<p>This water approval is subject to Unitywater (or its authorised representatives) being able to obtain any legislated third-party approvals for the works.</p>	At all times
6	<p>This water approval is subject to the landowner consenting to Unitywater (or its authorised representatives) entering upon the subject land to carry out work associated with the connection, and read, replace and or maintain the water meter(s) and or wastewater connection point, and all associated pipes and fittings.</p>	At all times
7	<p>Pegs must be installed on the subject land to delineate the real property boundary.</p>	Prior to construction
<b>Water service standard connections</b>		



Condition		Timing
8	If required, the landowner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
<b>Wastewater service standard connections</b>		
9	The landowner must ensure that lot drainage gravitates to the property service infrastructure. Alternatively, the landowner must install and maintain pumps sufficient to discharge wastewater to property service infrastructure.	At all times
<b>Disconnections of standard connections</b>		
10	All works necessary for disconnection must be carried out by Unitywater or its authorised representatives.	At all times
11	The applicant must pay to Unitywater: (a) the connection charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (b) the property service works charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (c) any overdue charge for water services or wastewater services supplied to the subject land. <i>Note: This may require the applicant to make requests for final water meter reading.</i>	Prior to disconnection from Unitywater network
12	This water approval lapses if the works for the disconnection have not completed within 1 year after the date of this water approval.	At all times
13	This water approval is subject to Unitywater (or its authorised representatives) being able to obtain any legislated third party approvals for the works.	At all times
14	This water approval is subject to the landowner consenting to Unitywater (or its authorised representatives) entering upon the subject land to carry out work associated with the disconnection.	At all times

### SC2.5 Request for a Services Advice Notice

1. Unitywater's Connections Administration Manual and Accreditation and Certification Manual provide information in relation to the process for making an application for a Service Advice Notice.
2. Further information is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>.



## SC2.6 Application for a Water Approval

1. Unitywater's Connections Administration Manual and Accreditation and Certification Manual provide information in relation to the process for making an application for a Water Approval, including an application for a Standard Connection.
2. The process for obtaining and acting upon a Water Approval generally consists of:
  - (a) application;
  - (b) assessment;
  - (c) approval;
  - (d) construction; and
  - (e) compliance.
3. Further information is available on Unitywater website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>.

## SC2.7 Statutory Delegations

1. Unitywater may delegate its decision functions in respect of applications for Standard Connections, Staged Connections and Other Connections under section 53 of the SEQ Water Act.

## SC2.8 Timeframes for deciding Connection Applications

1. The decision period for an application for a Staged Connection or Other Connection is **20 business days** (or a longer period agreed between Unitywater and the applicant) commencing the day after Unitywater receives a properly made application, accompanied by the required fee and owner's consent (if applicable).
2. If Unitywater requests additional information from the applicant, the decision period will restart from the day after the applicant provides a complete response to the request.
3. If an application is required to be made to the local government or the state government for works in roads or on other publicly-controlled places, the decision period stops on the day that application is made and restarts the day after the public entity approval is obtained.
4. Unitywater must give the applicant notice of its decision within **5 business days** after the decision is made.

## SC2.9 Conditions for when a Water Approval Lapses

1. A Water Approval has effect until it lapses under a condition of the Water Approval.
2. Unitywater's standard conditions for a Water Approval provide that all categories of Water Approval (including Standard Connections, Other Connections and Staged Connections) lapse if the relevant works have not been completed within 4 years after the date the Water Approval takes effect<sup>1</sup>, except for Disconnections, which lapse if the disconnection works have not been completed within 1 year after the date on which the Water Approval takes effect.

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<sup>1</sup> A Standard Connection takes effect in accordance with section 99BRAU(6) of the SEQ Water Act. A Water Approval takes effect in accordance with section 99BRAO of the SEQ Water Act.



3. An application to extend or otherwise alter the lapsing period of a Water Approval (other than for a Standard Connection) may be made in accordance with the terms of Unitywater's Connections Administration Manual and the Accreditation and Certification Manual.
4. Further information is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>

### **SC2.8 Request to Change a Water Approval Condition**

1. A request to change a Water Approval Condition is limited to a minor change that would not result in substantially different development, approved demand or Property Service Infrastructure or Network Infrastructure required.
2. Unitywater's Connection Administration Manual and Accreditation and Certification Manual provide information in relation to requesting a change to a Water Approval condition.
3. Further information is available on Unitywater website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>

### **SC2.9 Fees and Charges**

1. The fees and charges for Connections are as set out in Schedule 3 Infrastructure Charges Schedule.

### **SC2.10 Construction Maintenance and Defects Liability**

1. Unitywater's construction maintenance and defects liability requirements are specified in Unitywater's Connections Administration Manual and Accreditation and Certification Manual.

### **SC2.11 Reviews and Appeals**

1. An applicant's rights of internal review and appeal will be identified in any decision notice for a Water Approval and in an amendment notice given for a request to amend a condition of a Water Approval.

### **SC2.12 Agreements**

1. The SEQ Water Act provides for water infrastructure agreements to be entered into under section 99BRDK, and for Water Approval condition agreements to be entered into under section 99BRAL.
2. The period for executing any agreement referred to in section 99BRDK and section 99BRAL of the SEQ Water Act is 6 months, starting from the day after:
  - (a) for a Water Approval condition agreement — the Water Approval takes effect; and
  - (b) for a water infrastructure agreement — the infrastructure charges notice (or negotiated infrastructure charges notice) has been given.

However, a longer period for executing an agreement may be agreed by Unitywater.



## Schedule 3 Infrastructure Charges Information

1. The Infrastructure Charges Schedule adopted by Unitywater is published on Unitywater's website at: <https://www.unitywater.com/building-and-developing/reference-library>.

### SC3.1 Adopted Infrastructure Charges

1. Unitywater levies infrastructure charges for contribution to the capital cost of trunk water supply and wastewater infrastructure under Chapter 4C, Part 7, Division 3 of the SEQ Water Act and the Queensland Government's State Planning Regulatory Provision for 'Adopted Charges'.
2. Details of the contribution rates, method of calculation of Adopted Charges and breakdown of the charges between Unitywater and the Participating Councils are set out in the Infrastructure Charges Schedule as published on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.

### SC3.2 Service Tariffs

1. Unitywater's charges for supply of water and collection and treatment of sewage (i.e., access and volumetric tariffs) are published on Unitywater's website <https://www.unitywater.com/building-and-developing/pricing-fees-and-charges>.

### SC3.2 Connecting Customers to Water Supply and Wastewater Networks

1. Charges for connection to Unitywater's water supply and wastewater networks are published on Unitywater's website (<https://www.unitywater.com/building-and-developing/pricing-fees-and-charges>) and include:
  - (a) charges to connect new development to Unitywater's water supply and wastewater mains;
  - (b) charges for supply and installation of Property Service Infrastructure such as water meters and wastewater connection branches; and
  - (c) fees for an application or request made under Chapter 4C of the SEQ Water Act, such as:
    - (i) provision of a Services Advice Notice;
    - (ii) amending a Water Approval condition; or
    - (iii) preparing and entering into a water infrastructure agreement.





## SC3.3 Calculation of Fees and Charges

### SC3.3.1 Water Approvals

1. The Connection Charge for water supply and wastewater Network Connections is determined by preparing a detailed quotation for each individual Network Connection. This is the fairest approach because of the variability of the:
  - (a) scope of procurement and construction activity; and
  - (b) scale of such works.
2. Property Service Works Charges for supply and installation of Property Service Infrastructure such as water meters and wastewater connections are calculated based upon an assessment of all components of cost (e.g., labour and materials) involved in the administration of Connection Applications and in the procurement of materials, equipment and labour to effect the installation and commissioning of the Property Service Infrastructure.

### SC3.4.2 Standard Connection - Water

1. For Standard Connection to Unitywater's water services (i.e., 20mm and 25mm water meters) the scope of work to install a water meter can vary from street to street depending upon factors such as; underground services, landscaping, location of road furniture (e.g., bus stops and concrete footpaths) and the location and depth of water mains. As such, the installation cost can vary depending upon the circumstances of individual properties. Accordingly, an average cost approach is used to set the charge for installation of Standard Connections. This is considered to be the most practical and cost-effective approach to installing Standard Connections within a 10 day period from the time of application, which is a service standard considered acceptable by the housing industry.
2. Larger diameter water meters are required to serve commercial and industrial land uses. For these Connections, Unitywater determines charges by preparing a detailed quotation for each individual Connection. The development industry and Unitywater consider this to be the fairest method of setting the charge for connection of commercial and industrial land uses.

### SC3.4.3 Standard Connection - Wastewater

1. In instances where the wastewater connection is not installed at the time of construction of the subdivision Unitywater prepares individual quotations for installation of the wastewater connection. This is the fairest approach because of the variability of the:
  - (a) Scope of procurement and construction activity: and
  - (b) Scale of cost of such works.

## Schedule 4 Schedule of Works

### SC4.1 Determination of Establishment Cost

1. Establishment Costs have been developed using Unitywater's Capital Works Estimating Tool. The unit rates and estimating methodology used by this tool are reviewed annually by engineering and quantity surveyors and the tool is updated in accordance with the recommendations of the annual reviews.
2. Refer to Unitywater's Infrastructure Charges Schedule (see Schedule 3) for the process of offsets and refunds for Trunk Infrastructure.

### SC4.2 Schedule of Works

**Table SC4.1 Water Supply Schedule of Works**

Project ID	Project Title	Asset Class	Year	Establishment Cost
BIW-WMN-N-0091	Bribie Island Road BRIBIE ISLAND New Duplicate Bribie Island Trunk Water Main	Pipelines (large >300mm)	25/26	\$2,850,019
EMD-WMN-N-0056	Aura Beerwah State Forest New 12ML Water Reservoir (RES-LBH005) and New 600mm Water Mains - Stage 1	Pipelines (large >300mm)	25/26	\$77,866,266
EMD-WMN-N-0056	Aura Beerwah State Forest New 12ML Water Reservoir (RES-LBH005) and New 600mm Water Mains - Stage 1	Water Reservoirs	25/26	\$22,969,084
IMF-WMN-N-0101	Ridges Boulevard, PEREGIAN SPRINGS Water Trunk Main	Pipelines (large >300mm)	24/25	\$15,860,000
IMF-WMN-N-0110	Finland Road MARCOOLA WMN Water Trunk Main New	Pipelines (large >300mm)	29/30	\$10,565,918
LAN-WMN-N-0060	Tanawha Road TANAWHA New 12ML Water Reservoir (RES-TAN047) and New 500mm Water Mains	Pipelines (large >300mm)	25/26	\$44,231,013



Project ID	Project Title	Asset Class	Year	Establishment Cost
LAN-WMN-N-0143	School Road MAROOCHYDORE WMN New 560mm	Pipelines (large >300mm)	29/30	\$4,974,410
LLW-WMN-N-0027	Deception Bay Road DECEPTION BAY WMN New 400mm	Pipelines (large >300mm)	30/31	\$3,347,284
PRS-WMN-N-0011	Ira Buckby Road CASHMERE WMN New Isolation Valve	Pipelines (large >300mm)	25/26	\$515,781
PRS-WMN-N-0019	Hutton Road ARANA HILLS WMN 450mm New	Pipelines (large >300mm)	28/29	\$3,202,789
PRS-WMN-N-0024	South Pine Road/Apex Grove EATONS HILL LLZ DMA Configuration	Pipelines (small)	26/27	\$1,000,000
PRS-WPS-U-0002	Station Street STRATHPINE WPS-STP001 Booster Pumps & VFD Upgrade	Pump Stations & Valve Pits	28/29	\$1,568,488
LAN-WPS-U-0001	Sahara Road GLASSHOUSE MOUNTAINS WPS Upgrade 5.3kW	Pump Stations & Valve Pits	25/26	\$455,798
PRN-WFM-N-0006	Marsden Road KALLANGUR WFM New	Meter New & Replacement (retail & bulk)	35/36	\$427,499



**Table SC4.2 Wastewater Schedule of Works**

Project ID	Project Title	Asset Class	Year	Establishment Cost
BGE-SGM-N-0018	Park Road DECEPTION BAY SGM New 300mm 222m	Sewer Gravity Main	30/31	\$1,100,000
BGE-SGM-N-0019	Deception Bay Road to Windlass Street DECEPTION BAY SGM New 225mm 725m	Sewer Gravity Main	30/31	\$1,828,865
BGE-SGM-N-0021	Webster Road DECEPTION BAY SGM New 225mm 92m	Sewer Gravity Main	30/31	\$600,000
BGE-SPS-N-0010	Adsett Road MORAYFIELD SPS (63L/s at 42m) Upgrade	Sewer Pump Station	26/27	\$4,211,170
BGE-SPS-N-0015	Henderson Rd BURPENGARY 3.0m Wet Well and New Pumps 66L/s UNKm New	Sewer Pump Station	34/35	\$5,389,000
BGE-SPS-U-0021	Station Road BURPENGARY SPS-BGY002 39L/s at 24m Upgrade	Sewer Pump Station	25/26	\$982,480
BGE-SPS-U-0022	Old Bay Road BURPENGARY SPS BGY003 Upgrade 200L/s at 400m	Sewer Pump Station	35/36	\$1,200,000
BGE-SPS-U-0023	Bantry Ave BURPENGARY SPS BGY006 Upgrade 36L/s at 73m	Sewer Pump Station	35/36	\$610,000
BGE-SPS-U-0024	Buckley Road BURPENGARY EAST SPS BGY017 Upgrade 160L/s at 77m	Sewer Pump Station	31/32	\$1,189,000
BGE-SPS-U-0028	Webster Road DECEPTION BAY SPS DBY001 Upgrade 185L/s at 76m	Sewer Pump Station	35/36	\$1,249,000
BGE-SPS-U-0041	Springfield Drive BURPENGARY SPS-BGY001 Upgrade	Sewer Pump Station	26/27	\$720,000
BGE-SRM-N-0022	Rowley Road to Henderson Road BURPENGARY SPS BGY006 New OD225 453m Diversion	Sewer Rising Main	34/35	\$1,401,000
BGE-SRM-N-0029	Henderson Rd BURPENGARY 600m of OD315 PE100 PN16 rising main	Sewer Rising Main	34/35	\$2,877,000
BGE-STP-U-0006	Uhlmann Road BURPENGARY EAST STP Upgrade	Sewage Treatment Plant	27/28	\$158,610,000
BGE-STP-U-0007	Uhlmann Road BURPENGARY EAST STP Outfall Upgrade	Sewer Gravity Main	28/29	\$37,603,056
BGE-STP-U-0008	BURPENGARY EAST STP Upgrade	Sewage Treatment Plant	32/33	\$90,000,000
BRD-STP-U-0004	Cribb Road BRENDALE STP Upgrade	Sewage Treatment Plant	28/29	\$134,000,000
BRI-SPS-U-0004	Spinnaker Drive SANDSTONE POINT SPS-NSP002 12L/s at 22m Upgrade	Sewer Pump Station	25/26	\$617,691
BRI-STP-U-0008	BRIBIE ISLAND STP Upgrade	Sewage Treatment Plant	35/36	\$10,400,000



Project ID	Project Title	Asset Class	Year	Establishment Cost
BRN-SES-N-0002	28 Tanager St ALBANY CREEKSPS-BRN204 Emergency Storage Lower Inlet Pipe Level	Sewer Emergency Storage	23/24	\$94,515
BRN-SES-N-0003	Brendale St BRENDALESPS-BRN241 Emergency Storage Tank – Fibreglass Vessel 98kL Fibreglass Vessel	Sewer Emergency Storage	26/27	\$1,082,169
BRN-SES-N-0004	11 Cabrilla St EVERTON HILLSPS-BRN261 Emergency Storage Tank – Fibreglass Vessel 74kL Fibreglass Vessel	Sewer Emergency Storage	23/24	\$817,148
BRN-SES-N-0005	Gordon Rd FERNY HILLSPS-KED344 Emergency Storage Tank – Fibreglass Vessel 8kL Fibreglass Vessel	Sewer Emergency Storage	23/24	\$88,340
BRN-SPS-N-0001	Bradford Ct BRENDALESPS-BRN230 Upgrade 103L/s at 8.2m	Sewer Emergency Storage	23/24	\$270,323
BRN-SRM-N-0001	Bradford Ct BRENDALESPS-BRN230 Rising Main Upgrade 46m OD355 PE100 PN16	Sewer Rising Main	23/24	\$227,906
BRN-SRM-N-0002	Bradford Ct BRENDALESPS-BRN241 Rising Main Upgrade 65m OD315 PE100 PN16	Sewer Rising Main	24/25	\$241,278
CAB-SPS-N-0003	Multiple Locations CABOOLTURE SPS-CAB030 CAB-004 & CAB006 Valve New	Sewer Emergency Storage	27/28	\$300,000
CAB-SPS-U-0013	Buchanan Road MORAYFIELD SPS MOR020 Upgrade Pump	Sewer Pump Station	40/41	\$146,000
CAB-SPS-U-0032	Market Drive MORAYFIELD SPS-MOR001 Upgrade	Sewer Pump Station	27/28	\$3,000,000
CAB-SPS-U-0034	Dux Street CABOOLTURE SPS-CAB005 Overflow Minor Works	Sewer Pump Station	23/24	\$34,653
CAB-SRM-U-0004	Weier Road MORAYFIELD SPS-MOR001 SRM Upgrade 900mm	Sewer Rising Main	26/27	\$1,988,276
CAB-STP-N-0014	Market Drive MORAYFIELD STP-CBS001 Cake Wasting Train New	Sewage Treatment Plant	27/28	\$300,000
CAB-STP-U-0005	SOUTH CABOOLTURE STP Upgrade	Sewage Treatment Plant	29/30	\$170,000,000
CAB-STP-U-0010	Market Drive CABOOLTURE SOUTH South Caboolture STP Inlet Works Capacity Upgrade	Sewage Treatment Plant	25/26	\$300,000
COL-SPS-N-0001	Lang Street COOLUM BEACH SPS Odour CLM088 New Cluster of E1 pump stations	Sewer Pump Station	25/26	\$100,507
COL-SPS-U-0015	Quanda Road COOLUM BEACH SPS-CLM100 Upgrade	Sewer Pump Station	25/26	\$928,860
COL-SPS-U-0018	Corbould Road COOLUM BEACH SPS-CLM099 Upgrade	Sewer Pump Station	26/27	\$2,849,599
COL-STP-N-0002	Marsh Road COOLUM STP New VSD	Sewage Treatment Plant	27/28	\$600,000



Project ID	Project Title	Asset Class	Year	Establishment Cost
COL-STP-U-0006	Marsh Road COOLUM STP Upgrade	Sewage Treatment Plant	27/28	\$54,300,000
CRY-SGM-U-0001	Jarrah Street COOROY CRY009 SGM Upgrade 115m at 225m diameter	Sewer Gravity Main	30/31	\$650,000
CRY-SPS-U-0007	Garnet Street COOROY SPS-CRY030 23L/s Upgrade	Sewer Pump Station	27/28	\$204,000
CRY-SPS-U-0009	Station Street POMONA SPS-POM001 Upgrade	Sewer Pump Station	26/27	\$950,266
KAW-SGM-N-0008	Minchinton Street CALOUNDRA SGM New 300mm	Sewer Gravity Main	35/36	\$240,000
KAW-SGM-N-0009	Esplanade CALOUNDRA SGM New 450mm	Sewer Gravity Main	31/32	\$6,000,000
KAW-SGM-N-0019	Beerwah Parade, DICKY BEACH Sewer Gravity Main	Sewer Gravity Main	45/46	\$2,290,934
KAW-SPS-N-0017	Snowdrop Ave CURRIMUNDI SPS-CKS005 Flowmeter Pit & Gate Valve New	Sewer Pump Station	26/27	\$542,942
KAW-SPS-N-0020	Caloundra Road CALOUNDRA SPS-LMT002 Odour Control Upgrade	Sewer Pump Station	25/26	\$761,360
KAW-SPS-N-0028	Nicklin Way WARANA Sewage Pump Station KAW002 upgrade	Sewer Pump Station	31/32	\$2,235,866
KAW-SPS-U-0004	Onslow St GOLDEN BEACH Sewage Pump Station GLD003 upgrade	Sewer Pump Station	31/32	\$114,435
KAW-SRM-N-0028	Landsborough STP Upgrade	Sewage Treatment Plant	28/29	\$37,400,000
KAW-SRM-N-0032	Aura Bells Creek Arterial Road New SPS-LMT116 and New 710/900mm SRM - Stage 1 (SP1)	Sewer Rising Main	25/26	\$122,895,788
KAW-SRM-N-0033	AURA New Sewer Connecting Works SPS Upgrade and SRM Duplication - Stage 2	Sewer Rising Main	32/33	\$90,000,000
KAW-SRM-U-0006	Esplanade GOLDEN BEACH Upgrade Rising Main	Sewer Rising Main	24/25	\$454,060
KAW-STP-N-0003	KAWANA STP Outfall Duplication	Sewer Gravity Main	35/36	\$169,675,733
KAW-STP-U-0009	Kawana STP Upgrade - K300	Sewage Treatment Plant	31/32	\$225,000,000
KAW-STP-U-0012	Premier Circuit KAWANA STP Upgrade - Outfall Diffuser Augmentation	Sewage Treatment Plant	26/27	\$13,560,000
KAW-STP-U-0013	Premier Circuit KAWANA STP-KAW001 Digester - Recuperative Thickening Upgrade	Sewage Treatment Plant	26/27	\$1,200,000
KAW-STP-U-0015	Main Drive WARANA Kawana STP Upgrade Impellers on Outfall Pumps	Sewage Treatment Plant	30/31	\$1,278,000



Project ID	Project Title	Asset Class	Year	Establishment Cost
KAW-STP-U-0018	Main Drive WARANA Kawana STP Pump Integration Upgrade	Sewage Treatment Plant	24/25	\$20,000
KAW-STP-U-0019	Main Drive WARANA Kawana STP Inlet Chamber Level Transmitter Upgrade	Sewage Treatment Plant	24/25	\$35,000
KEN-STP-N-0002	Kenilworth-Brooloo Road KENILWORTH STP Effluent Management Upgrade (Phase 2)	Sewage Treatment Plant	26/27	\$2,200,000
LNB-SPS-U-0007	Kello Road BEERWAH SPS BEW002 Upgrade Pump	Sewer Pump Station	35/36	\$1,000,000
LNB-SPS-U-0012	Bruce Parade GLASSHOUSE MOUNTAINS Sewage Pump Station GLH001 Upgrade	Sewer Pump Station	40/41	\$600,000
LNB-SPS-U-0013	Gympie Street North LANDSBOROUGH SPS-LBH002 Upgrade	Sewer Pump Station	29/30	\$800,000
LNB-SPS-U-0014	Paget Street MOOLOOLAH VALLEY Sewage Pump Station MLL001 Upgrade	Sewer Pump Station	30/31	\$600,000
LNB-STP-U-0010	Steve Irwin Way LANDSBOROUGH STP-LBH001 Install Air Gap Upgrade	Sewage Treatment Plant	25/26	\$10,000
MAL-SPS-U-0003	Bunya Street MALENY SPS MAL001 Upgrade Pump	Sewer Pump Station	35/36	\$900,000
MAR-SGM-N-0008	School Road MAROOCHYDORE SPS-MRD002 Gravity Mains New DN300 341m	Sewer Gravity Main	41/42	\$875,950
MAR-SGM-N-0012	North Shore Road TWIN WATERS SPS-TWW109 Rising Mains New DN225 232m	Sewer Gravity Main	30/31	\$548,822
MAR-SGM-N-0017	Amaroo Street MAROOCHYDOR SPS-MRD002 Gravity Mains New DN250 328m	Sewer Gravity Main	50/51	\$996,371
MAR-SPS-U-0020	Maroochydore Road KUNDA PARK SPS-KUN031 Upgrade 95L/s at 18m	Sewer Pump Station	25/26	\$265,639
MAR-SPS-U-0021	Maroochydore Road KUNDA PARK SPS KUN052 Upgrade	Sewer Pump Station	28/29	\$10,281,000
MAR-SPS-U-0024	Dalton Drive MAROOCHYDORE SPS-MRD034 20L/s at 50m Upgrade	Sewer Pump Station	28/29	\$600,000
MAR-SPS-U-0025	Southern Dr MAROOCHYDORE SPS-MRD041 Upgrade 14L/s at 21m	Sewer Pump Station	35/36	\$500,000
MAR-SPS-U-0026	Power Road BUDERIM SPS-MTN046 Upgrade	Sewer Pump Station	28/29	\$423,000
MAR-SPS-U-0032	North Buderim Boulevard BUDERIM SPS-MRD069 MHL & Storage Renewal	Sewer Pump Station	27/28	\$264,022
MAR-SPS-U-0033	Grammer School Way FOREST GLEN SPS-KUN176 35L/s at 77m Upgrade	Sewer Pump Station	26/27	\$1,188,340



Project ID	Project Title	Asset Class	Year	Establishment Cost
MAR-SPS-U-0034	Old Maroochydore Rd FOREST GLEN SPS-KUN207 Upgrade 29L/s at 65m	Sewer Pump Station	36/37	\$600,000
MAR-SPS-U-0036	Broadwater Avenue MAROOCHYDORE SPS-MRD001 Upgrade 477L/s at 36m	Sewer Pump Station	46/47	\$1,307,394
MAR-SPS-U-0037	Commercial Road MAROOCHYDORE MRDSTP Inlet Works SPS-MRD003 830L/s at 11m Upgrade	Sewer Pump Station	26/27	\$944,980
MAR-SPS-U-0038	Sunshine Motorway BUDERIM SPS-MRD029 195L/s at 22m Upgrade	Sewer Pump Station	31/32	\$515,457
MAR-SPS-U-0040	Boomba Street PACIFIC PARADISE SPS-PAC101 147L/s at 34m Upgrade	Sewer Pump Station	31/32	\$740,687
MAR-SPS-U-0041	Twin Waters Drive TWIN WATERS SPS-TWW177 96L/s at 20m Upgrade	Sewer Pump Station	31/32	\$600,000
MAR-SPS-U-0042	Stillwater Dr TWIN WATERS SPS-TWW178 Upgrade 39L/s at 14m	Sewer Pump Station	31/32	\$600,000
MAR-SPS-U-0043	Wattlebird Dr TWIN WATERS SPS-TWW179 Upgrade 15L/s at 21m	Sewer Pump Station	31/32	\$600,000
MAR-SPS-U-0044	Oro Street BLI BLI SPS-BLI131 Upgrade 146L/s at 85m	Sewer Pump Station	26/27	\$1,183,635
MAR-SPS-U-0045	Vista Park Drive BUDERIM SPS-BUD055 Pump & Macerator Upgrade	Sewer Pump Station	26/27	\$600,000
MAR-SRM-U-0005	Mons Road FOREST GLEN SPS KUN176 SRM Upgrade DN250 2,790m	Sewer Rising Main	28/29	\$1,744,000
MAR-SRM-U-0009	Boomba Street PACIFIC PARADISE SPS - PAC101 Upgrade OD450 PE100 9m	Sewer Rising Main	31/32	\$114,617
MAR-SRM-U-0010	Lake View Drive TWIN WATERS SPS-TWW178 Rising Mains Upgrade OD225 PE100 406m	Sewer Rising Main	31/32	\$465,077
MAR-SRM-U-0011	Commercial Road MAROOCHYDORE SPS-MRD001 Rising Mains Upgrade OD900 New PE100 63m	Sewer Rising Main	26/27	\$577,020
MAR-STP-N-0015	Fishermans Road MAROOCHYDORE STP-MRD001 New containerised/package centrifuge	Sewage Treatment Plant	26/27	\$1,000,000
MAR-STP-U-0019	Commercial Road MAROOCHYDORE STP Odour Management Upgrade	Sewage Treatment Plant	28/29	\$7,500,000
MAR-STP-U-0027	Commercial Road MAROOCHYDORE STP-MRD001 E-Stop & Paddle Switch Upgrade	Sewage Treatment Plant	27/28	\$600,000
MAR-STP-U-0028	Commercial Road MAROOCHYDORE STP-MRD001 Ferrous Chloride Dosing System Upgrade	Sewage Treatment Plant	26/27	\$365,000





Project ID	Project Title	Asset Class	Year	Establishment Cost
MDW-SPS-U-0021	Bickle Road MURRUMBA DOWNS SPS MDN102 and SPSMDN103 Upgrade 1232L/s at 28m	Sewer Pump Station	30/31	\$1,773,883
MDW-SPS-U-0022	Duffield Road KALLANGUR SPS MDN104 Upgrade 152L/s at 31m	Sewer Pump Station	30/31	\$1,278,000
MDW-SPS-U-0029	Gympie Road LAWNTON SPS MDN143 Upgrade 980L/s at 19m	Sewer Pump Station	35/36	\$1,572,000
MDW-SPS-U-0031	Peter Street STRATHPINE SPS MDN162 Upgrade 127L/s at 16m	Sewer Pump Station	35/36	\$700,000
MDW-SPS-U-0035	Daniel Rd MANGO HILL SPS MDN174 Upgrade 222L/s at 70m	Sewer Pump Station	26/27	\$1,773,883
MDW-SPS-U-0036	Vanilla Ave GRIFFIN SPS MDN175 Upgrade 352L/s at 45m	Sewer Pump Station	36/37	\$1,140,353
MDW-SPS-U-0037	Capestone Boulevard MANGO HILL SPS MDN179 Upgrade 117L/s at 27m	Sewer Pump Station	36/37	\$800,000
MDW-SPS-U-0038	Whitecedar Circuit NORTH LAKES SPS-MDN181 Pressure Transient Mitigation	Sewer Pump Station	24/25	\$363,138
MDW-SPS-U-0042	Old Dayboro Road PETRIE Sewage Pump Station MDN127 Upgrade	Sewer Pump Station	25/26	\$267,148
MDW-SRM-N-0016	Duffield Road KALLANGUR SRM 355mm Duplication	Sewer Rising Main	30/31	\$834,000
MDW-STP-U-0003	Bickle Road MURRUMBA DOWNS STP-MDN001 Strategy Upgrade	Sewage Treatment Plant	33/34	\$17,355,200
MDW-STP-U-0006	MURRUMBA DOWNS STP Upgrade	Sewage Treatment Plant	41/42	\$30,000,000
MLS-STP-N-0026	Duffield Road CLONTARF Redcliffe STP New Regional Biosolids Facility	Sewage Treatment Plant	31/32	\$99,600,000
MLS-STP-N-0029	Market Drive South Caboolture - South Caboolture STP New Autosampler	Sewage Treatment Plant	27/28	\$158,130
NAM-SGM-N-0015	Old Cobb & Co Lane YANDINA Sewage Pump Station YND163 New 225mm	Sewer Gravity Main	30/31	\$3,000,000
NAM-SGM-N-0017	Ann Street NAMBOUR Nambour STP Lift SPS New 225mm	Sewer Gravity Main	35/36	\$39,000
NAM-SPS-N-0002	Thomas Crescent NAMBOUR Sewage Pump Station NAM156 New	Sewer Rising Main	25/26	\$964,455
NAM-SPS-N-0002	Thomas Crescent NAMBOUR 375mm SGM upgrade	Sewer Gravity Main	27/28	\$964,455
NAM-SPS-U-0015	Napier Road EUMUNDI Sewage Pump Station EUM146 Upgrade	Sewer Pump Station	24/25	\$971,919
NAM-SPS-U-0016	Central Park Drive YANDINA Sewage Pump Station YND164 Upgrade	Sewer Pump Station	25/26	\$265,000
NAM-SPS-U-0017	Focus Lane YANDINA Sewage Pump Station YND167 Upgrade	Sewer Pump Station	35/36	\$1,121,000



Project ID	Project Title	Asset Class	Year	Establishment Cost
NAM-SPS-U-0018	Nambour North Connection Road YANDINA Sewage Pump Station YND168 Upgrade	Sewer Pump Station	35/36	\$1,089,000
NAM-SRM-U-0005	Bruce Highway EUMUNDI SPS-EUM146 Rising Main Upgrade 10.5km OD280	Sewer Rising Main	35/36	\$24,341,834
NAM-STP-N-0002	Bli Bli Road NAMBOUR STP-NAM001 Lagoon Pipe Bypass New	Sewage Treatment Plant	26/27	\$238,000
NAM-STP-U-0003	NAMBOUR STP Upgrade	Sewage Treatment Plant	32/33	\$47,000,000
NOH-SGM-U-0003	Noosa Parade NOOSA HEADS SPS NHD010 Upgrade SGM 225mm	Sewer Gravity Main	25/26	\$628,085
NOH-SPS-U-0006	Langura Street NOOSA HEADS SPS NHD014 Upgrade	Sewer Pump Station	30/31	\$25,200
NOH-SPS-U-0007	Bicentennial Drive SUNSHINE BEACH SPS SSB009 Upgrade	Sewer Pump Station	25/26	\$437,599
NOH-SPS-U-0016	Burgess Creek CASTAWAYS BEACH SPS-SSB001 Upgrade	Sewer Pump Station	27/28	\$4,300,000
NOH-SPS-U-0017	McKinnon Drive COOROIBAH SPS-TWN014 Switchboard & Pump Upgrade	Sewer Pump Station	25/26	\$92,198
NOH-SRM-U-0001	Langura Street NOOSA HEADS SRM Upgrade 200mm NHD014	Sewer Rising Main	30/31	\$165,691
NOH-STP-U-0004	Wallum Lane NOOSA HEADS STP Upgrade	Sewage Treatment Plant	30/31	\$10,000,000
NOH-STP-U-0007	Wallum Lane NOOSA HEADS STP-NHD001 Main Switchboard Room Cooling System Upgrade	Sewage Treatment Plant	25/26	\$122,027
RED-SGM-N-0010	High Street KIPPA RING Sewage Pump Station RED018 New 300mm	Sewer Gravity Main	30/31	\$2,750,000
RED-SGM-N-0011	Hawthorne Street WOODY POINT Sewage Pump Station RED012 New 300mm	Sewer Gravity Main	30/31	\$150,000
RED-SGM-N-0012	Portwood Street REDCLIFFE Sewage Pump Station RED005 New 225mm	Sewer Gravity Main	40/41	\$2,600,000
RED-SGM-N-0013	Marine Parade REDCLIFFE Sewage Pump Station RED005 New 225mm	Sewer Gravity Main	40/41	\$510,000
RED-SGM-N-0014	Grimley Street REDCLIFFE Sewage Pump Station RED019 New 225mm	Sewer Gravity Main	40/41	\$1,000,000
RED-SPS-U-0012	McGahey St REDCLIFFE SPS-RED023 Upgrade	Sewer Pump Station	26/27	\$1,167,580
RED-SPS-U-0013	Humpybong Espl REDCLIFFE Upgrade SPS-RED005	Sewer Pump Station	40/41	\$890,000



Project ID	Project Title	Asset Class	Year	Establishment Cost
RED-SPS-U-0028	Thomas Crescent WOODY POINT Sewage Pump Station RED012 Upgrade	Sewer Pump Station	31/32	\$754,000
RED-SRM-U-0006	Kippa-Ring Sewerage Upgrade	Sewer Rising Main	27/28	\$15,447,000
RED-STP-N-0002	Duffield Road CLONTARF STP-RED001 Actuators x 4 New	Sewage Treatment Plant	25/26	\$80,000
RED-STP-U-0003	REDCLIFFE STP Upgrade - Future Stage	Sewage Treatment Plant	36/37	\$20,000,000
RED-STP-U-0004	REDCLIFFE STP Sewage outfall	Sewer Gravity Main	26/27	\$9,731,760
RED-STP-U-0008	Duffield Road REDCLIFFE STP-RED001 Nutrient Offset - Hays Inlet Upgrade	Sewage Treatment Plant	30/31	\$3,000,000
RED-STP-U-0011	Duffield Road CLONTARF STP-RED001 Control System Upgrade	Sewage Treatment Plant	25/26	\$1,467,888
RED-STP-U-0014	Duffield Road CLONTARF STP-RED001 Actuator & Valve Upgrade	Sewage Treatment Plant	26/27	\$150,000
RED-STP-U-0016	Duffield Road REDCLIFFE Redcliffe STP Poly Dosing Room & Tank Upgrade	Sewage Treatment Plant	24/25	\$180,000
WFD-SRM-N-0005	George Street WOODFORD SPS-WFD003 Sewer Rising Mains New 180mm	Sewer Rising Main	27/28	\$1,857,817
WFD-STP-U-0002	WOODFORD STP Upgrade - Future Stage	Sewage Treatment Plant	35/36	\$12,000,000
BGE-SGM-N-0018	Park Road DECEPTION BAY SGM New 300mm 222m	Sewer Gravity Main	30/31	\$1,100,000



## Schedule 5 Planning Assumptions

### SC5.1 Resident Population

**Table SC5.1.1 Water Netserv Plan resident population Planning Assumptions by Local Government Area**

Local Government Area	2021	2026	2031	2036	2041	2046	Ultimate
City of Moreton Bay	492,230	551,702	629,116	691,086	747,990	807,905	942,013
Sunshine Coast	349,020	398,656	445,181	498,129	535,122	584,854	666,816
Noosa	58,272	59,494	61,875	64,150	66,431	68,544	79,345

### SC5.2 Population

**Table SC5.1.2 Water Netserv Plan population Planning Assumptions by Local Government Area**

Local Government Area	2021	2026	2031	2036	2041	2046	Ultimate
City of Moreton Bay	495,611	554,816	644,653	705,918	768,326	834,304	957,969
Sunshine Coast	369,821	422,587	472,232	527,737	566,878	619,712	709,072
Noosa	70,857	72,024	74,585	76,928	79,277	81,236	91,862

### SC5.2 Dwellings

**Table SC5.2.1 Water Netserv Plan dwelling Planning Assumptions by Local Government Area**

Local Government Area	2021	2026	2031	2036	2041	2046	Ultimate
City of Moreton Bay	191,993	215,207	247,749	275,410	300,341	325,498	382,784
Sunshine Coast	153,300	177,404	200,449	225,849	244,463	270,124	313,049
Noosa	31,029	31,601	32,987	34,334	35,526	36,497	42,062



## SC5.3 Floorspace (GFA)

**Table SC5.3.1 Water Netserv Plan floorspace (GFA) Planning Assumptions by Local Government Area**

Local Government Area	2021	2026	2031	2036	2041	2046	Ultimate
City of Moreton Bay	7,468,753	8,365,943	9,763,666	11,062,405	12,492,714	15,201,088	24,512,683
Sunshine Coast	7,353,621	8,512,471	9,847,031	10,483,015	10,910,502	11,594,316	13,905,896
Noosa	1,026,783	1,069,652	1,158,681	1,230,230	1,303,376	1,371,778	1,545,272

## SC5.4 Employment

**Table SC5.4.1 Water Netserv Plan employment Planning Assumptions by Local Government Area**

Local Government Area	2021	2026	2031	2036	2041	2046	Ultimate
City of Moreton Bay	158,929	175,709	198,391	220,837	241,558	282,936	406,968
Sunshine Coast	148,522	168,629	196,106	210,151	220,562	239,456	285,540
Noosa	27,276	27,825	30,247	31,977	33,211	33,984	36,867

## SC5.5 Network demand

1. Network demand Planning Assumptions include residential and non-residential demand stated in equivalent persons (EP).
2. Network demand Planning Assumptions are for areas inside the Connection Area, Restricted Connection Area and Future Connection Area.
3. Network demand Planning Assumptions include separate demand for water supply and wastewater.
4. Consistency with network demand Planning Assumptions is determined as part of a network demand determination process outlined in Schedule 6.

**Table SC5.5.1 City of Moreton Bay - Water Supply**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Albany Creek	23,097	24,834	25,720	26,519	26,735	27,351	28,655
Beachmere	5,494	5,914	6,183	6,188	6,233	6,241	6,292
Bribie Island	24,171	24,735	25,581	26,152	26,593	26,894	29,159
Bribie Mainland	15,459	15,821	16,037	16,108	16,460	16,617	16,605
Burpengary	23,932	29,457	33,111	35,748	39,637	43,179	56,865
Caboolture	45,568	49,576	55,650	63,604	74,114	79,351	88,925
Caboolture West	128	128	5,595	6,796	6,988	7,028	7,072
Clear Mountain	16,677	16,748	16,754	16,772	16,813	16,851	17,168



Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Dakabin	6,615	7,552	8,223	9,136	10,700	11,780	13,557
Dayboro	2,573	2,845	3,028	3,151	3,371	3,736	4,227
Deception Bay	21,847	22,507	23,662	25,029	26,529	29,418	38,089
Elimbah	5,911	8,367	11,309	12,979	12,979	15,789	18,903
Griffin	26,129	31,243	35,270	39,145	39,385	39,442	40,212
Hills District	25,290	25,891	26,220	27,599	28,139	28,286	28,719
Kallangur	18,745	19,379	20,468	22,878	24,153	25,236	32,841
Mango Hill	32,391	34,894	38,139	38,933	39,646	39,781	43,933
Morayfield	48,229	61,500	79,409	89,253	94,115	98,824	108,959
Murrumba Downs	14,293	15,847	17,765	19,600	21,101	21,478	23,700
Narangba	34,003	39,507	47,913	53,942	61,796	68,226	92,852
Petrie	14,133	14,655	16,277	18,872	20,090	21,692	23,952
Redcliffe	77,693	81,028	87,106	93,407	98,970	100,606	112,051
Samford	5,189	5,373	5,546	5,608	5,771	5,912	6,135
Strathpine / Lawnton	55,254	62,787	68,493	76,111	82,774	89,863	108,087
Wamuran	3,305	3,392	3,513	3,684	3,910	4,028	5,592
Woodford	7,873	8,770	9,350	9,824	10,800	11,738	12,699
<b>Total</b>	<b>554,000</b>	<b>612,750</b>	<b>686,321</b>	<b>747,040</b>	<b>797,798</b>	<b>839,346</b>	<b>965,250</b>

**Table 5.5.2 Sunshine Coast Region - Water Supply**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Beerwah	11,204	12,663	15,448	16,348	17,672	18,856	21,835
BliBli	11,318	12,457	13,109	13,109	13,109	13,158	15,056
Buderim	17,912	19,200	19,364	19,864	20,181	20,249	24,228
Caloundra	76,209	85,083	92,341	99,508	104,869	111,271	146,597
Caloundra South	10,934	23,198	36,594	48,828	57,118	59,998	91,119
Coolum	35,009	38,507	40,107	43,853	44,164	44,872	56,743
Eumundi	1,813	1,996	2,150	2,308	2,324	2,508	3,131
Glasshouse	3,800	3,965	4,209	4,219	4,299	4,320	4,757
Kawana	43,887	50,072	54,981	60,243	66,965	70,242	76,056
Kenilworth	594	606	668	715	756	811	1,226
Kiel Mountain	719	738	746	757	761	761	738
Kunda Park	9,983	11,792	12,010	12,365	12,687	12,726	17,566
Landsborough	4,749	5,115	6,078	6,909	7,104	7,131	7,858
Maleny	4,427	4,799	4,992	5,188	5,404	5,645	8,074
Maroochydore	59,684	65,018	73,173	82,447	87,469	91,952	111,950
Mooloolah	3,058	3,133	3,356	3,684	3,760	3,760	4,196
Nambour East	10,283	11,141	11,427	11,743	12,646	13,257	18,142
Nambour West	18,670	21,345	23,152	23,882	25,010	25,507	29,143



Catchment	2021	2026	2031	2036	2041	2046	Ultimate
North Shore	15,385	15,984	17,184	17,253	17,448	17,463	21,478
Palmview	4,858	10,389	15,508	16,145	16,145	16,145	16,977
Sippy Downs/Mountain Creek	38,058	40,416	43,113	44,902	45,208	45,328	47,582
Woombye/Palmwoods	9,733	11,200	11,528	12,354	12,576	12,730	15,188
Yandina	4,282	5,072	5,747	6,565	6,792	7,514	10,996
<b>Total</b>	<b>396,572</b>	<b>453,886</b>	<b>506,983</b>	<b>553,189</b>	<b>584,465</b>	<b>606,203</b>	<b>750,635</b>

**Table 5.5.3 Noosa – Water Supply**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Cooran	1,079	1,093	1,116	1,127	1,245	1,295	1,386
Cooroy	6,005	6,270	6,477	7,141	7,785	8,094	9,150
Noosa Heads	11,531	11,634	12,504	12,783	13,020	13,227	13,778
Noosaville	18,084	18,390	19,318	20,520	21,042	21,693	23,812
Peregian	5,652	5,672	5,938	6,123	8,579	6,295	6,358
Pomona	2,037	2,130	2,309	2,657	2,874	2,996	3,241
Sunshine Beach	10,782	11,001	11,499	11,537	11,626	11,786	12,015
Tewantin	12,593	12,902	13,303	13,530	13,835	14,163	16,650
<b>Total</b>	<b>67,762</b>	<b>69,092</b>	<b>72,465</b>	<b>75,420</b>	<b>80,005</b>	<b>79,549</b>	<b>86,391</b>



**Table 5.5.4 City of Moreton Bay - Wastewater**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Brendale STP Albany Creek	29,111	30,921	31,828	32,619	32,824	33,583	35,421
Brendale STP Brendale	6,662	7,745	8,222	8,799	9,646	10,158	15,512
Brendale STP Cabbage Tree Creek	10,871	11,339	11,474	12,461	12,772	12,840	13,144
Brendale STP Kedron Brook	13,277	13,406	13,584	13,975	14,205	14,284	14,413
Brendale STP Samford	1,280	1,351	1,394	1,456	1,619	1,752	1,914
Brendale STP Warner	65	712	752	752	752	752	752
Bribie STP Island	23,994	24,551	25,397	25,968	26,409	26,710	28,577
Bribie STP Mainland	11,501	11,827	12,025	12,097	12,409	12,465	12,453
Burpengary East STP Beachmere	5,113	5,527	5,790	5,795	5,840	5,846	5,894
Burpengary East STP Burpengary	14,705	20,374	31,385	33,117	36,028	38,601	47,954
Burpengary East STP Deception Bay	30,774	31,847	33,904	35,552	37,422	40,441	49,126
Burpengary East STP Narangba	19,769	21,044	22,719	23,488	26,242	26,578	30,862
Burpengary East STP Narangba East	1,454	2,975	4,156	5,073	5,450	5,450	5,456
Burpengary East STP North East Business Park	3,392	3,745	3,900	4,055	4,210	4,365	4,643
Dayboro STP	1,637	1,850	2,032	2,156	2,375	2,720	3,202
Murrumba Downs STP Dakabin	6,433	7,366	8,035	8,948	10,267	11,347	11,522
Murrumba Downs STP Griffin	12,880	15,528	16,073	16,076	16,109	16,116	16,123
Murrumba Downs STP Kallangur	22,587	24,132	27,133	31,334	33,960	35,336	45,176
Murrumba Downs STP Lawnton	24,307	26,211	27,336	28,862	30,259	31,611	36,934
Murrumba Downs STP Mango Hill	45,428	50,310	57,032	61,699	62,618	62,803	67,680
Murrumba Downs STP Murrumba	12,352	13,049	13,309	13,393	13,544	13,634	14,033
Murrumba Downs STP Petrie	12,032	12,550	15,079	20,630	23,832	26,069	27,915
Murrumba Downs STP Strathpine	28,424	31,024	32,449	34,166	36,450	40,895	48,162
Redcliffe STP SS01	16,339	17,046	17,711	18,198	19,014	19,078	19,393
Redcliffe STP SS02	22,041	22,996	24,983	26,538	28,193	28,946	31,421
Redcliffe STP SS03	15,912	16,084	16,601	17,190	17,839	18,088	20,835





Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Redcliffe STP SS04	23,362	24,863	27,772	31,442	33,885	34,455	40,363
South Caboolture STP Caboolture	37,232	42,253	49,395	57,052	62,714	67,437	74,260
South Caboolture STP Caboolture West	122	122	5,517	6,632	6,632	6,632	6,670
South Caboolture STP Morayfield	41,622	49,843	55,310	59,271	61,482	64,560	72,142
Woodford STP	3,227	3,624	3,810	4,205	5,052	5,889	6,100
<b>Total</b>	<b>497,907</b>	<b>546,216</b>	<b>606,108</b>	<b>653,000</b>	<b>690,053</b>	<b>719,442</b>	<b>808,052</b>

**Table 5.5.5 Sunshine Coast Region – Wastewater**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Coolum STP North (Sunshine Coast part)	10,661	11,197	11,220	11,225	11,225	11,198	11,835
Coolum STP South	22,931	25,878	27,450	31,191	31,502	32,237	43,404
Kawana STP Caloundra South	10,934	23,198	36,594	48,828	57,118	59,998	91,119
Kawana STP Central	62,718	69,738	75,390	82,285	87,665	94,007	127,912
Kawana STP North	42,193	48,378	53,286	58,549	65,270	68,547	74,362
Kawana STP Palmview	4,858	10,389	15,508	16,145	16,145	16,145	16,977
Kawana STP Sippy Downs Mountain Creek	39,636	42,535	45,252	47,088	47,509	47,629	50,163
Kawana STP South	14,622	16,415	18,020	18,293	18,274	18,334	19,754
Kenilworth STP	564	575	625	661	680	712	983
Landsborough STP Beerwah	6,189	7,273	9,333	9,817	10,925	11,346	13,385
Landsborough STP Glasshouse	2,109	2,408	2,692	2,736	2,839	2,853	3,623
Landsborough STP Landsborough	3,647	3,953	4,519	5,202	5,293	5,320	6,031
Landsborough STP Mooloolah	1,759	1,822	1,991	2,226	2,250	2,250	2,527
Maleny STP	4,285	4,657	4,850	5,046	5,262	5,503	7,921
Maroochy STP Bli Bli	10,203	10,798	11,267	11,267	11,267	11,317	12,222
Maroochy STP Buderim	10,871	11,464	11,615	11,823	11,931	11,969	16,908
Maroochy STP Forest Glen	1,983	3,080	3,181	3,253	3,313	3,323	4,158
Maroochy STP Maroochydore	70,245	76,260	84,487	94,051	99,151	103,655	125,747
Maroochy STP Suncoast	16,571	17,136	18,334	18,404	18,598	18,613	22,596
Nambour STP Eumundi	1,475	1,653	1,807	1,965	1,981	2,165	2,769
Nambour STP Nambour	26,575	29,891	31,642	32,534	34,146	35,254	44,516
Nambour STP Woombye Palmwoods	8,534	9,755	10,008	10,551	10,682	10,832	13,165
Nambour STP Yandina	4,369	4,965	5,352	6,157	6,209	6,917	10,342
<b>Total</b>	<b>377,931</b>	<b>433,418</b>	<b>484,423</b>	<b>529,295</b>	<b>559,236</b>	<b>580,125</b>	<b>722,418</b>



**Table 5.5.6 Noosa - Wastewater**

Catchment	2021	2026	2031	2036	2041	2046	Ultimate
Coolum STP North (Noosa part)	1,247	1,247	1,264	1,274	1,274	1,274	1,276
Cooroy STP Cooroy	5,529	5,792	5,996	6,647	7,270	7,548	8,519
Cooroy STP Pomona	1,774	1,849	2,032	2,346	2,550	2,576	2,709
Noosa STP Noosa Heads	15,797	15,950	17,293	17,611	17,859	18,108	18,710
Noosa STP Noosaville	16,574	16,878	17,806	19,008	19,525	20,174	22,287
Noosa STP Peregrin	4,405	4,425	4,673	4,849	7,305	5,021	5,082
Noosa STP Sunshine Beach	7,890	8,054	8,079	8,079	8,158	8,280	8,465
Noosa STP Tewantin	12,217	12,515	12,912	13,139	13,402	13,608	15,739
<b>Total</b>	<b>65,433</b>	<b>66,710</b>	<b>70,056</b>	<b>72,952</b>	<b>77,343</b>	<b>76,589</b>	<b>82,787</b>

### SC5.6 Density and demand assumptions

1. The process that has been used for calculating residential development yield and demand using Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3 is as follows:
  - (c) Determine the unconstrained area of the subject property;
  - (d) Determine if the unconstrained area is less than or greater than the minimum unconstrained land area before the allowance applies (C);
  - (e) If the unconstrained area is greater, reduce the unconstrained area by the area allowance for internal infrastructure (B) and multiply by the residential density (A) to determine the number of dwellings;
  - (f) If the unconstrained area is less, multiple the unconstrained area by the residential density (A) to determine the number of dwellings;
  - (g) Determine the number of detached and attached dwellings by applying the attached dwelling % (D);
  - (h) Refer to Table SC6.2 for the conversion of ET (dwellings) to EP.
2. The process that has been used for calculating non-residential development yield and demand using Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3 is as follows:
  - (i) Determine the unconstrained area of the subject property;
  - (j) Determine if the unconstrained area is less than or greater than the minimum unconstrained land area before the allowance applies (C);
  - (k) If the unconstrained area is greater, reduce the unconstrained area by the area allowance for internal infrastructure (B) and multiple by the non-residential site cover (E) and then multiply by the number of non-residential floors (F) to determine the GFA;
  - (l) If the unconstrained area is less, multiple the unconstrained area by the non-residential site cover (E) and then multiple by the number of non-residential floors (F) to determine the m2 GFA;



- 
- (m) Apply demand rate (EP/100m<sup>2</sup> GFA) according to location within Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3. The Netserv Plan Planning Assumptions mapping portal contains a layer that shows the location of areas listed in Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3.

**Table SC5.6.1 City of Moreton Bay zone density and demand assumptions**

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Caboolture Centre Precinct (10 storeys) 39m	227	0%	0	100%	70%	2	Refer to Table SC6.2	1.6
Caboolture Centre Precinct (3 storeys) 12m	45	0%	0	100%	70%	2	Refer to Table SC6.2	1.6
Caboolture Centre Precinct (5 storeys) 21m	45	0%	0	100%	70%	3	Refer to Table SC6.2	1.6
Caboolture Centre Precinct (6 storeys) 27m	45	0%	0	100%	70%	4	Refer to Table SC6.2	1.6
Community Facilities Airfield Precinct 12m	0	0%	0	0%	0%	0	N/A	N/A
Community Facilities Infras and Utilities	0	0%	0	0%	0%	0	N/A	0.9
Community Facilities Special Use Precinct	0	0%	0	0%	0%	0	N/A	1.22
District Centre Precinct (3 storeys) 12m	0	0%	0	0%	50%	2	N/A	1.6
District Centre Precinct (4 storeys) 15m	0	0%	0	0%	70%	2	N/A	1.6
District Centre Precinct (6 storeys) 27m	136	0%	0	100%	70%	1	N/A	1.6
General Industry Precinct 15m (1 storey) Boundary Rd Narangba North Lakes	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Brendale	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Caboolture Aerodrome	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Caboolture Henzell Rd	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Clontarf	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Elimbah East	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Narangba Old Gympie Rd	0	15%	10000	0%	50%	1	N/A	1.26
General Industry Precinct 15m (1 storey) Petrie	0	15%	10000	0%	50%	1	N/A	1.26
Redcliffe Kippa-Ring Station Precinct	0	0%	0	0%	0%	0	N/A	0
Redcliffe Kippa-Ring Village (5 storeys) 21m	0	0%	0	0%	50%	2	N/A	1.3
Light Industry Precinct 8.5m,12m and15m (1 storey) Boundary Rd Narangba North Lakes	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Brendale	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Bribie First Avenue	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Burpengary Bruce Hwy	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Caboolture Aerodrome	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Caboolture Henzell Rd	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Clontarf	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Elimbah	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Elimbah East	0	15%	10000	0%	60%	1	N/A	0.5

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Light Industry Precinct 8.5m,12m and15m (1 storey) The Hills District	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Lawnton Paisley Drv	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Morayfield PAC	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Narangba Old Gympie Rd	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Redcliffe	0	15%	10000	0%	60%	1	N/A	0.5
Light Industry Precinct 8.5m,12m and15m (1 storey) Redcliffe Aerodrome	0	15%	10000	0%	60%	1	N/A	0.5
Local Centre Precinct (2 storeys) 8.5m	0	0%	0	0%	70%	1	N/A	1.6
Local Centre Precinct (3 storeys) 12m	0	0%	0	0%	70%	2	N/A	1.6
Local Centre Precinct (5 storeys) 21m	0	0%	0	0%	70%	2	N/A	1.6
Local Centre Precinct (6 storeys) 27m	0	0%	0	0%	70%	2	N/A	1.6
Marine Industry Precinct 15m (1 storey) Newport Marina	0	0%	0	0%	0%	0	N/A	N/A
Marine Industry Precinct 15m (1 storey) Sandstone Point	0	0%	0	0%	60%	1	N/A	0.6
Marine Industry Precinct 15m (1 storey) Scarborough Marina	0	0%	0	0%	60%	1	N/A	0.6
Morayfield Centre precinct	0	0%	0	0%	50%	2	N/A	1.5
Morayfield Centre Precinct (4 storeys) 15m	0	0%	0	0%	50%	2	N/A	1.5
Mixed Industry and Business Precinct 15m(2storey) Boundary Rd Narangba North Lakes	0	15%	0	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Brendale	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Burpengary Bruce Hwy	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Caboolture Henzell Rd	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Dakabin Kerr Rd West	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Deception Bay Rd	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) Lawnton Paisley Drv	0	15%	10000	0%	60%	2	N/A	0.6
Mixed Industry and Business Precinct 15m(2storey) North East Business Park	0	15%	10000	0%	60%	2	N/A	1.26
Mixed Industry and Business Precinct 15m(2storey) Petrie	0	15%	10000	0%	60%	2	N/A	0.6
North Lakes DCP Community Facilities	0	0%	0	0%	0%	0	N/A	N/A
North Lakes DCP District Centre	0	0%	0	0%	60%	2	N/A	1.6
North Lakes DCP Industry	0	15%	10000	0%	60%	1	N/A	1.26
North Lakes DCP Local Centre	0	0%	0	0%	70%	1	N/A	1.6
North Lakes DCP Mixed Industry and Business	0	15%	10000	0%	60%	2	N/A	0.6

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
North Lakes DCP Residential	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
North Lakes DCP Sport and Recreation	0	0%	0	0%	0%	0	N/A	N/A
Recreation and Open Space Zone 8.5m	0	0%	0	0%	0%	0	N/A	0
Redcliffe Kippa-Ring Health (2 storeys) 8.5m	0	0%	0	0%	60%	1	N/A	2.3
Redcliffe Kippa-Ring Health (3 storeys) 12m	0	0%	0	0%	60%	2	N/A	2.3
Redcliffe Kippa-Ring Health (5 storeys) 21m	0	0%	0	0%	60%	3	N/A	2.3
Redcliffe Kippa-Ring Local Serv (1 storey) 8.5m	0	0%	0	0%	60%	1	N/A	0.8
Redcliffe Seaside Village Precinct (10 storeys) 39m	273	0%	0	100%	50%	1	Refer to Table SC6.2	2.6
Redcliffe Seaside Village Precinct (3 storeys) 12m	91	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Redcliffe Seaside Village Precinct (5 storeys) 21m	136	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Redcliffe Seaside Village Precinct (6 storeys) 27m	136	0%	0	100%	50%	1	Refer to Table SC6.2	2.6
General Residential - Coastal Villages Precinct 8.5m	17	20%	3000	0%	0%	0	Refer to Table SC6.2	N/A
GenRes-Kallangur Urban Neighbourhood Fig 6.2.6.4.1	182	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
GenRes-Kippa Ring Urban Neighbourhood Fig 6.2.6.4.5	182	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
GenRes-Mango Hill Urban Neighbourhood Fig 6.2.6.4.2	182	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
GenRes-Mango Hill Urban Neigh Split Zone Fig 6.2.6.4.2	182	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Nxt Gen Neighbourhood (2 storeys) 8.5m	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Nxt Gen Neighbourhood (3 storeys) 12m	45	20%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Nxt Gen Neighbourhood (4 storeys) 15m	91	20%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Nxt Gen Neighbourhood (5 storeys) 21m	136	20%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Suburban Neighbourhood Precinct 8.5m	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Subur Neigh Precinct 8.5m (400m of centre)	30	20%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Restricted Industry Precinct 15m (1 storey) Boundary Rd Narangba North Lakes	0	15%	10000	0%	50%	1	N/A	1.6
Gen Res - Urban Neighbourhood (4 storeys) 15m	91	15%	5000	100%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Urban Neighbourhood (5 storeys) 21m	136	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Gen Res - Urban Neighbourhood (6 storeys) 27m	182	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Specialised Centre Precinct (1 storey) 12m	0	0%	0	0%	60%	1	N/A	0.3
Sport and Recreation Precinct (2 storeys) 8.5m	0	0%	0	0%	0%	0	N/A	0
Sport and Recreation 1SP180303 Redcliffe Leagues Club	0	0%	0	0%	40%	2	N/A	1.95
Strathpine Centre Precinct (10 storeys) 39m	227	0%	0	100%	50%	2	Refer to Table SC6.2	1.5
Strathpine Centre Precinct (5 storeys) 21m	91	0%	0	100%	70%	1	Refer to Table SC6.2	1.5
Strathpine Centre Precinct (6 storeys) 27m	136	15%	2000	100%	70%	1	Refer to Table SC6.2	1.5
Strathpine Centre Precinct (8 storeys) 30m	227	0%	0	100%	50%	1	Refer to Table SC6.2	1.5
Township Centre Precinct (2 storeys) 8.5m	0	0%	0	0%	60%	1	N/A	2.04
Township Convenience Precinct (2 storeys) 8.5m	0	0%	0	0%	60%	2	N/A	1.7
Township Industry Precinct (1 storey) 15m	0	15%	10000	0%	60%	1	N/A	0.45
Township Residential (within 800m of a centre)	22	0%	0	20%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Township Residential Precinct (2 storeys) 8.5m	16	20%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Burpengary East Residential	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Burpengary East Local Planning Area Retirement	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Caboolture West NDP1 District Sports Park	0	25%	2500	0%	5%	1	N/A	N/A
Caboolture West NDP1 Local Centre	0	0%	0	0%	50%	1	N/A	1.5
Caboolture West NDP1 Next Generation Residential	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Caboolture West NDP1 School	0	25%	0	0%	15%	1	N/A	0.6
Elimbah East Business & Industry	0	15%	5000	0%	60%	2	N/A	1
Elimbah East Mixed Use	14	20%	5000	10%	20%	1	Refer to Table SC6.2	1
Elimbah East General Industry	0	15%	10000	0%	50%	1	N/A	0.9
Joyner Emerging Community East - Medium Density Residential	35	15%	5000	50%	0%	0	Refer to Table SC6.2	N/A
Joyner Emerging Community West	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
SEQ Regional Plan Urban Footprint - Joyner	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Central High Density Residential	136	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Kallangur Town Centre	90	0%	0	100%	70%	2	Refer to Table SC6.2	1.6
Kallangur Dakabin Neighbourhood Plan Kerr Rd Medium Density Residential	50	15%	5000	50%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Northern Medium Density Residential	50	15%	5000	100%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Nellies Lane Medium Density Residential	45	15%	5000	50%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Northern High Density Residential	182	20%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Kallangur Dakabin Neighbourhood Plan Park	0	0%	0	0%	0%	0	N/A	N/A
Kinma Valley	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 1	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 2	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 3	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 4	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 5	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Next Generation Residential 7	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Morayfield South ISP Park 1	0	0%	0	0%	0%	0	N/A	N/A
Morayfield South ISP School 5	0	25%	0	0%	50%	2	N/A	0.6
Narangba East District Centre	182	15%	5000	100%	50%	1	Refer to Table SC6.2	1.8
Narangba East Future Low Density Residential2	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Narangba East Future Low-Medium Density Residential	35	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Narangba East Future Mixed Business and Industry	0	15%	10000	0%	60%	2	N/A	0.6

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Narangba East Future Specialised Centre	0	0%	0	0%	60%	1	N/A	0.3
Narangba East High Density Residential	136	15%	5000	100%	0%	0	Refer to Table SC6.2	N/A
Narangba East Local Planning Area Low Density Residential	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Narangba East Low-Medium Density Residential1	35	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Narangba East Low-Medium Density Residential2	35	20%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Narangba East Local Planning Area Medium Density Residential	50	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Petrie Mill 1 Mill Central Mixed Use	91	15%	5000	100%	70%	2	Refer to Table SC6.2	1.7
Petrie Mill 1 Mill Central Park	0	0%	0	0%	0%	0	N/A	N/A
Petrie Mill 1 Mill Central University	0	0%	0	0%	50%	3	N/A	0.8
Petrie Mill 2 Mill Innovation	91	15%	5000	100%	50%	2	Refer to Table SC6.2	1
Petrie Mill 3 Mill Urban	136	15%	5000	100%	0%	0	Refer to Table SC6.2	N/A
Petrie Mill 4 Mill Transit Health	0	15%	0	0%	50%	2	N/A	2.3
Petrie Mill 4 Mill Transit Mixed Business	0	15%	10000	0%	60%	2	N/A	0.6
Pine Valley Balance	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Redcliffe Kippa-Ring Interim Res (3 storeys) 12m	91	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Redcliffe Kippa-Ring Interim Res Precinct (2 storeys) 8.5m	50	15%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Warner Development Area	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A
Warner Future Development Area	22	20%	3000	20%	0%	0	Refer to Table SC6.2	N/A

**Table SC5.6.2 Sunshine Coast zone density and demand assumptions**

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Open Space Zone	0	0%	0	0%	0%	1	N/A	1
Community Facilities Zone - Child Care Centre	0	30%	3000	0%	50%	1	N/A	1.4
Community Facilities Zone - Community Use 21-25m	0	0%	0	0%	50%	5	N/A	1
Community Facilities Zone - Community Use 37.5m	0	0%	0	0%	50%	10	N/A	1
Community Facilities Zone - Community Use 8.5-12m	0	30%	3000	0%	50%	2	N/A	1
Community Facilities Zone - Caloundra West Residential Community	91	0%	0	100%	0%	0	Refer to Table SC6.2	N/A



Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Community Facilities Zone - Educational Establishment	0	0%	0	0%	0%	0	N/A	0.6
Community Facilities Zone - Emergency Services	0	0%	0	0%	50%	2	N/A	1
Community Facilities Zone - General	0	0%	0	0%	50%	1	N/A	0.87
Community Facilities Zone - Maleny LPP-1 Precinct	0	0%	0	0%	0%	0	N/A	0.87
Community Facilities Zone - MNS LPP-1 Precinct	0	0%	0	0%	0%	0	N/A	0.87
Community Facilities Zone - Hospital 25m	0	0%	0	0%	50%	6	N/A	2.1
Community Facilities Zone - Hospital 8.5-15m	0	0%	0	0%	50%	2	N/A	2.1
Community Facilities Zone - Mooloolaba / Alexandra Headland Local Plan (MAH LPP-2) (Mooloolaba Spit Government Uses) (8.5m)	0	0%	0	0%	50%	2	N/A	1.46
Community Facilities Zone - Place of Worship	0	0%	0	0%	50%	1	N/A	1
Community Facilities Zone - Residential Care Facility 15m	109	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Community Facilities Zone - Residential Care Facility 15m	109	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Community Facilities Zone - Residential Care Facility 21-25m	182	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Community Facilities Zone - Tourist Park	45	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Community Facilities Zone - Utility	0	0%	0	0%	0%	0	N/A	2
District Centre Zone - Buderim Local Plan (8.5m)	0	30%	3000	0%	50%	1	N/A	2.09
District Centre Zone - Coolum Local Plan (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.9
District Centre Zone - Caloundra West Local Plan (12m)	0	30%	3000	0%	50%	2	N/A	1.95
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 21m	0	30%	3000	0%	50%	2	N/A	2.09
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 8.5m	0	30%	3000	0%	50%	1	N/A	2.09
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) (Lot 2 SP202887) (Kawana Shopping World) 21m	0	30%	3000	0%	50%	2	N/A	1.68
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 21m	0	30%	3000	0%	50%	2	N/A	2.09
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 12m	0	30%	3000	0%	50%	1	N/A	2.09
District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-3)	0	30%	3000	0%	50%	1	N/A	1.73
District Centre Zone - Maleny Local Plan (8.5m)	45	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36
District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36
District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (18m)	136	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36
District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36
District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m)	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 1) (45m)	426	30%	3000	100%	50%	1	Refer to Table SC6.2	2.36
District Centre Zone - Golden Beach/Pelican Waters (12m)	0	30%	3000	0%	50%	1	N/A	2.09
Emerging Community Zone - Buderim Local Plan (lot 46 C31729)	11	30%	12500	0%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - Palmer Coolum Resort and The Coolum Res (COL LPP1)	50	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - Caloundra West (within 800m of the proposed Aroona transit station - Figure 7.2.8A)	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - General 12m	30	30%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - General 8.5m	20	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - Pelican Waters Southern Lakes Area	25	30%	3000	30%	0%	2	Refer to Table SC6.2	1.96
High Density Residential Zone (not min frontage)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone (not min size)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone (not min size) 18-21m	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone (not min frontage) 12m	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone (not min frontage) 14-16m	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Beerwah Local Plan	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Caloundra Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Caloundra Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Caloundra Local Plan (21m)	182	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Caloundra Local Plan (25m)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (18m)	182	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Kawana Waters Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Kawana Waters Local Plan (30m)	364	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (21m) Amalgamated lot)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Maroochydore Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Maroochydore Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Maroochydore Local Plan (25m)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Maroochydore Local Plan (37.5m)	364	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (18m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (30m)	364	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
High Impact Industry Zone - Coolum Local Plan	0	20%	20000	0%	50%	1	N/A	2.06
High Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park)	0	20%	25000	0%	50%	1	N/A	2.06
High Impact Industry Zone - Nambour Local Plan	0	20%	20000	0%	50%	1	N/A	2.06
High Impact Industry Zone - Yandina Local Plan	0	20%	20000	0%	50%	1	N/A	2.06
Local Centre Zone - Bli Bli Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Beerburrum Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Beerwah Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Coolum Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Caloundra Local Plan 8.5&12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Eumundi Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Eumundi Local Plan LPP-1 Precinct	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Forest Glen Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - General 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - General 8.5m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Golden Beach Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Kenilworth Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Kawana Waters Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Maroochydore Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Maroochydore Local Plan 25m	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.96

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Local Centre Zone - Maroochydore Local Plan (along Maroochydore Road) 8.5m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 18m	0	30%	3000	0%	50%	2	N/A	1.96
Local Centre Zone - Maroochy North Shore Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Nambour Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Nambour Local Plan (NAM LPP-4 (Nambour Health Hub) 8.5	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Palmwoods Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Peregrin South Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Sippy Downs Local Plan (Chancellor Park West)	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Sippy Downs Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Woombye Local Plan 12m	0	30%	3000	0%	50%	1	N/A	1.96
Local Centre Zone - Yandina Local Plan	0	30%	3000	0%	50%	1	N/A	1.96
Low Density Residential Zone - Bli Bli Local Plan	17	30%	3500	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Beerburrum Local Plan	7	30%	7500	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Beerwah Local Plan	16	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Buderim Local Plan	17	30%	3500	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Buderim Local Plan (Precinct BUD LPP-1)	0	0%	0	0%	0%	0	N/A	N/A
Low Density Residential Zone - Caloundra Local Plan (Precinct CAL LPP-3) (Moffat Beach/Shelley Beach)	17	30%	3500	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Coolool LPP1 Precinct	30	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Coolool Local Plan (135 Yandina Coolool Rd, Lot26RP80884)	20	30%	3000	100%	50%	1	Refer to Table SC6.2	1.1
Low Density Residential Zone - Caloundra West Local Plan (Precinct CAL LPP-1) (lots fronting discovery drive, homestead drive and manor court)	0	0%	0	0%	0%	0	N/A	N/A
Low Density Residential Zone - Eumundi Local Plan	16	30%	3500	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - General (12m)	30	30%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - General (8.5m)	16	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Glass House Mountains Local Plan	16	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Kenilworth Local Plan	13	30%	4000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-1)	13	30%	3750	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2) on land between Toorbul St - Forestdale Rd	10	30%	5000	0%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2)	16	30%	3250	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Maleny Local Plan	16	30%	4000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Maleny Local Plan (Precinct MAL LPP-2)	8	30%	6000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Maroochydore Local Plan (Precinct MAR LPP-3) Maud St/Sugar Rd	0	30%	3000	0%	40%	1	N/A	1.1
Low Density Residential Zone - Maroochy North Shore LPP-2 Precinct	30	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Mooloolah Local Plan	10	30%	5000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Palmwoods Local Plan	16	30%	4000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Woombye Local Plan	16	30%	4000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Zone - Yandina Local Plan	16	30%	3500	0%	0%	0	Refer to Table SC6.2	N/A
Low Impact Industry Zone - General 8.5m	0	25%	5000	0%	60%	1	N/A	0.58
Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach)	0	25%	5000	0%	60%	1	N/A	0.58
Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach) (within 20m of a low density residential zone)	0	25%	5000	0%	60%	1	N/A	0.55
Low Impact Industry Zone - Forest Glen Local Plan	0	25%	20000	0%	60%	1	N/A	0.58
Low Impact Industry Zone - Maroochydore Local Plan	0	25%	5000	0%	60%	1	N/A	0.58
Low Impact Industry Zone - Nambour Local Plan	0	25%	5000	0%	60%	1	N/A	0.58
Low Impact Industry Zone - Yandina Local Plan (12m)	0	25%	5000	0%	60%	1	N/A	0.58
Major Centre Zone - Beerwah Local Plan (12m)	45	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Beerwah Local Plan (15m)	45	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Beerwah Local Plan (8.5m)	0	30%	3000	0%	50%	1	N/A	1.64
Major Centre Zone - Caloundra Local Plan (Key Site 5) Town Square Redevelopment	0	0%	0	0%	25%	5	N/A	1
Major Centre Zone - Caloundra Local Plan 14m LPSP-1b	91	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan 16m LPSP-1b	91	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan 18m	91	30%	3000	100%	50%	2	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan 8.5m	64	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan (Key Site 1) Top of Town	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.97
Major Centre Zone - Caloundra Local Plan (Key Site 2) Western Sites	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.23

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Major Centre Zone - Caloundra Local Plan (Key Site 3) Bulcock / Maloja	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.23
Major Centre Zone - Caloundra Local Plan (Key Site 4) Cooma Terrace Bus Station	364	30%	3000	100%	50%	2	Refer to Table SC6.2	2.97
Major Centre Zone - Caloundra Local Plan (Key Site 6) Kronks Motel	364	30%	3000	100%	50%	1	Refer to Table SC6.2	1.03
Major Centre Zone - Caloundra Local Plan (Key Site 7) Stockland Shopping Centre	0	30%	3000	0%	50%	1	N/A	1.64
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1a) 18m	136	30%	3000	100%	50%	1	Refer to Table SC6.2	2.68
Major Centre Zone - Caloundra Local Plan 21m LPSP-1a	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1a) 30m	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.97
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1b) 25m	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.23
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1b) 30m	0	30%	3000	0%	50%	7	N/A	1.64
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1c) 18m	136	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 25m	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.68
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 30m	364	30%	3000	100%	50%	1	Refer to Table SC6.2	1.64
Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1d) 15m	136	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Major Centre Zone - Caloundra Local Plan Caloundra RSL Club	0	30%	3000	0%	50%	3	N/A	2.5
Major Centre Zone - Nambour Local Plan (15m)	0	30%	3000	0%	50%	2	N/A	2
Major Centre Zone - Nambour Local Plan (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2
Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(15m)	0	30%	3000	0%	50%	2	N/A	2.66
Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(25m)	0	30%	3000	0%	50%	2	N/A	2.66
Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(15m)	0	30%	3000	0%	50%	2	N/A	2.16
Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(25m)	0	30%	3000	0%	50%	2	N/A	2.16
Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (12m)	45	30%	3000	100%	50%	1	Refer to Table SC6.2	2.14
Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (15m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.14
Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (25m)	136	30%	3000	100%	50%	1	Refer to Table SC6.2	2.14
Medium Density Residential Zone (not min frontage)	30	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone (not min size)	50	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Medium Density Residential Zone - Caloundra Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Caloundra Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Caloundra Local Plan (18m)	182	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Coolum Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Coolum Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Caloundra West (zone within 800m of proposed Aroona transit station- Figure 7.2.8A (25-50 dwells/ha)	45	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone Eumundi LPP-1 Precinct	45	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Forest Glen Local Plan (Retirement Village) (Lot 1 RP213264, Lot 1 RP28272 and Lot 1 RP28168)	45	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - General (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - General (8.5m)	70	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Golden Beach (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Golden Beach (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Kawana Waters Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-5)	70	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-6)	70	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Landsborough Local Plan	50	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Maleny Local Plan max 20dwell/ha	20	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Maroochydore Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Maroochydore Local Plan (25m)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Maroochy North Shore Local Plan (12&15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Sippy Downs Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Medium Density Residential Zone - Sippy Downs Local Plan (15m)	136	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Medium Impact Industry Zone - Beerwah Local Plan	0	20%	7500	0%	50%	1	N/A	0.76

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Medium Impact Industry Zone - Coolum Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Caloundra Local Plan (11m)	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park)	0	20%	12500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Kunda Park Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Kawana Waters Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Landsborough Shore Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Maroochydore Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Maroochy North Shore Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Nambour Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Palmwoods Local Plan	0	20%	7500	0%	50%	1	N/A	0.76
Medium Impact Industry Zone - Yandina Local Plan (12m)	0	20%	7500	0%	60%	1	N/A	0.76
Medium Impact Industry Zone - Yandina Local Plan (15m)	0	20%	7500	0%	60%	1	N/A	0.76
Specialised Centre Zone - Beerwah Local Plan (12m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Beerwah Local Plan (8.5m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Caloundra Local Plan (8.5&12m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Caloundra West Local Plan (12m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Kawana Waters Local Plan (12&15m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Landsborough Local Plan (8.5m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Maroochydore/Kuluin Local Plan (8.5&12m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Nambour Local Plan (12m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Nambour Local Plan (8.5m)	0	30%	3000	0%	50%	1	N/A	0.93
Specialised Centre Zone - Sippy Downs Local Plan (no growth)	0	0%	0	0%	0%	1	N/A	0.93
Sport and Recreation Zone - Caloundra West (Lot 200 SP189338) Corbould Park Racecourse	0	0%	0	0%	0%	1	N/A	1
Sport and Recreation Zone - General 8.5m	0	0%	0	0%	0%	1	N/A	1
Tourist Accommodation Zone (not min frontage)	50	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Caloundra Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Caloundra Local Plan (15m)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Caloundra Local Plan (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.48
Tourist Accommodation Zone - Caloundra Local Plan (30m)	318	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Caloundra Local Plan (8.5m)	50	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Caloundra Local Plan (Key Site 10) Golden Beach Oaks Oasis Resort	182	30%	3000	100%	0%	0	Refer to Table SC6.2	1



Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 15m Bulcock Beach Hospitality Area	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.97
Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 30m Bulcock Beach Hospitality Area	318	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Caloundra Local Plan (Lot 1 RP106064) 15m	91	30%	3000	100%	50%	1	Refer to Table SC6.2	3.21
Tourist Accommodation Zone - Caloundra Local Plan (Key Site 8) Kings Beach Tavern 25m	182	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Caloundra Local Plan (Key Site 9) (Lot 230 RP43053) Kings Beach Shops 21m	136	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Caloundra Local Plan (Key Site 9) Kings Beach Shops 15m	91	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Coolum Local Plan (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourism Area Zone	0	0%	0	0%	0%	1	N/A	1
Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan(18m)	136	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan (30m)	318	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Kawana Waters Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4b)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c)	227	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (37.5m)	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (15m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m)	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) - 1 Mooloolaba Esplanade	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2.82
Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) LPP-1 Mooloolaba Hospitality Area	364	30%	3000	100%	50%	1	Refer to Table SC6.2	3.22
Tourism Area Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 2) (12m)	0	0%	0	0%	0%	1	N/A	1
Tourist Accommodation Zone - Maroochy North Shore Local Plan (12m)	91	30%	3000	100%	0%	0	Refer to Table SC6.2	1

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Tourist Accommodation Zone - Maroochy North Shore Local Plan (8.5m)	45	30%	3000	100%	0%	0	Refer to Table SC6.2	1
Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (12m)	91	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (21m)	136	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (25m)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (12m)	0	30%	0	0%	50%	2	N/A	2.59
Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (8.5m)	0	30%	0	0%	50%	2	N/A	2.59
SEQ Regional Plan Urban Footprint addition - Bli Bli Area 1	20	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Caloundra Aerodrome Master Plan	0	30%	3000	0%	50%	1	N/A	1.2
Caloundra Centre Master Plan Community and Creative Hub Transit Centre 18m	136	30%	3000	100%	50%	2	Refer to Table SC6.2	1
Caloundra South	0	0%	0	0%	0%	0	N/A	N/A
SEQ Regional Plan Urban Footprint addition - Chevallum	0	25%	5000	0%	60%	1	N/A	0.58
SEQ Regional Plan Urban Footprint addition - Coolum Area 1	20	30%	3000	0%	0%	0	Refer to Table SC6.2	1
SEQ Regional Plan Urban Footprint addition - Forest Glen	20	30%	3000	0%	0%	0	Refer to Table SC6.2	1
Kawana DCP Master Plan No. 12 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	1
Kawana DCP Master Plan No. 14 Prec 10	0	0%	0	0%	70%	3	N/A	2.1
Kawana DCP Master Plan No. 14 Prec 11	0	0%	0	0%	70%	3	N/A	1.1
Kawana DCP Master Plan No. 14 Prec 12	0	0%	0	0%	50%	3	N/A	1
Kawana DCP Master Plan No. 14 Prec 13	0	0%	0	0%	25%	3	N/A	1.7
Kawana DCP Master Plan No. 14 Prec 14	0	0%	0	0%	25%	3	N/A	1
Kawana DCP Master Plan No. 14 Prec 15	0	0%	0	100%	11%	8	N/A	1.9
Kawana DCP Master Plan No. 14 Prec 15	0	0%	0	100%	11%	8	N/A	1
Kawana DCP Master Plan No. 14Prec 1a	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 14Prec 1b	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 14 Prec 2-4	39	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 14 Prec 5	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 14 Prec 6	0	0%	0	0%	50%	4	N/A	1.6
Kawana DCP Master Plan No. 14 Prec 8	0	0%	0	0%	50%	3	N/A	1.4
Kawana DCP Master Plan No. 16 Residential 1	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Kawana DCP Master Plan No. 16 Residential 2	55	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 18 Residential 2	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 20 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 20 Residential 2	40	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 22 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 22 Residential 2	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 24 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 24 Residential 2	56	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 27 Neighbourhood Centre	50	0%	0	100%	10%	1	Refer to Table SC6.2	2.2
Kawana DCP Master Plan No. 27 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 27 Residential 2	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 30 Neighbourhood Centre	0	0%	0	0%	70%	2	N/A	2.2
Kawana DCP Master Plan No. 30 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 30 Residential 2	60	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 35 Residential 2	30	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 39 Residential 1	20	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 39 Residential 2a	60	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 39 Residential 2c	46	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 39 Village Centre	50	0%	0	100%	8%	4	Refer to Table SC6.2	2.2
Kawana DCP Master Plan No. 5 Prec 1	0	0%	0	0%	50%	2	N/A	1.1
Kawana DCP Master Plan No. 5 Prec 2	0	0%	0	0%	70%	2	N/A	0.9
Kawana DCP Master Plan No. 5 Prec 3	0	0%	0	0%	70%	2	N/A	1.3
Kawana DCP Master Plan No. 5 Prec 4	50	0%	0	100%	70%	1	Refer to Table SC6.2	1.9
Kawana DCP Master Plan No. 5 Prec 5	0	0%	0	0%	70%	2	N/A	1.5
Kawana DCP Master Plan No. 5 Prec 6	0	0%	0	0%	70%	2	N/A	0.7
Kawana DCP Master Plan No. 5 Prec 7	155	0%	0	100%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Kawana DCP Master Plan No. 5 Prec 8	100	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 7 Residential 1	30	0%	0	0%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Master Plan No. 7 Residential 2	40	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Kawana DCP Structure Plan	0	0%	0	0%	0%	0	N/A	1.5
SEQ Regional Plan Urban Footprint addition - Landsborough Area 3	16	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Mass Transit Corridor Activity Centre Context-Core(200m of a station)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2.535
Mass Transit Business Village	0	25%	5000	0%	50%	2	N/A	0.58
Mass Transit Urban Village -Primary walking catchment (200m-400m of a station)	136	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Mass Transit Urban Village-Secondary walking catchment (400m-800m of a station)	45	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Mdore PAC Prec 10.Sunshine Plaza	0	0%	0	0%	50%	2	N/A	1.1
Mdore PAC Prec 2. Dalton Drive West 4 storeys	0	0%	0	0%	50%	2	N/A	2
Mdore PAC Prec 2. Dalton Drive West 6 storeys	0	30%	3000	0%	50%	2	N/A	2
Mdore PAC Prec 3. Dalton Drive South	73	0%	0	100%	50%	1	Refer to Table SC6.2	1.6
Mdore PAC Prec 4. Aerodrome Road 4 storeys	136	0%	0	100%	50%	1	Refer to Table SC6.2	1.5
Mdore PAC Prec 4. Aerodrome Road 6 storeys (generally where not fronting first ave)	0	0%	0	0%	50%	2	N/A	1.5
Mdore PAC Prec 4. Aerodrome Road 6 storeys (First Ave) North	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.5
Mdore PAC Prec 4. Aerodrome Road 6 storeys (First Ave) South	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.5
Mdore PAC Prec 5. Government	227	30%	3000	100%	50%	3	Refer to Table SC6.2	1.8
Mdore PAC Prec 6. Ocean Street	364	30%	3000	100%	50%	1	Refer to Table SC6.2	2
Mdore PAC Prec 6. Ocean Street 6a	182	30%	3000	100%	50%	1	Refer to Table SC6.2	2
Mdore PAC Prec 7. Maroochydore North 3 storeys	91	30%	3000	100%	0%	0	Refer to Table SC6.2	N/A
Mdore PAC Prec 7. Maroochydore North 4 storeys	91	30%	3000	100%	50%	1	Refer to Table SC6.2	1.7
Mdore PAC Prec 7. Maroochydore North 6 storeys	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.7
Mdore PAC Prec 8. Maroochy Boulevard 4 storeys	0	0%	0	0%	50%	2	N/A	1.7
Mdore PAC Prec 8. Maroochy Blvd 6 storeys (north)	136	0%	0	100%	50%	3	Refer to Table SC6.2	1.7
Mdore PAC Prec 8. Maroochy Blvd 6 storeys (south)	0	0%	0	0%	50%	2	N/A	1.7

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Mdore PAC Prec 9. Plaza Parade (12 storey)	364	30%	3000	100%	50%	1	Refer to Table SC6.2	1.7
Mdore PAC Prec 9. Plaza Parade (6 storey)	182	30%	3000	100%	50%	1	Refer to Table SC6.2	1.7
Palmview Structure Plan	0	0%	0	0%	0%	0	N/A	N/A
MPDA Prec 1 Community Facilities Building	0	0%	0	0%	50%	2	N/A	1.6
MPDA Prec 2 Community Facilities & Entertainment	0	0%	0	0%	70%	1	N/A	1.8
MPDA Prec 2 Iconic Building	1100	0%	0	100%	50%	2	Refer to Table SC6.2	1.8
MPDA Prec 2 Iconic Building	1100	0%	0	100%	50%	2	Refer to Table SC6.2	1
MPDA Prec 3 Core Business Precinct 12 storeys	91	0%	0	100%	50%	6	Refer to Table SC6.2	1.6
MPDA Prec 3 Core Business Precinct 15 storeys	91	0%	0	100%	50%	8	Refer to Table SC6.2	1.6
MPDA Prec 3 Core Business Precinct 20 storeys	272	0%	0	100%	50%	10	Refer to Table SC6.2	1.6
MPDA Prec 3 Core Business Precinct 25 storeys	364	0%	0	100%	50%	10	Refer to Table SC6.2	1.6
MPDA Prec 3 Core Business Precinct 6 storeys	45	0%	0	100%	50%	3	Refer to Table SC6.2	1.7
MPDA Prec 3 Core Business Precinct 8 storeys	45	0%	0	100%	50%	4	Refer to Table SC6.2	1.6
MPDA Prec 3 Core Business Precinct Park	0	0%	0	0%	0%	1	N/A	N/A
MPDA Prec 4 Commercial Precinct 8 storeys	0	0%	0	0%	50%	5	N/A	1.7
MPDA Prec 5 Main Street South Precinct 15 storeys	364	0%	0	100%	50%	2	Refer to Table SC6.2	1.6
MPDA Prec 5 Main Street South Precinct 8 storeys	182	0%	0	100%	50%	2	Refer to Table SC6.2	1.6
MPDA Prec 6 Main Street North Precinct 15 storeys	364	0%	0	100%	50%	2	Refer to Table SC6.2	2.2
MPDA Prec 6 Main Street North Precinct 20 storeys	426	0%	0	100%	50%	3	Refer to Table SC6.2	2.2
MPDA Prec 6 Main Street North Precinct 8 storeys	182	0%	0	100%	50%	2	Refer to Table SC6.2	2.2
MPDA Prec 7 Residential Precinct 2 storeys	91	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
MPDA Prec 7 Residential Precinct 8 storeys	273	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
MPDA Prec 7 Residential Precinct 8 storeys	0	0%	0	0%	50%	1	N/A	1.8
Emerging Community Zone - Buderim Local Plan (lot 46 C31729) Local Planning Area	11	30%	12500	0%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - General 12m Local Planning Area	30	30%	3000	50%	0%	0	Refer to Table SC6.2	N/A
Emerging Community Zone - General 8.5m Local Planning Area	20	30%	3000	0%	0%	0	Refer to Table SC6.2	N/A

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Sippy Downs Town Centre Core	182	0%	0	100%	50%	2	Refer to Table SC6.2	2
Sippy Downs Business and Technology Sub-precinct	64	30%	3000	100%	50%	2	Refer to Table SC6.2	1.2
Sippy Downs West Neighbourhood	182	30%	0	100%	0%	0	Refer to Table SC6.2	N/A

**Table SC5.6.3 Noosa zone density and demand assumptions**

Description	Residential Density (dwellings/dev ha) (A)	Area allowance for internal infrastructure (B)	Minimum unconstrained land area before allowance applies (C)	Attached Dwelling % (D)	Non-residential site cover (E)	Number of non-residential floors (F)	Demand Rate	
							Residential (EP/ET)	Non-residential (EP/100m2 GFA)
Community Facilities	0	20%	2500	100%	50%	1	N/A	1
Community Facilities Childcare Centre	0	20%	2500	0%	50%	1	N/A	1.4
Community Facilities Healthcare Services	0	20%	2500	0%	50%	1	N/A	2.1
Community Facilities Hospital	0	0%	0	0%	50%	2	N/A	2.1
Community Facilities Place of Worship	0	0%	0	0%	0%	0	N/A	1
Community Facilities Residential Care Facility	30	15%	2500	100%	10%	1	Refer to Table SC6.2	4.3
District Centre	43	0%	0	100%	60%	1	Refer to Table SC6.2	1.55
District Centre >2000m2	25	0%	0	100%	19%	1	Refer to Table SC6.2	1.55
District Centre Doonella ST Precinct	140	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
District Centre Mary Thomas Precinct	17	0%	0	100%	50%	1	Refer to Table SC6.2	1.1
District Centre Mary Thomas Precinct 14-16 Mary Street	173	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
District Centre Noosaville Mainstreet Precinct	71	0%	0	100%	34%	1	Refer to Table SC6.2	1.55
High Density Residential	100	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
High Density Residential Mixed Use 247-257 Gympie Terrace Noosaville	75	0%	0	100%	34%	1	Refer to Table SC6.2	2.6
High Density Residential Noosa Junction	146	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Innovation	0	15%	2500	0%	60%	2	N/A	0.4

Innovation zone Noosa Business Centre	0	15%	2500	0%	45%	2	N/A	0.4
Local Centre	67	0%	0	100%	50%	1	Refer to Table SC6.2	1.55
Local Centre >2000m2	53	0%	0	100%	40%	1	Refer to Table SC6.2	1.55
Local Centre Peregian Beach	93	0%	0	100%	70%	1	Refer to Table SC6.2	1.55
Low Density Residential	17	20%	3000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential - Hinterland Village	10	20%	20000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential - Pomona	16	20%	10000	0%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Secondary Dwelling	35	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Cooroy Secondary Dwelling	20	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Secondary Dwelling >800m2	25	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Hinterland Secondary Dwelling	15	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Low Density Residential Pomona Secondary Dwelling	15	0%	0	50%	0%	0	Refer to Table SC6.2	N/A
Low Impact Industry	0	15%	5000	0%	60%	1	N/A	0.5
Low Impact Industry Factory ST Business and Industry Precinct	0	15%	5000	0%	60%	1	N/A	0.4
Low Impact Industry Hoffman Drive Business and Industry Precinct	0	15%	5000	0%	60%	1	N/A	0.4
Low Impact Industry Lionel Donovan Dr Precinct	0	15%	5000	0%	60%	1	N/A	0.4
Major Centre Noosa Junction	191	0%	0	100%	72%	1	Refer to Table SC6.2	1.55
Major Centre Noosa Junction Precinct >2000m2	33	0%	0	100%	12%	1	Refer to Table SC6.2	1.55
Major Centre Noosa Junction Hospitality Precinct	191	0%	0	100%	72%	1	Refer to Table SC6.2	2.6
Medium Density Residential	55	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Medium Impact Industry	0	15%	5000	0%	60%	1	N/A	1.03
Medium Impact Industry Venture Drive Precinct	0	15%	5000	0%	60%	1	N/A	1.03
Neighbourhood Centre	53	0%	0	100%	40%	1	Refer to Table SC6.2	1.55
Neighbourhood Centre >2000m2	53	0%	0	100%	40%	1	Refer to Table SC6.2	1.55
Neighbourhood Centre Duke Street	71	0%	0	100%	34%	1	Refer to Table SC6.2	1.55
Major Centre Noosa Business Centre Business Park Precinct	0	0%	0	0%	80%	1	N/A	0.4
Major Centre Noosa Business Centre Retail Precinct	0	0%	0	0%	30%	1	N/A	1.1
Major Centre Noosa Business Centre Showroom Precinct	0	0%	0	0%	60%	1	N/A	0.3
Major Centre Noosa Business Centre Small Scale Business Precinct	0	0%	0	0%	60%	1	N/A	1.1
Major Centre Noosa Business Centre Village Mixed Use Precinct	101	0%	0	100%	66%	1	Refer to Table SC6.2	1.55
Tourist Accommodation	58	0%	0	100%	13%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Hastings ST Mixed Use	100	0%	0	100%	22%	1	Refer to Table SC6.2	3.35
Tourist Accommodation 94 Noosa Drive	58	0%	0	100%	13%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Noosa Springs	45	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Tourist Accommodation Peregian Beach	58	0%	0	100%	13%	1	Refer to Table SC6.2	1.55
Tourist Accommodation Serenity Close	88	0%	0	100%	20%	1	Refer to Table SC6.2	3.35
Tourist Accommodation Viewland Drive	44	0%	0	100%	0%	0	Refer to Table SC6.2	N/A
Tourist Accommodation Halse Lane	44	0%	0	100%	0%	0	Refer to Table SC6.2	N/A



## Schedule 6 Network Demand Determination

For the proposed Connection to be classified as ‘consistent’ with the Planning Assumptions, the Proposed Demand calculated in accordance with this Schedule 6 must be:

- (a) within 80% (20% under) to 110% (10% over) of the ultimate Planned Demand (stated in Equivalent Persons) from the Planning Assumptions; and
- (b) consistent with the timing of growth in Planned Demand (stated in Equivalent Persons) from the Planning Assumptions.

The process for undertaking a network demand determination and assessing the consistency of a proposed Connection against the Planning Assumptions is set out in Table SC6.1.

**Table SC6.1 Network Demand Determination Process**

Process Number	Process Description
ND1	<p>(a) Proceed to ND2 if residential development is not proposed.</p> <p>(b) Calculate the proposed residential demand in Equivalent Persons (EP) based upon the proposed plan of development lodged as part of the Connection Application by applying EP/ET conversion factors according to location in accordance with Table SC6.2 to the proposed number of detached and attached dwellings.</p> <p>(c) Interactive mapping showing 2021 ABS Census SA2 catchment boundaries is available through the Unitywater’s Netserv Plan Planning Assumptions mapping portal.</p> <p>(d) EP conversion factors for attached dwellings are based on a two (2) bedroom equivalent dwelling. A detached dwelling is defined as a Dwelling House. An attached dwelling is defined as a Multiple Dwelling, Dual Occupancy, Short-term Accommodation or Dwelling Unit. Land use types are defined based on Participating Council planning schemes unless specifically defined in Unitywater’s Connections Policy.</p> <p><i>Example: Proposed subdivision with 50 dwelling house lots and 6 dual occupancy lots in the Burpengary SA2 catchment. Proposed demand is <math>50 \times 2.86EP/ET + 6 \times 1.97EP/ET = 154.82 EP</math>.</i></p>
ND2	<p>(a) Proceed to ND3 if non-residential development is not proposed.</p> <p>(b) Calculate the proposed non-residential demand in equivalent persons (EP) based upon the proposed plan of development lodged as part of the Connection Application by applying EP/100m<sup>2</sup> Gross Floor Area (GFA) conversion factors to proposed GFA for non-residential land use/s in accordance with Table SC6.3.</p> <p>(c) Land use types are defined based on Participating Council planning schemes unless specifically defined in Unitywater’s Connections Policy.</p> <p><i>Example: Proposed 2000m<sup>2</sup> shop and 500m<sup>2</sup> office. Proposed demand is <math>2000m^2/100 \times 1.5 + 500m^2/100 \times 0.8 = 34EP</math>.</i></p>
ND3	<p>(a) Calculate the timing of the Proposed Demand as four (4) years from the date of the Connection Application (Water Approval currency period).</p> <p>(b) Determine the applicable demand forecast cohort in Table SC6.4.</p> <p>(c) If the connection approval is a staged connection, document the proposed demand and timing of stages supplied as part of the connection application materials.</p> <p><i>Example: Connection approval in 2027, connection approval currency period is 2031.</i></p>





Process Number	Process Description
ND4	<p>(a) Look up the properties subject to the Connection Application by lot on plan or address details within Unitywater’s Netserv Plan Planning Assumption mapping portal and document the:</p> <ul style="list-style-type: none"> <li>i. existing residential and or non-residential demand (first cohort year);</li> <li>ii. the timing (demand forecast cohort year) and amount of growth in forecast residential and/or non-residential demand across cohort years; and</li> <li>iii. the ultimate residential and or non-residential demand</li> </ul> <p><i>Note: Refer to the Netserv Plan Planning Assumptions mapping portal User Guide for guidance in the use of the mapping portal.</i></p>
ND5	<p>(a) Determine the consistency of the Proposed Demand against the forecast and ultimate residential and/or non-residential demand.</p> <p>(b) To be consistent with the Planning Assumptions, the Proposed Demand must be within 80% (20% under) to 110% (10% over) of the ultimate Planned Demand (stated in Equivalent Persons) from the Planning Assumptions.</p> <p><i>Example: Connection approval for 154.82 EP. Ultimate demand is 180EP. <math>154.82EP / 180EP = 86\%</math>. Proposed demand is consistent with the planning assumptions.</i></p>
ND6	<p>(a) Determine the consistency of the timing of the Proposed Demand and Planned Demand by comparing:</p> <ul style="list-style-type: none"> <li>i. the Water Approval timing of Proposed Demand growth (refer to ND3) against the timing of Planned Demand growth;</li> <li>ii. the Proposed Demand and Planned Demand at different cohort years;</li> </ul> <p>(b) To be consistent with the Planning Assumptions, the Proposed Demand must be within 80% (20% under) to 110% (10% over) of the Planned Demand (stated in Equivalent Persons) at the applicable demand forecast cohort/s.</p> <p><i>Example: Connection approval in 2026 for 154.82 EP. In accordance with Table SC6.4 the connection approval currency period is 2030 and the applicable demand forecast cohort is 2031. In 2031, the planned demand is 100EP. Approved demand (154.82EP) is greater than 10% than the planned demand (110EP) in 2031 and is not consistent with the planning assumptions. However, if the connection approval is staged and the approved demand in 2031 is between 80EP and 110EP it is consistent with the planning assumptions.</i></p>
ND7	<p>(a) Document the consistency between the Proposed Demand and the Planning Assumptions as part of the network demand assessment process outlined with Unitywater’s Connection Administration Manual and Accreditation and Certification Manual.</p>



**Table SC6.2 EP/ET Conversion Factors**

2021 ABS Census SA2 Catchment Code	2021 ABS Census SA2 Catchment Name	Detached Dwelling EP/Dwelling	Attached Dwelling EP/Dwelling
314011382	Albany Creek	2.96	1.67
316021417	Aroona - Currimundi	2.68	1.63
313011362	Beachmere - Sandstone Point	2.46	1.65
316061439	Beerwah	2.77	1.95
316071545	Bli Bli	2.77	1.99
314031391	Bray Park	2.84	1.65
313011363	Bribie Island	2.20	1.52
316021418	Buddina - Minyama	2.67	1.81
316011413	Buderim - North	2.60	1.57
316011414	Buderim - South	2.89	1.96
313041372	Burpengary	2.86	1.97
313021364	Burpengary - East	3.10	2.92
313021572	Caboolture - East	2.91	1.89
313021366	Caboolture - South	2.79	2.04
313021573	Caboolture - West	2.82	1.43
316021419	Caloundra - Kings Beach	2.54	1.73
316061440	Caloundra Hinterland	2.32	1.60
316021580	Caloundra West - Baringa	2.92	2.18
314011383	Cashmere	3.08	1.91
313051377	Clontarf	2.51	1.54
316031425	Coolum Beach	2.67	1.81
314021576	Dakabin	2.98	2.16
314011384	Dayboro	2.98	2.18
313041373	Deception Bay	2.58	2.09
316071546	Diddillibah - Rosemount	2.80	1.67
314011385	Eatons Hill	3.10	1.81
313021367	Elimbah	3.11	2.05
316071547	Eumundi - Yandina	2.81	1.76
316061441	Glass House Mountains	2.71	1.83
316021421	Golden Beach - Pelican Waters	2.50	1.74
314021577	Kallangur	2.76	1.94
316061442	Landsborough	2.88	2.16
314031392	Lawnton	2.71	1.86
314021578	Mango Hill	3.32	2.32
316031426	Marcoola - Mudjimba	2.57	1.93
313051378	Margate - Woody Point	2.37	1.54
316061443	Maroochy Hinterland	2.47	1.63



2021 ABS Census SA2 Catchment Code	2021 ABS Census SA2 Catchment Name	Detached Dwelling EP/Dwelling	Attached Dwelling EP/Dwelling
316031427	Maroochydore - Kuluin	2.56	1.82
316021581	Meridan Plains - Little Mountain (North)	2.75	1.82
316021422	Moffat Beach - Battery Hill	2.60	1.67
316031428	Mooloolaba - Alexandra Headland	2.67	1.80
313041374	Morayfield	2.97	2.22
313021368	Morayfield - East	2.89	1.95
316011415	Mountain Creek	2.95	2.18
314021389	Murrumba Downs - Griffin	3.01	2.09
316071548	Nambour	2.73	1.70
313041375	Narangba	3.13	2.33
316051434	Noosa Heads	2.42	1.83
316041433	Noosa Hinterland (Noosa part)	2.63	1.72
316041433	Noosa Hinterland (Sunshine Coast part)	2.63	1.72
316051435	Noosaville	2.44	1.72
314021579	North Lakes	3.01	2.14
316061444	Palmwoods	2.78	1.83
316021423	Parrearra - Warana	2.75	1.72
316051543	Peregian Beach - Marcus Beach	2.65	1.75
316051544	Peregian Springs	2.94	2.17
314031393	Petrie	2.81	1.80
313051379	Redcliffe	2.44	1.53
313051380	Rothwell - Kippa-Ring	2.73	1.74
314011387	Samford Valley	3.03	1.65
313051575	Scarborough - Newport	2.64	1.61
316011416	Sippy Downs	3.05	1.79
314031394	Strathpine - Brendale	2.75	2.02
316051437	Sunshine Beach	2.63	1.92
316051438	Tewantin	2.47	1.40
314011386	The Hills District	2.82	1.95
313041376	Upper Caboolture	2.99	3.10
313021369	Wamuran	3.02	2.25
313031371	Woodford - D'Aguilar	2.71	1.67
316021424	Wurtulla - Birtinya	2.84	1.77

Source: 2021 ABS Census Table G36 by SA2

**Table SC6.3 EP Conversion Factors for Non-Residential Land Use GFA**

Land use	Demand Rate (EP/100m <sup>2</sup> GFA)
Adult store	2.0
Agricultural supplies store	0.3
Air services	0.2
Animal keeping	1.4
Aquaculture	2.3
Bulk landscape supplies	1.1
Call Centre	0.8
Car wash	20.3
Child care centre	1.5
Club	2.6
Community care centre	2.7
Community residence	2.0
Community use	1.1
Concrete batching plant	58.6
Crematorium	1.5
Educational establishment	0.6
Emergency services	0.6
Extractive Industry	1.2
Food and drink outlet	5.4
Function facility	2.9
Funeral parlour	1.1
Garden centre	2.5
Hardware and trade supplies	0.2
Health care services	0.8
High impact industry	4.0
Home based business	1.1
Hospital	2.4
Hostel	2.9
Hotel	2.4
Indoor sport and recreation	1.1
Intensive animal industries	0.8
Low impact industry	0.4
Major sport, recreation and entertainment facility	6.5
Marine industry	0.4
Market	1.5
Medium impact industry	0.8



Land use	Demand Rate (EP/100m <sup>2</sup> GFA)
Motor sport facility	6.5
Nature based tourism	2.9
Nightclub entertainment facility	2.6
Office	0.8
Outdoor sales	1.0
Outdoor sport and recreation	6.5
Place of worship	0.5
Port services	2.1
Research and technology industry	0.4
Residential care facility	2.2
Resort complex	2.9
Sales office	1.2
Service industry	0.4
Service station	1.4
Shop	1.5
Shopping centre	1.3
Short-term accommodation	2.9
Showroom	0.4
Special industry	4.0
Theatre	0.6
Tourist attraction	1.7
Transport depot	1.1
Utility installation	2.0
Veterinary services	1.6
Warehouse (other)	1.1
Warehouse (self storage)	0.2
Waste management facility	0.4
Wholesale nursery	2.2

**Table SC6.4 Alignment between Water Approval Currency Period and timing of Planning Assumption growth**

<b>Connection Approval Currency Period</b>	<b>Applicable Demand Forecast Cohort</b>
2023	2026
2024	2026
2025	2026
2026	2026
2027	2031
2028	2031
2029	2031
2030	2031
2031	2031
2032	2036
2033	2036
2034	2036
2035	2036
2036	2036
2037	2041
2038	2041
2039	2041
2040	2041
2041	2041
2046	2046



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## Schedule 7 Mapping

1. Mapping for the Connection Area, Restricted Connection Area and Future Connection Area is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.
2. Mapping for the Schedule of Works is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.
3. Mapping for the Planning Assumptions is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.



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## **Schedule 8 Extrinsic Material**

1. The following extrinsic material has been relied upon to inform the contents of this Water Netserv Plan:

- (a) Technical Note on Moreton Bay Netserv Plan Planning Assumptions;
- (b) Technical Note on Sunshine Coast Netserv Plan Planning Assumptions; and
- (c) Technical Note on Noosa Netserv Plan Planning Assumptions.



## Schedule 9 Accelerated Infrastructure

Table SC9.1 Accelerated Infrastructure – Water Supply

Project ID	Project Title	Asset Class	Year
LLW-WMN-N-0010	Forest Hills Drive MORAYFIELD WMN Outlet 750mm	Pipelines (large >300mm)	27/28
LLW-WRS-N-0003	Jacko Place NARANGBA Reservoir New 10ML	Water Reservoirs	26/27
LLW-WRS-N-006	Jacko Place NARANGBA Reservoir New 10ML	Water Reservoirs	31/32
LLW-WRS-N-007	Jacko Place NARANGBA Reservoir New 10ML	Water Reservoirs	45/46
LLW-WMN-N-0031	Forest Hills Drive MORAYFIELD WMN Outlet - Stage 2	Pipelines (large >300mm)	30/31
LLW-WMN-N-0030	Duncombe Road NARANGBA WMN Inlet - Stage 2	Pipelines (large >300mm)	30/31
LLW-WMN-N-0009	Duncombe Road NARANGBA WMN Inlet 600mm	Pipelines (large >300mm)	25/26
LLW-WMN-N-0010	Forest Hills Drive MORAYFIELD WMN Outlet 750mm	Pipelines (large >300mm)	25/26



**Table SC9.2 Accelerated Infrastructure – Wastewater**

Project ID	Project Title	Asset Class	Year
BGE-SRM-N-0004	Sewer Rising Main Mackie Road, Narangba (200mm x 2240m)	Sewer Gravity Main	28/29
BGE-SRM-N-0028	Adsett Road MORAYFIELD SRM 2050m New 250mm	Sewer Rising Main	27/28
BGE-SRM-U-0004	Mumford Road NARANGBA SRM Upgrade 150mm	Sewer Rising Main	28/29
BGE-SRM-U-0005	Creek Road BURPENGARY SPS-NBA001 SRM Upgrade 500mm	Sewer Rising Main	28/29
CAB-SGM-N-0015	Buchanan Road CABOOLTURE SGM Trunk Sewer 1350mm	Sewer Gravity Main	28/29
CAB-SGM-N-0023	Buchanan Road CABOOLTURE SGM Trunk Sewer - Stage 2	Sewer Gravity Main	28/30
CAB-SGM-U-0003	Grogan Road MORAYFIELD SGM Upgrade 600mm	Sewer Gravity Main	30/31
CAB-SMS-N-0011	Caboolture West Water and Sewer Network Infrastructure	Sewer Gravity Main	25/26
CAB-SRM-N-0020	Petersen Road MORAYFIELD SRM 710mm New	Sewer Rising Main	25/26
CAB-SRM-U-0003	Coach Road SPS-MOR010 SRM Upgrade 450mm	Sewer Rising Main	26/27
CAB-SRM-U-0003	Coach Road SPS-MOR010 Upgrade 227L/s @ 33m (75kW)	Sewer Rising Main	26/27
CAB-STP-U-0007	Captain Whish Ave SOUTH CABOOLTURE STP Upgrade	Sewage Treatment Plant	35/36
KAW-STP-U-0010	Kawana STP Upgrade (Future Stage) - K400	Sewage Treatment Plant	37/38
LNB-SRM-N-0002	Steve Irwin Way LANDBOROUGH SPS-BEMDA New OD710 SRM to Kawana STP	Sewer Rising Main	35/36
LNB-STP-U-0012	Landsborough STP Stage 2 Upgrade	Sewage Treatment Plant	32/33
MDW-SGM-N-0044	Oxford Street JOYNER Sewer Augmentation 450mm and SPS-MDN153 New	Sewer Gravity Main	31/32
NAM-SGM-N-0014	Pioneer Road YANDINA Sewage Pump Station YND167 New 375mm	Sewer Gravity Main	35/36