

APPENDIX B

Schedule of Works



Unitywater

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1. Purpose and Objectives

The Schedule of Works is an appendix to the Netserv Plan. The Netserv Plan has been prepared in accordance with section 99BO of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act).

It is a legislative requirement that the Netserv Plan:

- a. states the relevant planning assumptions on which the Netserv Plan is based;
- b. includes information outlining the service provider's infrastructure networks for its water service and wastewater service;
- c. proposed increases in the capacity of the infrastructure networks including information about the areas into which the networks are to be extended and time frames for increasing the capacity; and
- d. the desired standard of service for infrastructure used to provide the service providers water and wastewater service.

The Schedule of Works is intended to address the legislative requirements detailed above and therefore includes:

- a. the relevant planning assumptions on which the Netserv Plan is based;
- b. the desired standards of service for trunk infrastructure; and
- c. the schedule of planned works.

The Schedule of Works contains standards of service for trunk infrastructure and planning assumptions for land uses and development densities.

To remove any doubt, where the Schedule of Works contains standards of service for trunk infrastructure and planning assumptions for land uses and development densities that vary from the SEQ Water Supply and Sewerage Design and Construction Code (SEQ D&C Code) Design Criteria, the Schedule of Works prevails.

2. Planning Assumptions

2.1. Overview

The purpose of the land use and demand assumptions ('the planning assumptions') are to support:

- a. Network planning that determines the future trunk infrastructure that forms the schedule of planned works required to serve planned growth in the Connection Area and Future Connection Area; and
- b. Assessment of connections applications made under the Connections Policy and conditioning powers under the Act.

Unitywater’s planning assumptions have been determined using a combination of statutory planning instruments, development approvals, State Government medium series population projections, gross floor area projections, existing land use, development constraints and development sequencing criteria within a Demand Modeller and Tracking Tool (DMaTT) forecast model.

Under section 99BR of the Act, Unitywater’s planning assumptions have been endorsed by participating Councils.

2.2. Land Use Assumptions

The land use assumptions stated in this document support:

- a. Demand forecast planning assumptions contained in Section 2.3; and
- b. Determination of the proposed demand associated with a connection application for comparison against Unitywater’s demand forecast planning assumptions.

2.2.1. Land Use Demand

Demand assumptions for existing land uses or for proposed development subject to a connection application under the Connections Policy are based upon land use demand planning assumptions.

The land use demand planning assumptions are applied to the proposed number of attached dwellings, detached dwellings or gross floor area where shown on a plan of development.

Demand calculations based upon a plan of development is Unitywater’s preferred method of determining network demand. A plan of development should align with a plan of subdivision or proposal plans that would support a Council development application of a Reconfiguration of a Lot or Material Change of Use. Alternatively, where a plan of development is not available, development density assumptions contained in section 2.2.2 can be utilised to determine the number of attached dwellings, detached dwellings or gross floor area and then apply the applicable land use demand.

Once the proposed network demand has been calculated, the proposed demand should be compared to Unitywater’s demand assumptions having regard to the type, intensity, location or timing of Unitywater’s planning assumptions. Further guidance regarding network demand assessments is provided within the Connection Application Administration Manual.

2.2.2. Residential

Equivalent Person (EP) conversion factors for Detached and Attached Dwellings for 2016 ABS Census SA2 catchments are contained in **Table 1**. 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 Queensland Planning Provisions unless specifically defined in the Connections Policy.

Interactive mapping showing 2016 ABS Census SA2 catchment boundaries is available on the Unitywater Netserv Plan Planning Assumptions mapping portal:

<https://unitywater.maps.arcgis.com/apps/webappviewer/index.html?id=a7a671297aed49e98b447e6ef28cc9bc>

Table 1 - Conversion Factors for Detached and Attached Dwellings

2016 ABS Census SA2 Catchment Code	2016 ABS Census SA2 Catchment Name	Detached Dwelling EP/Dwelling	Attached Dwelling EP/Dwelling
314011382	Albany Creek	3	1.57
316021417	Aroona - Currimundi	2.75	1.7
313011362	Beachmere - Sandstone Point	2.57	1.72
316061439	Beerwah	2.79	1.83
316061442	Beerwah	2.72	1.9
316041429	Bli Bli	2.68	1.87
314031391	Bray Park	2.9	1.96
313011363	Bribie Island	2.29	1.53
316021418	Buddina - Minyama	2.62	1.83
316011413	Buderim - North	2.63	1.53
316011414	Buderim - South	2.95	2
313041372	Burpengary	2.93	2.03
313021364	Burpengary - East	3.2	1.33
313021365	Caboolture	2.93	1.8
313021366	Caboolture - South	2.96	1.9
316021419	Caloundra - Kings Beach	2.46	1.81
316021420	Caloundra - South	2.92	1.88
316021420	Caloundra - West	2.92	1.88
316061440	Caloundra Hinterland	2.31	1.93
314011383	Cashmere	3.17	2.15
313051377	Clontarf	2.54	1.66
316031425	Coolum Beach	2.71	1.84
314021388	Dakabin - Kallangur	2.85	1.87
314011384	Dayboro	2.98	2.32
313041373	Deception Bay	2.71	1.99
316041430	Diddillibah - Rosemount	2.92	1.62
314011385	Eatons Hill	3.21	2.18
313021367	Elimbah	3.26	1.81
316041431	Eumundi - Yandina	2.8	1.69
316061441	Glass House Mountains	2.73	2.4
316021421	Golden Beach - Pelican Waters	2.57	1.78
314011386	Hills District	2.88	1.93

2016 ABS Census SA2 Catchment Code	2016 ABS Census SA2 Catchment Name	Detached Dwelling EP/Dwelling	Attached Dwelling EP/Dwelling
316061442	Landsborough	2.86	1.78
314031392	Lawnton	2.75	1.86
316031426	Marcoola - Mudjimba	2.68	2.02
313051378	Margate - Woody Point	2.49	1.64
316061443	Maroochy Hinterland	2.42	1.86
316031427	Maroochydore - Kuluin	2.57	1.81
316021422	Moffat Beach - Battery Hill	2.63	1.71
316031428	Mooloolaba - Alexandra Headland	2.62	1.79
313041374	Morayfield	3.12	2
313021368	Morayfield - East	2.98	2.17
316011415	Mountain Creek	3.02	2.27
314021389	Murrumba Downs - Griffin	2.98	2.17
316041432	Nambour	2.75	1.63
313041375	Narangba	3.22	2.66
316051434	Noosa Heads	2.29	1.82
316041433	Noosa Hinterland (Noosa part)	2.64	1.77
316041433	Noosa Hinterland (Sunshine Coast part)	2.64	1.77
316051435	Noosaville	2.49	1.67
314021390	North Lakes - Mango Hill	3.17	2.14
316061442	Palmview	2.86	1.78
316061444	Palmwoods	2.76	1.68
316021423	Parrearra - Warana	2.79	1.76
316051436	Peregian (Noosa part)	2.78	1.82
316051436	Peregian (Sunshine Coast part)	2.78	1.82
314031393	Petrie	2.89	1.49
313051379	Redcliffe	2.36	1.34
313051380	Rothwell - Kippa-Ring	2.77	1.87
314011387	Samford Valley	2.99	2.03
313051381	Scarborough - Newport	2.50	1.46
316011416	Sippy Downs	3.15	1.71
314031394	Strathpine - Brendale	2.81	1.79
316051437	Sunshine Beach	2.59	1.81
316051438	Tewantin	2.52	1.41
313041376	Upper Caboolture	3.02	1.77

2016 ABS Census SA2 Catchment Code	2016 ABS Census SA2 Catchment Name	Detached Dwelling EP/Dwelling	Attached Dwelling EP/Dwelling
313021369	Wamuran	2.9	1.77
313031371	Woodford - D'Aguilar	2.53	1.96
316021424	Wurtulla - Birtinya	2.77	1.77

Source: 2016 ABS Census Table G32 by SA2

2.2.3. Non-residential

EP/100m² Gross Floor Area (GFA) conversion factors for non-residential land uses are contained in **Table 2**. Land use types are defined based on Queensland Planning Provisions. EP conversion factors are based upon analysis of actual water usage and GFA for specific land uses. Further information is contained within the Land-use Water Demand Analysis Report October 2016 (A3624552).

Table 2 - EP Conversion Factors for Non-Residential Land Use GFA

Land use	Demand Rate (EP/100m ² 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

Table 2 - EP Conversion Factors for Non-Residential Land Use GFA (Cont'd)

Land use	Demand Rate (EP/100m2 GFA)
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
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

Table 2 - EP Conversion Factors for Non-Residential Land Use GFA (Cont'd)

Land use	Demand Rate (EP/100m2 GFA)
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	0.2
Waste management facility	0.4
Wholesale nursery	2.2

2.2.4. Development Densities

Unitywater’s planning assumptions for the type and scale of future development are based upon the development density planning assumptions.

Development density planning assumptions for Sunshine Coast Council, Moreton Bay Regional Council and Noosa Shire Council are contained within Attachment 1, Attachment 2 and Attachment 3 respectively.

The following formulas demonstrate the methodology that has been applied to calculate development yield and network demand:

- a. Dwellings: $(\text{Area} - \text{Constrained Land} = \text{Developable area (ha)}) - (\text{buffer allowance}^1 \text{ where applicable}) \times \text{Dwell/ha in Appendix A};$
- b. Equivalent Population (EP): $\text{Dwellings} \times \text{Table 1 Dwelling Occupancy (detached or attached)};$
- c. GFA: $(\text{Area} - \text{Constrained Land} = \text{Developable area (ha)}) - (\text{buffer allowance where applicable}) \times \text{Site Coverage} \times \text{Number non-residential floors};$
- d. Non-residential demand (EP): $\text{GFA} / 100 \times \text{EP}/100\text{m}^2 \text{ GFA in Attachment 1}.$

Example calculations:

- Dwellings (ET) - Lot area 1ha – 0.2ha constrained area = 0.8 developable ha – 30% buffer allowance = 0.56ha x 20 dwellings per ha = 11.2 dwellings
- Population (EP) – 11.2 detached dwellings x 3.12 EP/ET (Morayfield SA2 catchment) = 35EP
- GFA – Lot area 5000m² – 500m² constrained area = 4500m² developable area x 60% site cover x 1 non-residential floor = 2,700m² GFA
- Non-residential demand (EP) – 2,700m² GFA/100 x 0.5EP/100m² GFA = 13.5EP

¹ Buffer allowance is the % of non-residential developable area allowed for internal roads, park and drainage (i.e. 30% of the developable area is removed before applying densities if the developable area is greater than minimum buffer size).

2.3. Demand Forecast Assumptions

The demand forecast assumptions relied on in this document are as stated below. The Schedule of Planned Works is consistent with these demand forecast assumptions.

Demand forecasts assumptions for the water supply and sewerage network are expressed in the standard demand units of 'Equivalent Person' (EP) for residential EP (ResEP) and non- residential EP (NResEP).

One residential equivalent person (EP) is equivalent to the service demand from a single occupant of a detached or attached dwelling using the EP/Dwelling Conversion Factors in Table 1. One non-residential equivalent person (EP) is equivalent to the service demand from 100m² GFA using the EP Conversion Factors in Table 2.

The service demand expressed in L/EP/day for water supply and sewerage networks is defined in the SEQ Water Supply and Sewerage Design and Construction Code Design Criteria.

2.3.1. Water Supply

Projected demand for the water supply network is shown in Tables 3, 4 and 5 below.

Table 3 Sunshine Coast Council Area – Forecast Demand on Water Supply Networks

Water Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs
Beerwah	8,733	3,575	12,308	9,765	4,103	13,868	10,679	4,349	15,029	11,356	4,437	15,794	11,536	4,466	16,002
Bli Bli	7,790	1,088	8,878	9,941	1,170	11,111	10,454	1,179	11,633	10,529	1,247	11,776	10,529	1,769	12,298
Buderim	15,515	1,835	17,350	16,379	1,975	18,354	16,664	2,054	18,718	17,999	2,051	20,051	18,635	2,095	20,731
Caloundra	62,426	11,691	74,118	66,292	14,284	80,575	67,614	19,138	86,752	71,100	25,626	96,725	76,030	26,916	102,946
Caloundra South	3,952	136	4,088	6,589	815	7,404	17,099	1,631	18,730	31,520	2,560	34,080	34,740	3,431	38,171
Coolum	27,871	4,567	32,438	31,506	6,489	37,995	32,405	9,979	42,384	32,826	13,484	46,310	33,157	14,828	47,985
Eumundi	1,168	966	2,134	1,385	983	2,368	1,668	1,125	2,793	2,080	1,198	3,278	2,219	1,220	3,440
Glasshouse	3,144	827	3,971	3,721	933	4,654	3,858	933	4,791	3,933	933	4,866	4,066	933	4,999
Kawana	30,079	10,278	40,356	36,733	13,103	49,836	37,065	13,996	51,061	37,258	14,426	51,684	37,959	14,915	52,874
Kenilworth	446	320	766	682	379	1,061	732	409	1,141	772	435	1,207	848	456	1,304
Kiel Mountain	683	200	883	683	200	883	683	200	883	683	200	883	683	200	883
Kunda Park	5,254	3,812	9,065	6,195	4,004	10,198	6,676	4,326	11,002	7,179	4,572	11,751	7,404	4,657	12,061
Landsborough	3,465	508	3,972	3,739	552	4,291	5,451	1,147	6,598	5,992	1,215	7,207	5,992	1,232	7,224
Maleny	2,523	1,567	4,089	2,553	1,649	4,202	2,622	1,704	4,326	3,245	2,057	5,302	3,636	2,374	6,010
Maroochydore	46,112	15,797	61,909	52,324	18,710	71,034	56,616	24,455	81,071	61,476	31,099	92,574	67,112	37,055	104,167
Mooloolah	2,532	182	2,714	2,541	182	2,723	3,147	367	3,514	3,845	372	4,218	3,845	372	4,218

Water Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs
Nambour East	6,506	3,753	10,259	7,078	4,212	11,289	8,370	5,414	13,784	8,656	5,536	14,192	8,904	5,596	14,500
Nambour West	12,573	5,006	17,579	14,518	5,516	20,034	16,547	5,169	21,716	17,520	5,463	22,983	17,728	5,657	23,385
North Shore	11,094	3,880	14,973	12,043	4,232	16,275	12,382	4,515	16,897	12,689	4,948	17,638	12,870	5,300	18,170
Palmview	2,556	46	2,602	8,171	192	8,363	17,256	829	18,085	17,256	882	18,137	17,256	883	18,139
Sippy Downs / Mountain Creek	30,745	3,438	34,183	36,146	4,882	41,028	38,762	5,796	44,557	39,840	6,164	46,004	40,746	6,495	47,241
Woombye / Palmwoods	7,655	1,772	9,427	9,484	1,953	11,437	10,442	2,109	12,550	10,953	2,168	13,120	11,673	1,963	13,636
Yandina	1,768	1,458	3,225	1,958	1,979	3,937	2,296	2,983	5,279	2,944	3,882	6,826	3,366	4,085	7,451
TOTAL	294,589	76,701	371,290	340,424	92,498	432,921	379,490	113,807	493,297	411,652	134,955	546,608	430,934	146,898	577,832

Source: DMatT demand forecast 17/08/15

Table 4 Noosa Shire Council Area - Forecast Demand on Water Supply Networks

Water Supply Service Catchment	2016			2021			2026			2031			2036		
	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs
Cooran	972	78	1,050	1,074	140	1,213	1,074	140	1,213	1,115	140	1,255	1,179	146	1,325
Cooroy	3,314	2,840	6,154	4,276	2,969	7,245	4,449	3,025	7,474	4,883	3,092	7,975	4,851	3,134	7,985
Noosa Heads	8,292	3,342	11,634	8,942	3,392	12,334	9,200	3,436	12,636	9,231	3,463	12,693	9,284	3,487	12,771
Noosaville	13,504	4,937	18,440	14,053	5,553	19,606	14,212	5,830	20,043	14,214	6,010	20,224	14,214	6,162	20,377
Peregian	5,669	277	5,947	5,819	289	6,107	5,967	300	6,267	6,114	311	6,425	6,114	312	6,427
Pomona	1,546	495	2,041	1,909	577	2,486	1,919	577	2,496	2,120	606	2,726	2,247	715	2,962
Sunshine Beach	9,103	975	10,078	9,384	1,157	10,541	9,677	1,248	10,926	10,015	1,405	11,420	10,261	1,477	11,738
Tewantin	11,670	1,797	13,468	12,013	1,832	13,845	12,125	1,834	13,960	12,178	1,834	14,012	12,271	1,834	14,105
TOTAL	54,070	14,742	68,811	57,469	15,908	73,377	58,623	16,391	75,014	59,871	16,861	76,732	60,422	17,267	77,689

Source: DMaTT demand forecast 26/03/15

Table 5 Moreton Bay Regional Council Area - Forecast Demand on Water Supply Networks

Water Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs
Albany Creek	21,222	1,705	22,927	21,617	1,807	23,424	22,401	1,839	24,240	23,268	2,132	25,400	24,071	2,244	26,315
Beachmere	3,649	308	3,957	4,125	650	4,775	4,553	650	5,203	4,574	650	5,224	4,592	650	5,242
Bribie Island	20,798	3,019	23,817	23,091	3,090	26,181	24,299	3,279	27,578	24,557	3,332	27,889	25,590	4,088	29,678
Bribie Mainland	10,845	377	11,222	12,027	467	12,494	12,390	483	12,873	12,458	483	12,941	12,524	483	13,007
Burpengary	19,541	2,496	22,037	22,818	2,743	25,561	23,812	3,026	26,838	26,845	3,536	30,381	30,437	5,948	36,385
Caboolture	30,276	9,178	39,454	35,043	10,821	45,864	36,638	11,987	48,625	41,431	13,200	54,631	44,606	14,277	58,883
Caboolture West	379	150	529	2,140	149	2,289	5,917	258	6,175	9,921	318	10,239	21,843	371	22,214
Clear Mountain	16,606	207	16,813	17,469	290	17,759	18,434	312	18,746	19,227	352	19,579	19,982	392	20,374
Dakabin	3,911	366	4,277	4,901	500	5,401	5,766	606	6,372	6,423	868	7,291	6,748	1,099	7,847
Dayboro	1,844	283	2,127	1,947	304	2,251	1,956	337	2,293	1,985	337	2,322	2,127	337	2,464
Deception Bay	20,011	2,608	22,619	21,229	2,865	24,094	23,771	3,802	27,573	25,132	4,384	29,516	25,505	4,644	30,149
Elimbah	5,009	406	5,415	5,921	542	6,463	6,822	547	7,369	7,612	797	8,409	9,051	1,248	10,299
Griffin	13,804	424	14,228	21,636	1,198	22,834	27,140	2,645	29,785	29,703	3,596	33,299	31,891	4,305	36,196
Hills District	23,020	1,507	24,527	24,596	1,541	26,137	24,656	1,546	26,202	24,877	1,534	26,411	25,385	1,653	27,038
Kallangur	16,432	1,430	17,862	17,450	1,626	19,076	17,913	1,854	19,767	19,293	2,338	21,631	19,754	2,515	22,269
Mango Hill	23,443	5,271	28,714	25,748	5,971	31,719	26,165	6,958	33,123	26,177	7,544	33,721	26,177	7,999	34,176
Morayfield	33,567	4,414	37,981	45,094	5,162	50,256	53,724	6,681	60,405	63,118	7,359	70,477	74,229	7,884	82,113
Murrumba Downs	11,701	1,042	12,743	12,886	1,327	14,213	13,868	1,879	15,747	15,073	2,981	18,054	15,330	3,132	18,462
Narangba	19,782	5,152	24,934	25,036	6,213	31,249	26,791	7,714	34,505	34,838	9,067	43,905	38,924	9,640	48,564
Petrie	12,661	1,212	13,873	13,509	1,896	15,405	14,902	2,706	17,608	16,229	3,793	20,022	16,486	4,146	20,632
Redcliffe	59,103	12,710	71,813	64,266	13,729	77,995	68,089	15,283	83,372	72,161	16,182	88,343	74,809	16,798	91,607
Samford	4,118	565	4,683	4,384	592	4,976	4,384	593	4,977	4,374	644	5,018	4,374	700	5,074
Strathpine / Lawnton	37,035	11,501	48,536	42,852	13,019	55,871	47,308	14,275	61,583	54,153	16,088	70,241	57,184	17,603	74,787

Water Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs	Res EPWs	NR EPWs	EPWs
Wamuran	2,018	298	2,316	2,177	365	2,542	2,241	472	2,713	2,322	536	2,858	2,409	600	3,009
Woodford	3,928	993	4,921	5,807	1,076	6,883	6,429	1,092	7,521	6,636	1,128	7,764	6,746	1,179	7,925
TOTAL	414,703	67,622	482,325	477,769	77,943	555,712	520,369	90,824	611,193	572,387	103,179	675,566	620,774	113,935	734,709

Source: DMaTT demand forecast 21/10/17

2.3.2. Sewerage

Forecast demand for the sewerage network is shown in Tables 6, 7 and 8 below.

Table 6 Sunshine Coast Region Council Area - Forecast Demand on Sewerage Networks

Sewerage Service Catchment	2017			2021			2026			2031			2036		
	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs
Coolum STP North	7,745	917	8,662	10,598	1,040	11,638	11,161	1,155	12,316	11,252	1,262	12,514	11,343	1,355	12,698
Coolum STP South	18,777	3,168	21,945	19,558	4,959	24,517	19,894	8,306	28,200	20,213	11,677	31,890	20,434	12,924	33,358
Kawana STP Caloundra South	3,952	135	4,087	6,589	812	7,401	17,099	1,628	18,727	31,520	2,574	34,094	34,740	3,467	38,207
Kawana STP Central	50,575	10,054	60,629	52,929	12,363	65,292	54,027	17,088	71,115	56,715	22,976	79,691	60,975	24,130	85,105
Kawana STP North	28,789	10,069	38,858	35,443	12,882	48,325	35,776	13,776	49,552	35,968	14,204	50,172	36,672	14,671	51,343
Kawana STP Palmview	2,556	44	2,600	8,171	188	8,359	17,256	817	18,073	17,256	869	18,125	17,256	869	18,125
Kawana STP Sippy Downs Mountain Creek	32,565	3,470	36,035	38,205	4,909	43,114	40,939	5,823	46,762	42,061	6,190	48,251	42,974	6,521	49,495
Kawana STP South	13,107	1,204	14,311	14,619	1,451	16,070	14,843	1,537	16,380	15,640	2,026	17,666	16,311	2,137	18,448
Kenilworth STP	434	293	727	670	350	1,020	720	380	1,100	760	405	1,165	829	427	1,256
Landsborough STP Beerwah	4,597	1,772	6,369	5,575	2,283	7,858	6,319	2,528	8,847	6,921	2,614	9,535	7,087	2,642	9,729
Landsborough STP Glasshouse	1,784	426	2,210	2,353	511	2,864	2,595	511	3,106	2,651	511	3,162	2,651	511	3,162
Landsborough STP Landsborough	2,373	687	3,060	2,648	730	3,378	4,360	1,309	5,669	4,861	1,377	6,238	4,861	1,394	6,255
Landsborough STP Mooloolah	1,543	114	1,657	1,551	114	1,665	2,107	293	2,400	2,783	298	3,081	2,783	298	3,081
Maleny STP	2,418	1,493	3,911	2,448	1,572	4,020	2,515	1,626	4,141	3,133	1,959	5,092	3,524	2,273	5,797

Sewerage Service Catchment	2017			2021			2026			2031			2036		
	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs
Maroochy STP Bli	6,831	822	7,653	8,980	887	9,867	9,493	895	10,388	9,568	963	10,531	9,568	973	10,541
Maroochy STP Buderim	6,749	3,186	9,935	7,187	3,315	10,502	7,215	3,474	10,689	7,987	3,530	11,517	8,502	3,602	12,104
Maroochy STP Forest Glen	966	816	1,782	1,676	1,007	2,683	2,058	1,245	3,303	2,495	1,449	3,944	2,660	1,484	4,144
Maroochy STP Maroochydore	55,101	16,603	71,704	61,670	19,510	81,180	66,208	25,244	91,452	71,634	31,852	103,486	77,445	37,814	115,259
Nambour STP Eumundi	953	383	1,336	1,166	400	1,566	1,449	538	1,987	1,860	610	2,470	2,003	610	2,613
Nambour STP Nambour	17,173	8,396	25,569	19,682	8,954	28,636	23,003	9,767	32,770	24,263	10,183	34,446	24,719	10,949	35,668
Nambour STP Woombye Palmwoods	7,048	1,029	8,077	8,880	1,208	10,088	9,838	1,360	11,198	10,349	1,419	11,768	11,069	1,216	12,285
Nambour STP Yandina	1,894	1,369	3,263	2,085	2,307	4,392	2,423	3,305	5,728	3,072	4,200	7,272	3,494	4,402	7,896
Maroochy Suncoast STP	12,233	3,865	16,098	13,184	4,213	17,397	13,523	4,493	18,016	13,841	4,933	18,774	14,040	5,286	19,326
TOTAL	280,164	70,315	350,479	325,866	85,965	411,831	364,821	107,098	471,919	396,805	128,081	524,886	415,939	139,955	555,894

Source: DMaTT demand forecast 17/08/15

Table 7 Noosa Shire Council Area - Forecast Demand on Sewerage Networks

Sewerage Service Catchment	2016			2021			2026			2031			2036		
	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs
Coolum STP North (Noosa part)	1,283	18	1,301	1,308	18	1,326	1,308	18	1,326	1,316	18	1,334	1,316	18	1,334
Cooroy STP Cooroy	3,029	2,629	5,657	3,981	2,757	6,738	4,154	2,814	6,967	4,588	2,881	7,469	4,548	2,922	7,471
Cooroy STP Pomona	1,295	451	1,746	1,634	533	2,167	1,644	533	2,178	1,846	562	2,408	1,965	671	2,636
Noosa STP Noosa Heads	11,389	4,243	15,632	12,201	4,478	16,678	12,494	4,620	17,114	12,551	4,798	17,349	12,628	4,897	17,525
Noosa STP Noosaville	12,168	4,779	16,947	12,708	5,393	18,101	12,867	5,670	18,538	12,869	5,850	18,719	12,869	6,002	18,872
Noosa STP Peregrin	4,387	259	4,646	4,511	270	4,781	4,659	282	4,941	4,798	293	5,091	4,798	294	5,092
Noosa STP Sunshine Beach	7,342	165	7,506	7,470	165	7,635	7,728	157	7,886	8,039	164	8,204	8,262	160	8,423
Noosa STP Tewantin	11,354	1,760	13,114	11,684	1,764	13,448	11,796	1,767	13,563	11,839	1,767	13,605	11,916	1,767	13,683
TOTAL	52,246	14,304	66,550	55,497	15,378	70,875	56,651	15,861	72,512	57,846	16,332	74,179	58,303	16,732	75,035

Source: DMaTT demand forecast 26/03/15

Table 8 Moreton Bay Regional Council Area - Forecast Demand on Sewerage Networks

Sewerage Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs
Brendale STP Albany Creek	25,020	2,123	27,143	25,924	2,316	28,240	26,850	2,492	29,342	27,746	2,869	30,615	28,527	3,083	31,610
Brendale STP Brendale	834	4,434	5,268	836	4,628	5,464	836	4,798	5,634	836	4,852	5,688	836	4,869	5,705
Brendale STP Cabbage Tree Creek	9,459	766	10,225	10,949	803	11,752	11,009	809	11,818	11,228	796	12,024	11,566	796	12,362
Brendale STP Kedron Brook	12,703	741	13,444	12,753	738	13,491	12,753	738	13,491	12,755	738	13,493	12,925	857	13,782
Brendale STP Samford	772	447	1,219	815	475	1,290	815	476	1,291	805	527	1,332	805	583	1,388
Brendale STP Warner	394	58	452	1,645	58	1,703	3,672	57	3,729	5,517	64	5,581	6,639	142	6,781
Bribie STP Island	20,634	3,005	23,639	22,925	3,076	26,001	24,133	3,265	27,398	24,391	3,318	27,709	25,424	4,074	29,498
Bribie STP Mainland	7,315	244	7,559	8,365	346	8,711	8,728	363	9,091	8,796	363	9,159	8,862	363	9,225
Burpengary East STP Beachmere	3,253	227	3,480	3,404	573	3,977	3,436	573	4,009	3,438	573	4,011	3,438	573	4,011
Burpengary East STP Burpengary	13,022	2,088	15,110	15,328	2,329	17,657	16,105	2,592	18,697	22,139	3,031	25,170	30,380	5,422	35,802
Burpengary East STP Deception Bay	19,185	6,923	26,108	20,349	7,618	27,967	22,892	9,006	31,898	24,253	9,756	34,009	24,626	10,108	34,734
Burpengary East STP Narangba	17,228	571	17,799	19,496	1,142	20,638	20,576	1,861	22,437	23,248	2,795	26,043	25,632	3,116	28,748
Burpengary East STP Narangba East	537	28	565	3,482	26	3,508	4,157	356	4,513	9,060	652	9,712	10,762	811	11,573
Burpengary East STP North East Business Park	686	22	708	1,530	25	1,555	2,372	37	2,409	3,197	49	3,246	3,556	96	3,652
Dayboro STP	1,029	269	1,298	1,084	290	1,374	1,093	323	1,416	1,121	323	1,444	1,263	323	1,586
Murrumba Downs STP Dakabin	3,758	354	4,112	4,734	488	5,222	5,599	594	6,193	6,255	856	7,111	6,581	1,087	7,668
Murrumba Downs STP Griffin	7,187	68	7,255	11,591	94	11,685	13,221	85	13,306	13,288	85	13,373	14,220	85	14,305
Murrumba Downs STP Kallangur	19,838	1,881	21,719	21,218	2,390	23,608	22,455	3,188	25,643	25,040	4,774	29,814	25,675	5,102	30,777
Murrumba Downs STP Lawnton	21,841	1,967	23,808	25,864	2,775	28,639	27,702	3,067	30,769	32,231	4,114	36,345	33,720	4,749	38,469
Murrumba Downs STP Mango Hill	30,057	5,635	35,692	35,770	7,076	42,846	40,038	9,507	49,545	42,508	11,033	53,541	43,728	12,186	55,914
Murrumba Downs STP Murrumba	10,044	892	10,936	10,960	946	11,906	11,168	929	12,097	11,168	929	12,097	11,251	929	12,180
Murrumba Downs STP Petrie	10,737	913	11,650	11,561	1,607	13,168	13,319	2,885	16,204	15,011	4,439	19,450	15,360	5,261	20,621

Sewerage Demand Projection Catchment	2017			2021			2026			2031			2036		
	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs	Res EPSs	NR EPSs	EPSs
Murrumba Downs STP Strathpine	20,946	4,751	25,697	21,713	5,166	26,879	22,761	5,371	28,132	23,630	5,564	29,194	24,714	5,818	30,532
Redcliffe STP SS01	14,300	1,540	15,840	15,025	1,652	16,677	15,202	1,669	16,871	15,623	1,763	17,386	15,647	1,756	17,403
Redcliffe STP SS02	14,089	3,698	17,787	16,095	3,914	20,009	18,048	4,214	22,262	20,085	4,660	24,745	21,472	4,920	26,392
Redcliffe STP SS03	12,624	2,774	15,398	13,283	3,038	16,321	13,718	3,151	16,869	14,426	3,158	17,584	15,496	3,419	18,915
Redcliffe STP SS04	18,090	4,466	22,556	19,735	4,893	24,628	20,639	6,017	26,656	21,544	6,370	27,914	21,711	6,471	28,182
South Caboolture STP Caboolture	23,368	9,062	32,430	27,051	10,681	37,732	28,575	11,819	40,394	31,641	13,283	44,924	35,115	14,579	49,694
South Caboolture STP Caboolture West	698	153	851	2,604	152	2,756	6,396	262	6,658	12,917	320	13,237	25,256	405	25,661
South Caboolture STP Elimbah	420	144	564	417	173	590	1,210	169	1,379	1,210	169	1,379	1,859	370	2,229
South Caboolture STP Morayfield	29,715	4,507	34,222	40,405	5,264	45,669	48,037	6,778	54,815	53,898	7,444	61,342	59,866	7,923	67,789
Woodford STP	1,913	903	2,816	2,721	987	3,708	3,004	1,003	4,007	3,174	1,039	4,213	3,283	1,090	4,373
TOTAL	371,696	65,654	437,350	429,632	75,739	505,371	470,519	88,454	558,973	522,179	100,706	622,885	570,195	111,366	681,561

Source: DMaTT demand forecast 2/10/17

3. Trunk Infrastructure Desired Standards of Service

3.1. Introduction

The Desired Standards of Service (DSS) describes the required outcomes of the network, or its components, under normal operating conditions once the forecast demand have been applied. The DSS has been developed in consideration of whole of life principles to guide efficient infrastructure provision.

The DSS for trunk infrastructure used to determine network performance and derive hydraulic solutions from the demand and load models are consistent with applicable standards in the SEQ D&C Code. As required by the Act, the SEQ D&C Code was developed as a collaborative project of the distributor-retailers and Councils in South-East Queensland. As this Code does not apply to trunk infrastructure, DSS were developed for trunk infrastructure that are consistent with the SEQ D&C Code.

A copy of the SEQ D&C Code is available at <http://www.seqcode.com.au/>

3.2. Water Supply Standards of Service

For the trunk water supply network, Unitywater has adopted the following desired standards of service:

- a. Water supplied for human consumption complies with the National Health and Medical Research Council's (NHMRC) Australian Drinking Water Guidelines for colour, turbidity and microbiology.
- b. Potable water is collected, stored, treated and conveyed from source to consumers in the manner prescribed, and to the standards required, under the Water Act (2000).
- c. Reducing leakage and minimising other losses of water to a best practice, as identified by the Water Services Association of Australia.
- d. The trunk water supply network is constructed to the adopted design parameters identified in Table 4.1 of the SEQ Code Design criteria.

Legend:

ADD	Average day demand
EP	Equivalent person
MDMMD	Mean day maximum month
PDD	peak day demand
PHD	peak hour of peak day
PDD/ADD	peak day to average day ratio
PHD/PDD	peak hour to peak day ratio
PHD/ADD	peak hour of peak day to average day ratio

3.3. Sewerage Standards of Service

For the trunk sewerage network, Unitywater has adopted the following Desired Standards of Service:

- a. A reliable network that collects, stores and treats sewage from premises to industry best practice is provided;
- b. The sewerage network is designed and constructed to the standards prescribed in:
 - i. Water Services Association of Australia (WSAA) guidelines;
 - ii. The Water Supply (Safety and Reliability) Act 2008;
 - iii. All conditions of environmental licences issued by the Department of Environment and Science; and
 - iv. The adopted design parameters identified in Table 10.1 of the SEQ Code Design Criteria.

Legend:

ADWF	Average dry weather flow
EP	Equivalent person
PDWF	Peak dry weather flow
PWWF	Peak wet weather flow

Planned Works

4.1 Trunk Infrastructure

This Schedule of Works details the future trunk infrastructure required, in addition to the existing trunk infrastructure networks, to deliver the Desired Standard of Service for the forecast demand. Mapping showing the Schedule of Works is available on Unitywater's website:

<https://www.unitywater.com/building-and-developing/reference-library/schedule-of-works-maps>

4.2 Water Supply Schedule of Works

4.2.1 Inclusions

The Infrastructure items listed in Table 10 are trunk infrastructure for the purpose of planning and funding of the trunk water supply network and include:

- a. Pumping stations and trunk mains to transport the treated water to distribution or storage reservoirs or elevated tanks;
- b. Distribution or non-regional storage reservoirs and elevated tanks;
- c. Chlorination and re-chlorination equipment;
- d. Trunk delivery and distribution infrastructure, generally 300mm diameter mains and larger, except where smaller size mains are the principal network component for transport of water from source of supply to distribution or storage reservoirs, and/or from storage reservoirs to the reticulation system;
- e. Control and monitoring systems; and
- f. Pressure and flow control valves.

Maps of water supply trunk infrastructure are available on Unitywater's website: www.unitywater.com/netserv

4.2.2 Specific Exclusions

Water treatment plants and the SEQ water grid are neither owned nor operated by Unitywater. Hence, this infrastructure has been excluded because establishment costs are recovered by the current owner/operator of the water treatment plants and SEQ water grid through the bulk water supply tariff.

4.2.3 Determination of Establishment Cost

The Establishment costs for trunk infrastructure are provided in Table 10.

Establishment Costs for future assets have been estimated using information that best fits the level of planning.

Cost estimates for those items that have been the subject of Project Description Statement or Business Case have been developed using Unitywater's Capital Works Estimating Tool (refer Objective A803186). 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.

Cost estimates for those items that have not been the subject of Project Description Statement or Business Case have been developed using unit rates based tools by applying infrastructure capacities and various allowances.

Table 10 - Water Supply Schedule of Works to 2036

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		19/20	\$674,000
EMD-WMN-N-0005	AURA Beerwah State Forest New WMN Aura Reservoir 600mm Outlet - Stage 1	Pipelines (large >300mm)	23/24	\$3,060,000
EMD-WMN-N-0056	AURA Hapgood Road Water Supply Connecting Main to Reservoir - Stage 1	Water Reservoirs	23/24	\$25,940,000
EMD-WRS-N-0001	AURA Beerwah State Forest New Reservoir - Stage 1	Water Reservoirs	23/24	\$11,360,000
EMD-WRS-U-0001	Sugarbag Road CALOUNDRA WRS Chlorine Booster Station Upgrade	Water Quality	18/19	\$360,126
IMF-WFM-N-0003	Blackall Terrace NAMBOUR New Flow Meter D/S PMA05	Meter New & Replacement (retail & bulk)	20/21	\$80,000
IMF-WMN-N-0028	Bli Bli Road NAMBOUR Water Mains New 450 & 500mm	Pipelines (large >300mm)	26/27	\$11,800,000
IMF-WMN-N-0110	Finland Road MARCOOLA Water Trunk Main (Stp to Motorway)	Pipelines (large >300mm)	22/23	\$6,558,849
IMF-WPS-N-0001	Image Flat Rd IMAGE FLAT New Pump station	Pump Stations & Valve Pits	25/26	\$863,722
IMF-WRS-N-0003	Lang Street, COOLUM BEACH Water Reservoir	Water Reservoirs	25/26	\$2,111,454
IMF-WVA-N-0001	Ridges Boulevard, PEREGIAN SPRINGS Flow Control Valve	Fittings	21/22	\$35,281
LAN-WFM-N-0005	Ngungun Street LANDSBOROUGH New WFM and Pressure Gauges	Meter New & Replacement (retail & bulk)	20/21	\$160,000
LAN-WMN-N-0020	Coast Trunk Main Kunda Park New Cross Connection DN300	Pipelines (small)	18/19	\$239,091
LAN-WMN-N-0021	Tanawha Road TANAWHA New 500mm Water Main - Early Work	Pipelines (large >300mm)	18/19	\$2,668,979

Project ID	Project Title	Asset Class	Year	Establishment Cost
LAN-WMN-N-0060	Tanawha Road TANAWHA Water Mains New 500mm	Pipelines (large >300mm)	20/21	\$6,422,207
LAN-WMN-N-0208	Mons Road, BUDERIM Water Trunk Main	Pipelines (large >300mm)	19/20	\$43,661
LAN-WMN-N-0210	Sugarbag Road CALOUNDRA Reservoir New 25ML and trunk main	Water Reservoirs	20/21	\$7,724,352
LAN-WMN-U-0009	Lakeview Lane MOOLOOLAH VALLEY WMN Distribution Reservoir Bypass	Pipelines (small)	19/20	\$332,500
LAN-WRS-N-0006	Tanawha Road TANAWHA Water Reservoir New 8.5ML	Water Reservoirs	21/22	\$3,998,309
LAN-WRS-N-0010	William Street, BUDERIM Water Reservoir	Water Reservoirs	19/20	\$1,657,057
LAN-WVA-N-0001	Karawatha Street, BUDERIM Pressure Reducing Valve	Fittings	31/32	\$58,500
LAN-WVA-N-0009	Pertaka Street BUDERIM WVA New Pressure Reduction Strategy	Other	19/20	\$103,043
LAN-WVA-N-0010	Laidlaw Road WOOMBIE New PRV	Pump Stations & Valve Pits	19/20	\$1,211,280
LAN-WVA-N-0015	Kowald Road LANDSBOROUGH New Flow Control Valve and Pressure gauge	Pump Stations & Valve Pits	19/20	\$26,050
LAN-WVA-U-0003	Landsborough-Maleny Road LANDSBOROUGH Altitude Control Valve Upgrade	Other	20/21	\$30,000
LLW-WMN-N-0007	AURA Watermain Link between Precinct 2 and Racecourse Road	Pipelines (small)	19/20	\$328,114
LLW-WMN-N-0142	Old Gympie Road CABOOLTURE WMN New 375mm x 1900m	Pipelines (large >300mm)	26/27	\$1,101,218
PRN-WMN-N-0040	Young Street PETRIE WMN New 250mm	Pipelines (small)	20/21	\$448,834
PRN-WMN-N-0042	Alma Road DAKABIN WMN New 200mm	Pipelines (small)	20/21	\$181,338
PRN-WMN-N-0043	Mason Street NORTH LAKES WMN New 200mm	Pipelines (small)	30/31	\$227,924
PRN-WMN-U-0007	Old Gympie Road KALLANGUR WMN Upgrade 750mm	Pipelines (large >300mm)	20/21	\$453,653
PRN-WPS-N-0001	Petrie Booster Pump Station & Network Reconfigurations (Decommission Petrie WTP)	Pump Stations & Valve Pits	17/18	\$3,198,166
PRN-WPS-N-0005	Leis Road East KALLANGUR New DMA62P Booster Station	Pump Stations & Valve Pits	20/21	\$233,907
PRN-WPS-N-0006	Ogg Road MURRUMBA DOWNS WPS New Booster	Pump Stations & Valve Pits	25/26	\$72,064
PRN-WPS-N-0007	Plantation Road DAKABIN WPS New Booster	Pump Stations & Valve Pits	30/31	\$1
PRN-WPS-N-0008	Boundary Road NARANGBA WPS New Booster Station	Pump Stations & Valve Pits	30/31	\$2,800,660
PRS-WMN-N-0011	Ira Buckby Road CASHMERE WMN New 375mm	Pipelines (large >300mm)	20/21	\$600,000
PRS-WMN-N-0013	Warra Lane CASHMERE WMN New 250mm	Pipelines (small)	20/21	\$152,339

Project ID	Project Title	Asset Class	Year	Establishment Cost
PRS-WMN-N-0014	Ira Buckby Road CASHMERE WMN New 500mm	Pipelines (large >300mm)	25/26	\$13,884,102
PRS-WMN-N-0018	Bunya Park Drive EATONS HILL WMN New 375mm	Pipelines (large >300mm)	20/21	\$1,867,678
PRS-WMN-N-0019	Hutton Road ARANA HILLS WMN New 450mm	Pipelines (large >300mm)	25/26	\$1,821,863
PRS-WMN-U-0004	Olympus Court EATONS HILL WMN Upgrade 250mm	Pipelines (small)	20/21	\$602,402
PRS-WPS-N-0001	Regent Street LAWNTON New Water Booster Pumping Station (WPS)	Pump Stations & Valve Pits	18/19	\$1,240,000
PRS-WPS-N-0002	Minerva Court EATONS HILL Eatons Hill Tower WPS New Booster	Pump Stations & Valve Pits	20/21	\$995,117
PRS-WPS-N-0003	The Jinker Track ALBANY CREEK WPS New HL WPS	Pump Stations & Valve Pits	20/21	\$513,931
PRS-WPS-U-0002	Station Street STRATHPINE Booster WPS New Pumps and VFDs	Pump Stations & Valve Pits	25/26	\$1,568,488
PRS-WPS-U-0003	Warra Lane CASHMERE Ira Buckby Road WPS Upgrade Flow and VFD	Pump Stations & Valve Pits	25/26	\$240,213
REW-WPS-U-0001	Callistemon Court ROTHWELL Rothwell WPS-RED002 Upgrade	Pump Stations & Valve Pits	20/21	\$250,000
REW-WTW-U-0001	Duffield Road MARGATE Water Tower (0.46ML) Alternate Water Supply	Water Reservoirs	20/21	\$150,000
UPL-WVA-U-0001	O'Shea Road WAMURAN FCV Water Quality Improvement	Fittings	19/20	\$448,018
UPL-WMN-N-0001	Windsor Road WOODFORD New xxx mm water main	Pipelines (large >300mm)	TBC	TBD

4.3 Sewerage Schedule of Works

4.3.1 Inclusions

The Infrastructure items listed in Table 11 and shown on the maps on Unitywater's website are deemed to be trunk infrastructure for the purpose of planning and funding of the trunk sewerage network and include:

- a. Infrastructure for treatment in the form of:
 - i. Sewage treatment plants (STPs), including mechanical, electrical and control equipment;
 - ii. Flow measurement and telemetry/SCADA systems providing system monitoring and/or control.
- b. Infrastructure for collection and transport of sewage in the form of:
 - i. Gravity sewers, generally 225mm and larger, except where smaller size sewers provide network connectivity from rising mains;
 - ii. Sewage Pumping stations and associated rising mains, which

transport the sewage to a treatment plant or other pumping station, except where those sewage pumping stations are not owned by Unitywater; and

- iii. Emergency storage for sewage pumping stations.

Maps of sewerage trunk infrastructure are available on Unitywater's website:

www.unitywater.com/netserv

4.3.2 Determination of Establishment Cost

The Establishment costs for trunk infrastructure are provided in Table 10.

Establishment Costs for future assets have been estimated using information that best fits the level of planning.

Cost estimates for those items that have been the subject of Project Description Statement or Business Case have been developed using Unitywater's Capital Works Estimating Tool (refer Objective A803186). The unit rates and estimating methodology used by this tool were reviewed by engineering and quantity surveyors in 2013 and the tool was updated in accordance with the recommendations of this review.

Cost estimates for those items that have not been the subject of Project Description Statement or Business Case have generally been developed using unit rates based tools by applying infrastructure capacities and various allowances.

Table 11 - Sewerage Schedule of Works to 2036

Project ID	Project Title	Asset Class	Year	Establishment Cost
BGE-SGM-U-0001	Kelly Street NARANGBA SGM Upgrade 225mm	Pipelines (small)	22/23	\$100,000
BGE-SPS-U-0011	Mumford Road NARANGBA Pump Station Upgrade NB03 Pumps Only	Pump Stations & Valve Pits	UNK	\$0
BGE-SRM-N-0001	Sewer Rising Main - Gympie Road, Narangba to Wastewater Pump Station DB06 (250mm x 2230m)	Rising Mains	26/27	\$2,817,673
BGE-SRM-N-0002	Mumford Rd NARANGBA SPS-NBA003 New	Rising Mains	22/23	\$316,000
BGE-SRM-N-0014	Mumford Road NARANGBA Rising Main New NB03 Diversion	Rising Mains	UNK	\$0
BGE-SRM-U-0004	Mumford Road NARANGBA SRM Upgrade 150mm	Pipelines (small)	22/23	\$100,000
BGE-STP-U-0001	BURPENGARY EAST STP Stage 3 Augmentation	Sewage Treatment Plant Upgrades	17/18	\$0
BGE-STP-U-0006	Uhlmann Road BURPENGARY EAST STP Upgrade	Sewage Treatment	22/23	\$28,150,550

Appendix B – Schedule of Works

Project ID	Project Title	Asset Class	Year	Establishment Cost
		Plant Upgrades		
BGE-STP-U-0007	Uhlmann Road BURPENGARY EAST STP Outfall Upgrade	Sewage Treatment Plant Upgrades	22/23	\$12,000,000
BRD-STP-U-0002	BRENDALE STP, Upgrade and Augmentation (Stage 4)	Sewage Treatment Plant Upgrades	14/15	\$4,586,714
BRD-STP-U-0004	Cribb Road BRENDALE STP Upgrade	Sewage Treatment Plant Upgrades	22/23	\$12,650,000
BRI-SEI-U-0002	Goodwin Drive BONGAREE SPS BIS082 Upgrade Vac Pod Telemetry	M&E Network	18/19	\$410,000
BRI-SPS-U-0001	Sunderland Dr Banksia Beach SPS-BIS073 Upgrade	Pump Stations & Valve Pits	30/31	\$215,355
CAB-SMS-N-0009	Weier Road CABOOLTURE South Caboolture STP Class A Recycled Water Supply	Sewage Treatment Plant Upgrades	19/20	\$5,740,000
CAB-SPS-N-0021	Scribbly Gum Circuit CABOOLTURE Pump Station New	Pump Stations & Valve Pits	UNK	\$0
CAB-SPS-U-0012	Captain Whish Ave MORAYFIELD SPS MOR015 Upgrade Pump	M&E Network	20/21	\$105,000
CAB-SPS-U-0013	Buchanan Road MORAYFIELD SPS MOR020 Upgrade Pump	M&E Network	19/20	\$37,455
CAB-SRM-N-0014	Weier Rd CABOOLTURE SRM New Connections SPS-MOR010	Rising Mains	13/14	\$170,000
CAB-SRM-U-0001	Morningview Drive CABOOLTURE - SPS CAB030 PS & SRM Upgrade	Pipelines (small)	19/20	\$980,000
CAB-STP-U-0001	SOUTH CABOOLTURE STP, Stage 4 Augmentation	Sewage Treatment Plant Upgrades	22/23	\$100,209,414
CAB-STP-U-0003	SOUTH CABOOLTURE STP, Stage 3 Augmentation	Sewage Treatment Plant Upgrades	22/23	\$14,400,000
CAB-STP-U-0005	SOUTH CABOOLTURE STP Upgrade NEW STP STRATEGY	Sewage Treatment Plant Upgrades	23/24	\$36,400,000
CRY-SES-U-0001	Maple Street COOROY SES Upgrade	Emergency Storages & Overflow Structures	UNK	\$0

Project ID	Project Title	Asset Class	Year	Establishment Cost
CRY-SES-U-0003	Lake MacDonald Drive COOROY CRY002 SES Upgrade 23 kL	Emergency Storages & Overflow Structures	21/22	\$247,000
CRY-SPS-U-0001	Maple Street COOROY SPS Pumps Upgrade CRY001	Pump Stations & Valve Pits	25/26	\$186,000
CRY-SPS-U-0003	Mary River Road COOROY SPS Pumps Upgrade CRY030	Pump Stations & Valve Pits	25/26	\$117,000
CRY-SPS-U-0004	Station Street POMONA SPS Pumps Upgrade POM001	Pump Stations & Valve Pits	26/27	\$416,000
CRY-SPS-U-0006	Pearsons Road COOROY SPS CRY020 Upgrade 15L/s	Pump Stations & Valve Pits	21/22	\$204,000
KAW-SGM-N-0018	Caloundra Road, CALOUNDRA WEST Sewer Gravity Main	Pipelines (small)	31/32	\$199,948
KAW-SGM-N-0019	Beerwah Parade, DICKY BEACH Sewer Gravity Main	Pipelines (small)	31/32	\$128,199
KAW-SGM-N-0023	Esplanade, GOLDEN BEACH Sewer Gravity Main	Pipelines (small)	31/32	\$105,395
KAW-SGM-N-0025	North Street CALOUNDRA SGM New 600mm	Pipelines (large >300mm)	16/17	\$2,814,889
KAW-SPS-N-0003	AURA Bells Creek Arterial Road New SPS001 - Stage 1	Pump Stations & Valve Pits	23/24	\$4,800,000
KAW-SPS-N-0007	Grampion Dr CALOUNDRA WEST Pump Station upgrade	Pump Stations & Valve Pits	UNK	\$0
KAW-SPS-N-0026	Caloundra Rd CALOUNDRA WEST SPS Upgrade LMT001	Pump Stations & Valve Pits	17/18	\$9,063,044
KAW-SPS-N-0028	Nicklin Way WARANA Sewage Pump Station KAW002 upgrade	Pump Stations & Valve Pits	31/32	\$144,770
KAW-SPS-N-0029	Caloundra Rd CALOUNDRA WEST Sewage Pump Station LMT007 upgrade	Pump Stations & Valve Pits	31/32	\$40,435
KAW-SPS-N-0031	Bundilla Blvd MOUNTAIN CREEK New SPS-MTN001	Pump Stations & Valve Pits	19/20	\$8,625,688
KAW-SPS-U-0003	Premier Ct WARANA Sewage Pump Station KAW108 upgrade	Pump Stations & Valve Pits	31/32	\$124,968
KAW-SPS-U-0004	Onslow St GOLDEN BEACH Sewage Pump Station GLD003 upgrade	Pump Stations & Valve Pits	31/32	\$114,435
KAW-SPS-U-0017	Sunjewel Bvd CURRIMUNDI SPS Upgrade CKS005	Pump Stations & Valve Pits	25/26	\$2,109,000
KAW-SPS-U-0018	Racecourse Road BELLS CREEK SPS Upgrade CSK040	Pump Stations & Valve Pits	21/22	\$221,494
KAW-SPS-U-0058	AURA Bellvista Boulevard & Turquoise Place SPS-LMT114 Upgrade	Pump Stations & Valve Pits	21/22	\$20,000
KAW-SPS-U-0059	AURA Development off McArthur Parade SPS-LMT115 Upgrade	Pump Stations & Valve Pits	21/22	\$20,000
KAW-SRM-N-0007	Springs Drive LITTLE MOUNTAIN Sewage Pump Station CKS030 New Rising Main Diversion 250mm	Rising Mains	20/21	\$895,000

Appendix B – Schedule of Works

Project ID	Project Title	Asset Class	Year	Establishment Cost
KAW-SRM-N-0023	Discovery Drive LITTLE MOUNTAIN SRM New	Rising Mains	21/22	\$2,138,504
KAW-SRM-N-0024	Kalana Road CURRIMUNDI SRM New 750mm	Rising Mains	17/18	\$974,311
KAW-SRM-N-0028	Landsborough STP diversion to Kawana STP		30/31	\$18,205,000
KAW-STP-N-0002	REGIONAL Biosolids Facility	Sewage Treatment Plant Upgrades	23/24	\$44,902,000
KAW-STP-U-0002	KAWANA STP K150 Augmentation	Sewage Treatment Plant Upgrades	18/19	\$83,113,729
KAW-STP-U-0012	Premier Circuit KAWANA STP Upgrade - Outfall Diffuser Augmentation	Sewage Treatment Plant Upgrades	20/21	\$5,000,000
KAW-STP-U-0014	Premier Circuit WARANA Kawana STP Ocean Release Augmentation Upgrade	Sewage Treatment Plant Upgrades	17/18	\$40,000
KEN-STP-U-0002	Kenilworth-Brooloo Road KENILWORTH STP Effluent Management Upgrade	Sewage Treatment Plant Upgrades	20/21	\$300,000
LNB-SPS-U-0001	Gympie St LANDSBOROUGH SPS LBH002 Upgrade	Pump Stations & Valve Pits	21/22	\$64,000
LNB-SPS-U-0003	Montrose Street BEERWAH SPS BEW001 Upgrade Pump	M&E Network	21/22	\$280,000
LNB-SPS-U-0004	White Gums Street LANDSBOROUGH SPS LBH001 Upgrade Pump	M&E Network	21/22	\$10,000
MAR-SES-N-0007	Maud Street MAROOCHYDORE SPS-MRD002A SES New	Emergency Storages & Overflow Structures	21/22	\$997,742
MAR-SES-U-0003	Bli Bli Rd BLI BLI SES SPS-BLI134 Upgrade	Emergency Storages & Overflow Structures	31/32	\$112,815
MAR-SES-U-0004	Fishermans Road KULUIN SPS-KUN022 SES Upgrade	Emergency Storages & Overflow Structures	21/22	\$180,013
MAR-SES-U-0005	Wises Road BUDERIM SPS-MRD011 SES Upgrade	Emergency Storages & Overflow Structures	31/32	\$85,174
MAR-SES-U-0009	Maroochydore Rd KUNDA PARK SPS-KUN052 SES Upgrade	Emergency Storages &	26/27	\$667,141

Appendix B – Schedule of Works

Project ID	Project Title	Asset Class	Year	Establishment Cost
		Overflow Structures		
MAR-SES-U-0012	Kapala Street MOOLOOLABA SPS-MBA-004 SES Upgrade	Emergency Storages & Overflow Structures	21/22	\$279,357
MAR-SGM-N-0015	Aerodrome Road MAROOCHYDORE SGM New	Pipelines (large >300mm)	21/22	\$936,968
MAR-SPS-N-0004	Commercial Rd MAROOCHYDORE SPS-MRD003 Sewer Pumps upgrade	Pump Stations & Valve Pits	20/21	\$1,393,048
MAR-SPS-N-0006	Maroochy Coastal Sewerage System Upgrade - New pumping station SPS-MRD213	Pump Stations & Valve Pits	17/18	\$5,576,748
MAR-SPS-U-0004	Nabal Street BLI BLI SPS-BLI132 Upgrade	Pump Stations & Valve Pits	31/32	\$143,462
MAR-SPS-U-0006	King Street BUDERIM SPS-MRD058 Pump Upgrade	Pump Stations & Valve Pits	16/17	\$179,901
MAR-SPS-U-0007	Industrial Avenue KUNDA PARK SPS-KUN031 Upgrade	Pump Stations & Valve Pits	16/17	\$240,071
MAR-SPS-U-0019	Oro Street BLI BLI SPS-BLI131 Upgrade	Pump Stations & Valve Pits	19/20	\$442,673
MAR-SPS-U-0021	Maroochy Road KUNDA PARK SPS KUN052 Upgrade	Pump Stations & Valve Pits	19/20	\$640,000
MAR-SPS-U-0023	Sunshine Motorway MAROOCHYDORE SPS MRD017 Upgrade	Pump Stations & Valve Pits	21/22	\$250,000
MAR-SRM-N-0015	Goonawarra Drive - MOOLOOLABA - SRM - New	Rising Mains	17/18	\$475,000
MAR-SRM-N-0015	Goonawarra Drive - MOOLOOLABA - SRM - New	Rising Mains	17/18	\$475,000
MAR-SRM-N-0017	Maroochy Coastal Sewerage System Upgrade - New Rising Main	Rising Mains	17/18	\$8,478,343
MAR-SRM-U-0001	Wises Road BUDERIM SPS-MRD011 SRM Upgrade	Rising Mains	31/32	\$2,735
MAR-STP-U-0012	Commercial Road MAROOCHYDORE STP Digester Expansion	Sewage Treatment Plant Upgrades	19/20	\$12,000,000
MAR-STP-U-0018	Commercial Road MAROOCHYDORE Maroochy STP Process Air Line Upgrade	Sewage Treatment Plant Upgrades	19/20	\$842,686
MDW-SES-U-0001	Duffield Road KALLANGUR SPS MDN107 Upgrade Emergency Storage (29kL)	Emergency Storages & Overflow Structures	20/21	\$266,000
MDW-SES-U-0003	Andrew Dr PETRIE SPS MDN130 Upgrade Emergency Storage (133kL)	Emergency Storages & Overflow Structures	20/21	\$628,000

Project ID	Project Title	Asset Class	Year	Establishment Cost
MDW-SES-U-0004	Bray Road LAWNTON SPS MDN141 Upgrade Emergency Storage (22kL)	Emergency Storages & Overflow Structures	20/21	\$220,000
MDW-SES-U-0006	Beaufort Street STRATHPINE SPS MDN165 Upgrade Emergency Storage (432kL)	Emergency Storages & Overflow Structures	20/21	\$1,915,000
MDW-SGM-U-0004	Harvey St STRATHPINE Upgrade Gravity Main (375mm x 750m)	Pipelines (large >300mm)	23/24	\$506,601
MDW-SPS-U-0014	Peter St STRATHPINE Upgrade SPS-MDN162	Pump Stations & Valve Pits	23/24	\$166,718
MDW-SPS-U-0023	Duffield Road KALLANGUR SPS MDN107 Upgrade 13L/s at 19m	Pump Stations & Valve Pits	20/21	\$146,000
MDW-SPS-U-0024	Dohles Rocks Road MURRUMBA DOWNS SPS MDN110 Upgrade 57L/s at 51.6m	Pump Stations & Valve Pits	20/21	\$481,000
MDW-SPS-U-0027	Andrew Dr PETRIE SPS MDN130 Upgrade 51L/s at 44m	Pump Stations & Valve Pits	20/21	\$418,000
MDW-SPS-U-0032	Eliot St STRATHPINE SPS MDN164 Upgrade 9L/s at 10.4m	Pump Stations & Valve Pits	20/21	\$146,000
MDW-SPS-U-0034	Pine Rivers Park STRATHPINE SPS MDN166 Upgrade 27L/s at 37m	Pump Stations & Valve Pits	20/21	\$296,000
MDW-SRM-N-0013	Bickle Road MURRUMBA DOWNS SRM New 560mm Cross Connection	Pipelines (large >300mm)	20/21	\$25,000
MDW-SRM-N-0015	Gympie Road LAWNTON New 800mm Duplication 60m	Pipelines (large >300mm)	20/21	\$157,000
MDW-SRM-U-0002	Duffield Road KALLANGUR SRM Upgrade 450mm 8m	Pipelines (large >300mm)	20/21	\$10,000
MDW-SRM-U-0003	Gympie Road LAWNTON SRM Upgrade 900mm 14m	Pipelines (large >300mm)	20/21	\$37,000
MDW-SRM-U-0004	Peter Street STRATHPINE SRM Upgrade 450mm 1m	Pipelines (large >300mm)	20/21	\$3,000
MDW-SRM-U-0005	Beaufort Street STRATHPINE SRM Upgrade 800mm 9m	Pipelines (large >300mm)	20/21	\$18,000
MDW-STP-U-0001	MURRUMBA DOWNS STP Stage 3 Augmentation	Sewage Treatment Plant Upgrades	22/23	\$89,667,070
MDW-STP-U-0002	MURRUMBA DOWNS STP -Upgrade Stage 2 (4ML/d)	Sewage Treatment Plant Upgrades	21/22	\$52,000,000

Project ID	Project Title	Asset Class	Year	Establishment Cost
MDW-STP-U-0003	MURRUMBA DOWNS STP Upgrade NEW STP STRATEGY		32/33	\$65,000,000
NAM-SGM-N-0005	Farrell Street YANDINA Gravity Main New 225mm	Pipelines (small)	21/22	\$371,093
NAM-SGM-N-0010	Bli Bli Road NAMBOUR 750mm Gravity Main Raise Manholes	Emergency Storages & Overflow Structures	26/27	\$25,000
NAM-SGM-U-0003	Railway St YANDINA Gravity Sewer Upgrade 375mm	Pipelines (large >300mm)	21/22	\$151,295
NAM-SGM-U-0004	Pioneer Road YANDINA Gravity Main Upgrade 375mm	Pipelines (large >300mm)	21/22	\$651,257
NAM-SGM-U-0005	Railway St YANDINA Gravity Sewer Upgrade 300mm	Pipelines (small)	20/21	\$30,416
NAM-SGM-U-0007	Chevallum Road PALMWOODS Trunk Sewerage Gravity Main Upgrade	Pipelines (large >300mm)	21/22	\$1,000,000
NAM-SPS-U-0001	Park Vista Crt BURNSIDE Upgrade SPS-NAM157	Pump Stations & Valve Pits	26/27	\$213,300
NAM-SPS-U-0002	Napier Road, EUMUNDI, Pump Station Upgrade SPS-EUM146	Pump Stations & Valve Pits	20/21	\$2,612,000
NAM-SPS-U-0002	Napier Road, EUMUNDI, Pump Station Upgrade SPS-EUM146	Pump Stations & Valve Pits	20/21	\$2,612,000
NAM-SPS-U-0003	Memorial Dr EUMUNDI Pump Station Upgrade SPS-EUM147	Pump Stations & Valve Pits	23/24	\$248,000
NAM-SPS-U-0004	Old Bruce Hwy YANDINA Pump Station Upgrade SPS-YND168	Pump Stations & Valve Pits	21/22	\$0
NAM-SPS-U-0005	Central Park Drive YANDINA Pump Station Upgrade SPS-YND164	Pump Stations & Valve Pits	22/23	\$164,000
NAM-SPS-U-0006	Conn street YANDINA Pump Station Upgrade SPS-YND162	Pump Stations & Valve Pits	21/22	\$310,579
NAM-SPS-U-0007	Paulger Falt Road YANDINA Pump Station Upgrade SPS-YND167	Pump Stations & Valve Pits	21/22	\$0
NAM-SRM-N-0003	Napier Road EUMUNDI Upgrade Sewage transport system Stage 2	Rising Mains	27/28	\$1,340,000
NOH-SEI-U-0001	Eenie Creek Road NOOSAVILLE SPS-NVL037 Vac Pod Telemetry Upgrade	Pump Stations & Valve Pits	20/21	\$460,000
NOH-SEI-U-0002	Mahogany Drive MARCUS BEACH SPS-MPG012 Vac Pod Telemetry Upgrade	Pump Stations & Valve Pits	20/21	\$20,000
NOH-SGM-U-0002	Goodchap Street TEWANTIN SGM Upgrade 300mm	Pipelines (small)	19/20	\$1,568,000
NOH-SPS-U-0004	Cooyar Street NOOSA HEADS SPS NHD013 Upgrade	M&E Network	18/19	\$490,000
NOH-SPS-U-0004	Cooyar Street NOOSA HEADS SPS NHD013 Upgrade	M&E Network	18/19	\$490,000

Project ID	Project Title	Asset Class	Year	Establishment Cost
NOH-SPS-U-0005	Grasstree Court SUNRISE BEACH SPS SSB019 Upgrade	M&E Network	20/21	\$44,406
NOH-SPS-U-0008	David Low Way Castaways Beach SPS SSB001 Upgrade Pumps	Pump Stations & Valve Pits	19/20	\$907,000
RED-SES-N-0009	Woodcliffe Cr WOODY POINT Storage NewEMS10X (55kL)	Emergency Storages & Overflow Structures	20/21	\$662,138
RED-SES-N-0011	Reef Point Espl SCARBOROUGH NEW ES SPS-RED001	Emergency Storages & Overflow Structures	21/22	\$539,332
RED-SES-N-0012	Grant St REDCLIFFE New ES at SPS-RED004	Emergency Storages & Overflow Structures	29/30	\$277,950
RED-SES-N-0013	Humpybong Esplanade REDCLIFFE Storage New EMS-05X (350kL)	Emergency Storages & Overflow Structures	UNK	\$0
RED-SES-N-0014	Sykes Street CLONTARF SES New EMS16X (100KL)	Emergency Storages & Overflow Structures	25/26	\$515,755
RED-SGM-N-0006	Emergency Storage EMS-07X (150kL)	Emergency Storages & Overflow Structures	19/20	\$50,001
RED-SGM-U-0004	Nottingham St KIPPA RING Upgrade Gravity Main MWHGM-12	Pipelines (large >300mm)	30/31	\$1,197,384
RED-SGM-U-0006	Hercules Rd KIPPA-RING Upgrade Gravity Main MWHGM-5	Pipelines (large >300mm)	25/26	\$6,800,000
RED-SGM-U-0007	Anzac Ave KIPPA-RING Upgrade Gravity main MWHGM-14	Pipelines (large >300mm)	30/31	\$685,825
RED-SGM-U-0008	Sykes Street CLONTARF Upgrade Gravity Main MWHGM-6	Pipelines (small)	30/31	\$10,000
RED-SGM-U-0009	Grant St REDCLIFFE Upgrade Gravity Main MWHGM-7	Pipelines (small)	30/31	\$14,332
RED-SGM-U-0010	View St WOODY POINT Upgrade Gravity Main MWHGM-8	Pipelines (small)	30/31	\$66,880
RED-SGM-U-0011	Hawthorne Street WOODY POINT Upgrade Gravity Main MWHGM-9	Pipelines (large >300mm)	30/31	\$224,105
RED-SPS-U-0011	Nathan Rd KIPPA-RING Upgrade SPS-RED003	Pump Stations & Valve Pits	29/30	\$73,579
RED-SPS-U-0012	McGahey St REDCLIFFE Upgrade SPS-RED023	Pump Stations & Valve Pits	29/30	\$77,048

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Project ID	Project Title	Asset Class	Year	Establishment Cost
RED-SPS-U-0013	Humpybong Espl REDCLIFFE Upgrade SPS-RED005	Pump Stations & Valve Pits	29/30	\$473,431
RED-SPS-U-0024	Hercules Road KIPPA RING SPS-RED019 Upgrade	Pump Stations & Valve Pits	21/22	\$100,000
RED-SRM-U-0003	Grice St CLONTARF Upgrade Rising Main 19X	Rising Mains	22/23	\$4,437,942
RED-SRM-U-0004	Oxley Ave REDCLIFFE Upgrade Rising Main RM0	Pump Stations & Valve Pits	27/28	\$4,416,490
RED-SRM-U-0005	Snook St CLONTARF Upgrade Rising Main	Rising Mains	29/30	\$153,972
RED-STP-U-0002	REDCLIFFE STP Rehabilitation Project (DBOM)	Sewage Treatment Plant Upgrades	22/23	\$15,192,976
RED-STP-U-0003	REDCLIFFE STP Upgrade - Future Stage	Sewage Treatment Plant Upgrades	24/25	\$103,000,000
RED-STP-U-0004	REDCLIFFE STP Sewage outfall - replacement	Sewage Treatment Plant Upgrades	17/18	\$1,772,400
SUN-SES-N-0001	Runway Dr MUDJIMBA SPS MDJ108 New Emergency Storage	Emergency Storages & Overflow Structures	31/32	\$96,951
SUN-SRM-N-0003	Lake View Dr TWIN WATERS SPS TWW178 Rising Main New 150mm	Rising Mains	UNK	\$0
WFD-STP-U-0002	WOODFORD STP Upgrade - Future Stage	Sewage Treatment Plant Upgrades	24/25	\$12,000,000
WFD-SPS-N-0001	Windsor Road WOODFORD new sewage pumping station	Pump Stations & Valve Pits	TBC	TBD
WFD-SRM-N-0001	Windsor Road WOODFORD new xxx mm sewerage rising main	Rising Mains	TBC	TBD

Attachment 1 Development Densities - Sunshine Coast Council area

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
EM&C	Environmental Management and Conservation Zone					0%	1	1
OS	Open Space Zone					0%	1	1
SCCCFCCC	Community Facilities Zone - Child Care Centre		0%	0		50%	1	1.4
SCCCFCU21-25m	Community Facilities Zone - Community Use 21-25m		0%	0		70%	5	1
SCCCFCU37.5m	Community Facilities Zone - Community Use 37.5m		0%	0		70%	10	1
SCCCFCU8.5-12m	Community Facilities Zone - Community Use 8.5-12m		0%	0		70%	2	1.1
SCCCFCWRES	Community Facilities Zone - Caloundra West Residential Community	73	0%	0	100%			0
SCCCFG8.5m	Community Facilities Zone - General 8.5m		0%	0		50%	2	0.87
SCCCFH25m	Community Facilities Zone - Hospital 25m		0%	0		70%	6	2.1
SCCCFH8.5-12m	Community Facilities Zone - Hospital 8.5-12m		0%	0		70%	2	2.1
SCCCFMAHMAHLPP-2	Community Facilities Zone - Mooloolaba / Alexandra Headland Local Plan (MAH LPP-2) (Mooloolaba Spit Government Uses) (8.5m)		0%	0		50%	2	1.46
SCCCFRFC	Community Facilities Zone - Residential Care Facility	73	0%	0	100%			0
SCCCFRFC14m	Community Facilities Zone - Residential Care Facility 14m	109	0%	0	100%			0
SCCCFRFC21m	Community Facilities Zone - Residential Care Facility 21m	182	0%	0	100%			0
SCCCFTP	Community Facilities Zone - Tourist Park	45	0%	0	100%			0
SCDDB8.5m	District Centre Zone - Buderim Local Plan (8.5m)	64	0%	0	100%	70%	1	2.09
SCDCC12m	District Centre Zone - Coolool Local Plan (12m)	109	0%	0	100%	70%	1	2.9
SCDCCW11m	District Centre Zone - Caloundra West Local Plan (11m)	64	0%	0	100%	70%	1	1.95
SCDCCW8.5m	District Centre Zone - Caloundra West Local Plan (8.5m)		0%	0		70%	1	2.09
SCDCKWAWLPP-1.2	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 21m	136	0%	0	100%	70%	2	2.09
SCDCKWAWLPP-1.3	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 8.5m	64	0%	0	100%	70%	1	2.09
SCDCKWAWLPP-1.4	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) (Lot 2 SP202887) (Kawana Shopping World) 21m	0	0%	0	100%	70%	2	1.68
SCDCKWAWLPP-1.5	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) fronting Bermagui Crescent 21m	136	0%	0	100%	70%	2	2.09
SCDCKWAWLPP-2.1	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 21m	136	0%	0	100%	70%	2	2.09
SCDCKWAWLPP-2.2	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 11m	64	0%	0	100%	70%	1	2.09
SCDCKWAWLPP-3	District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-3)	64	0%	0	100%	70%	1	1.73
SCDCM8.5m	District Centre Zone - Maleny Local Plan (8.5m)	64	0%	0	100%	70%	1	2.36
SCDCMAH12m	District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	91	0%	0	100%	70%	1	2.36
SCDCMAH18m	District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (18m)	91	0%	0	100%	70%	2	2.36
SCDCMAH25m	District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	182	0%	0	100%	70%	2	2.36
SCDCMAH37.5m	District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m)	364	0%	0	100%	70%	2	2.36
SCDCMAHSITE1 45m	District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 1) (45m)	455	0%	0	100%	70%	2	2.36
SCDCPW11m	District Centre Zone - Golden Beach/Pelican Waters (11m)	64	0%	0	100%	70%	1	2.09
SCCECB	Emerging Community Zone - Buderim Local Plan (lot 46 C31729)	4	30%	12500	0%	0%	2	1.96
SCCECCOLLPP1	Emerging Community Zone - Palmer Coolool Resort and The Coolool Res (COL LPP1)	50	30%	5000	50%	1%	1	0
SCCECCW	Emerging Community Zone - Caloundra West (within 800m of the proposed Aroona transit station - Figure 7.2.8A)	40	30%	1250	100%	0%	2	1.96
SCCECG8.5m	Emerging Community Zone - General 8.5m	20	30%	3000	0%	0%	2	1.1
SCCECPWSLA	Emerging Community Zone - Pelican Waters Southern Lakes Area	20	30%	3000	100%	0%	2	1.1
SCCHDR	High Density Residential Zone (not min frontage)	0	0%	0	0%			1.1
SCCHDR1.1	High Density Residential Zone (not min size)	73	0%	0	100%			1.1
SCCHDRB	High Density Residential Zone - Beerwah Local Plan	109	0%	0	100%			1.1
SCCHDR11m	High Density Residential Zone - Caloundra Local Plan (11m)	73	0%	0	100%			1.1
SCCHDR14m	High Density Residential Zone - Caloundra Local Plan (14m)	109	0%	0	100%			1.1
SCCHDR16m	High Density Residential Zone - Caloundra Local Plan (16m)	145	0%	0	100%			1.1
SCCHDR21m	High Density Residential Zone - Caloundra Local Plan (21m)	182	0%	0	100%			1.1
SCCHDR25m	High Density Residential Zone - Caloundra Local Plan (25m)	218	0%	0	100%			1.1
SCCHDRGBP11m	High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (11m)	73	0%	0	100%			1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SCCHDRGBP14m	High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (14m)	109	0%	0	100%			1.1
SCCHDRGBP16m	High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (16m)	145	0%	0	100%			1.1
SCCHDRKW11m	High Density Residential Zone - Kawana Waters Local Plan (11m)	73	0%	0	100%			1.1
SCCHDRKW30m	High Density Residential Zone - Kawana Waters Local Plan (30m)	291	0%	0	100%			1.1
SCCHDRKWKAWLPP4a11m	High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (11m))	73	0%	0	100%			1.1
SCCHDRKWKAWLPP4a21m	High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (21m))	182	0%	0	100%			1.1
SCCHDRKWKAWLPP4c	High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c)	218	0%	0	100%			1.1
SCCHDRM12m	High Density Residential Zone - Maroochydore Local Plan (12m)	109	0%	0	100%			1.1
SCCHDRM14m	High Density Residential Zone - Maroochydore Local Plan (14m)	109	0%	0	100%			1.1
SCCHDRM25m	High Density Residential Zone - Maroochydore Local Plan (25m)	218	0%	0	100%			1.1
SCCHDRM25mMXD	High Density Residential Zone - Maroochydore Local Plan (25m) (mixed use allowing office in MAR LPP-2)	182	0%	0	100%	40%	1	1.1
SCCHDRM37.5m	High Density Residential Zone - Maroochydore Local Plan (37.5m)	364	0%	0	100%			1.1
SCCHDRMAH12m	High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	109	0%	0	100%			1.1
SCCHDRMAH15m	High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (15m)	145	0%	0	100%			1.1
SCCHDRMAH18m	High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (18m)	145	0%	0	100%			1.1
SCCHDRMAH25m	High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	218	0%	0	100%			1.1
SCCHDRMAH30m	High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (30m)	291	0%	0	100%			1.1
SCCHDRMLPP1	High Density Residential Zone - Maroochydore Local Plan (LPP1)	0			0%			1.1
SCCHIIC	High Impact Industry Zone - Coolool Local Plan		15%	20000		60%	1	1.1
SCCHIICWSCIP	High Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park)		15%	25000		60%	1	1.1
SCCHIIN	High Impact Industry Zone - Nambour Local Plan		15%	20000		60%	1	1.1
SCCHIIY	High Impact Industry Zone - Yandina Local Plan		15%	20000		60%	1	1.1
SCCLCBB	Local Centre Zone - Bli Bli Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCBEERB	Local Centre Zone - Beerburum Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCBEERW	Local Centre Zone - Beerwah Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCBR	Local Centre Zone - Blackall Range Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCC12m	Local Centre Zone - Coolool Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCC8.5&11m	Local Centre Zone - Caloundra Local Plan 8.5&11m	64	0%	0	100%	70%	1	1.1
SCCLCEUDL	Local Centre Zone - Eudlo Local Plan	45	0%	0	100%	50%	1	1.1
SCCLCEUM	Local Centre Zone - Eumundi Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCFG	Local Centre Zone - Forest Glen Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCG8.5m	Local Centre Zone - General 8.5m	64	0%	0	100%	70%	1	1.1
SCCLCGB11m	Local Centre Zone - Golden Beach Local Plan 11m	64	0%	0	100%	70%	1	1.1
SCCLCK	Local Centre Zone - Kenilworth Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCKW11m	Local Centre Zone - Kawana Waters Local Plan 11m	64	0%	0	100%	70%	1	1.1
SCCLCM12m	Local Centre Zone - Maroochydore Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCM25m	Local Centre Zone - Maroochydore Local Plan 25m	182	0%	0	100%	70%	2	1.1
SCCLCM8.5m	Local Centre Zone - Maroochydore Local Plan (along Maroochydore Road) 8.5m	64	0%	0	100%			1.1
SCCLCMAH12m	Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCMAH18m	Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 18m	91	0%	0	100%	70%	2	1.1
SCCLCMNS12m	Local Centre Zone - Maroochy North Shore Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCN12m	Local Centre Zone - Nambour Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCNAMLPP-4 8.5m	Local Centre Zone - Nambour Local Plan (NAM LPP-4 (Nambour Health Hub) 8.5	64	0%	0	100%	70%	1	1.1
SCCLCP12m	Local Centre Zone - Palmwoods Local Plan 12m	64	0%	0	100%	70%	1	1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SCCLCPS12m	Local Centre Zone - Peregian South Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCSD01	Local Centre Zone - Sippy Downs Local Plan (Chancellor Park West)	91	0%	0	100%	70%	2	1.1
SCCLCSD02	Local Centre Zone - Sippy Downs Local Plan	64	0%	0	100%	70%	1	1.1
SCCLCW12m	Local Centre Zone - Woombye Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCY	Local Centre Zone - Yandina Local Plan	64	0%	0	100%	70%	1	1.1
SCCLDG8.5m	Limited Development Zone - General 8.5m	0			0%			1.1
SCCLDR	Low Density Residential Zone (not min frontage)	0	0%	3000	0%			1.1
SCCLDR1.1	Low Density Residential Zone - areas other than LDR-1 (Protected Housing Area) and on lots at least 800sqm, does not adjoin another dual occupancy and not on a slope over 15%	25	30%	4000	100%			1.1
SCCLDR1.2	Low Density Residential Zone (min frontage, not min size)	0	0%	3000	0%			1.1
SCCLDRBB	Low Density Residential Zone - Bli Bli Local Plan	17	30%	3500	0%			1.1
SCCLDRBEER	Low Density Residential Zone - Beerburum Local Plan	7	30%	7500	0%			1.1
SCCLDRBR	Low Density Residential Zone - Blackall Range Local Plan	5	30%	10000	0%			1.1
SCCLDRBUD	Low Density Residential Zone - Buderim Local Plan	17	30%	3500	0%			1.1
SCCLDRBUDLPP1	Low Density Residential Zone - Buderim Local Plan (Precinct BUD LPP-1)	0			0%			1.1
SCCLDRCCALLPP4	Low Density Residential Zone - Caloundra Local Plan (Precinct CAL LPP-4) (Moffat Beach/Shelley Beach)	17	30%	3500	0%			1.1
SCCLDRCOOL	Low Density Residential Zone - Coolool Local Plan (135 Yandina Coolool Rd, Lot26RP80884)	20	0%	0	100%	50%	1	1.1
SCCLDRCWCALLPP1	Low Density Residential Zone - Caloundra West Local Plan (Precinct CAL LPP-1) (lots fronting discovery drive, homestead drive and manor court)	0			0%			1.1
SCCLDREUD	Low Density Residential Zone - Eudlo Local Plan	5	30%	10000	0%			1.1
SCCLDREUM	Low Density Residential Zone - Eumundi Local Plan	16	30%	3500	0%			1.1
SCCLDRG8.5	Low Density Residential Zone - General (8.5m)	16	30%	3000	0%			1.1
SCCLDRGHM	Low Density Residential Zone - Glass House Mountains Local Plan	16	30%	3000	0%			1.1
SCCLDRK	Low Density Residential Zone - Kenilworth Local Plan	16	30%	4000	0%			1.1
SCCLDRLLANLPP1	Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-1)	13	30%	3750	0%			1.1
SCCLDRLLANLPP2.1	Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2) on land between Toorbul St - Forestdale Rd	10	30%	5000	0%			1.1
SCCLDRLLANLPP2.2	Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2)	16	30%	3250	0%			1.1
SCCLDRMAL	Low Density Residential Zone - Maleny Local Plan	16	30%	4000	0%			1.1
SCCLDRMMALLPP2	Low Density Residential Zone - Maleny Local Plan (Precinct MAL LPP-2)	8	30%	6000	0%			1.1
SCCLDRMMARLPP3	Low Density Residential Zone - Maroochydore Local Plan (Precinct MAR LPP-3) Maud St/Sugar Rd	16	30%	3000	100%	40%	1	1.1
SCCLDRMOOL	Low Density Residential Zone - Mooloolah Local Plan	16	30%	5000	0%			1.1
SCCLDRP	Low Density Residential Zone - Palmwoods Local Plan	16	30%	4000	0%			1.1
SCCLDRW	Low Density Residential Zone - Woombye Local Plan	16	30%	4000	0%			1.1
SCCLDRY	Low Density Residential Zone - Yandina Local Plan	16	30%	3500	0%			1.1
SCCLIIG8.5m	Low Impact Industry Zone - General 8.5m		25%	5000		60%	1	1.1
SCCLIIGCAL1.1	Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach)		25%	5000		60%	1	1.1
SCCLIIGCAL1.2	Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach) (within 20m of a low density residential zone)		25%	5000		60%	1	1.1
SCCLIIGFG	Low Impact Industry Zone - Forest Glen Local Plan		25%	20000		60%	1	1.1
SCCLIIGM	Low Impact Industry Zone - Maroochydore Local Plan		25%	5000		60%	1	1.1
SCCLIIGN	Low Impact Industry Zone - Nambour Local Plan		25%	5000		60%	1	1.1
SCCLIIGY12m	Low Impact Industry Zone - Yandina Local Plan (12m)		25%	5000		60%	1	1.1
SCCMCB11m	Major Centre Zone - Beerwah Local Plan (11m)	64	0%	0	100%	70%	1	1.1
SCCMCB14m	Major Centre Zone - Beerwah Local Plan (14m)	109	0%	0	100%	70%	1	1.1
SCCMCB8.5m	Major Centre Zone - Beerwah Local Plan (8.5m)	64	0%	0	100%	1%	1	1.1
SCCMCCC11m	Major Centre Zone - Caloundra Local Plan 11	45	0%	0	100%	70%	1	1.1
SCCMCCC14m	Major Centre Zone - Caloundra Local Plan 14m	91	0%	0	100%	70%	1	1.1
SCCMCCC16m	Major Centre Zone - Caloundra Local Plan 16m	91	0%	0	100%	70%	2	1.1
SCCMCCC18m	Major Centre Zone - Caloundra Local Plan 18m	91	0%	0	100%	70%	2	1.1
SCCMCCC8.5m	Major Centre Zone - Caloundra Local Plan 8.5m	45	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-1 11m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 11m	64	0%	0	100%	70%	1	1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SCCMCCCALLPP-1 14m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 13m	109	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-1 16m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 16m	91	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-1 18m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 18m	91	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-1 21m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 21m	136	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-1 25m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-1) 25m	182	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-2 14m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-2) 14m	109	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-2 8.5m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-2) 8.5m	64	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-3 11m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-3) 11m	64	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-3 13m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-3) 13m	109	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-3 13m0.1	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-3) 13m (on sites located between West Terrace, Mayes Avenue, Second Avenue and Oval Avenue)		0%	0		70%	3	1.1
SCCMCCCALLPP-3 13m0.2	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-3) 13m (on sites located between Oval Avenue and Olm Street)	109	0%	0	100%	70%	1	1.1
SCCMCCCALLPP-5 30m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-5) 30m	364	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-6 16m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-6) 16m	91	0%	0	100%	2%	2	1.1
SCCMCCCALLPP-6 18m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-6) 18m	91	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-6 21m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-6) 21m	136	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-6 25m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-6) 25m	182	0%	0	100%	70%	2	1.1
SCCMCCCALLPP-7 21m	Major Centre Zone - Caloundra Local Plan (Precinct CAL LPP-7) 21m	136	0%	0	100%	70%	2	1.1
SCCMCCSITE1	Major Centre Zone - Caloundra Local Plan (Key Site 1) Kronks Motel	91	0%	0	100%	70%	4	1.1
SCCMCCSITE2	Major Centre Zone - Caloundra Local Plan (Key Site 2) Stockland Shopping Centre		0%	0		70%	3	1.1
SCCMCCSITE3	Major Centre Zone - Caloundra Local Plan (Key Site 3) Caloundra RSL Club	91	0%	0	100%	70%	4	1.1
SCCMCN15m	Major Centre Zone - Nambour Local Plan (15m)	91	0%	0	100%	70%	2	1.1
SCCMCN25m	Major Centre Zone - Nambour Local Plan (25m)	182	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-1 15m	Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(15m)	91	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-1 25m	Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(25m)	182	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-2 15m	Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(15m)	91	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-2 25m	Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(25m)	182	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-3 12m	Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (12m)	109	0%	0	100%	70%	1	1.1
SCCMCNAMLPP-3 15m	Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (15m)	91	0%	0	100%	70%	2	1.1
SCCMCNAMLPP-3 25m	Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (25m)	182	0%	0	100%	70%	2	1.1
SCCMDR	Medium Density Residential Zone (not min frontage)	0	0%	0	0%			1.1
SCCMDR1.1	Medium Density Residential Zone (not min size)	73	0%	0	100%			1.1
SCCMDRCAL11m	Medium Density Residential Zone - Caloundra Local Plan (11m)	73	0%	0	100%			1.1
SCCMDRCOO12m	Medium Density Residential Zone - Coolool Local Plan (12m)	109	0%	0	100%			1.1
SCCMDRCOO16m	Medium Density Residential Zone - Coolool Local Plan (16m)	145	0%	0	100%			1.1
SCCMDRCW	Medium Density Residential Zone - Caloundra West (zone within 800m of proposed Aroona transit station- Figure 7.2.8A (25-50 dwells/ha)	50	0%	0	100%			1.1
SCCMDRFGRES	Medium Density Residential Zone - Forest Glen Local Plan (Retirement Village) (Lot 1 RP213264, Lot 1 RP28272 and Lot 1 RP28168)	45	0%	0	100%			1.1
SCCMDRG8.5	Medium Density Residential Zone - General (8.5m)	73	0%	0	100%			1.1
SCCMDRGB11m	Medium Density Residential Zone - Golden Beach (11m)	73	0%	0	100%			1.1
SCCMDRGB14m	Medium Density Residential Zone - Golden Beach (14m)	109	0%	0	100%			1.1
SCCMDRKW11m	Medium Density Residential Zone - Kawana Waters Local Plan (11m)	73	0%	0	100%			1.1
SCCMDRKWKAWLPP5	Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-5)	73	0%	0	100%			1.1
SCCMDRKWKAWLPP6	Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-6)	73	0%	0	100%			1.1
SCCMDRL	Medium Density Residential Zone - Landsborough Local Plan	73	0%	0	100%			1.1
SCCMDRM	Medium Density Residential Zone - Maleny Local Plan max 20dwell/ha	20	0%	0	0%			1.1
SCCMDRM12m	Medium Density Residential Zone - Maroochydore Local Plan (12m)	109	0%	0	100%			1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SCCMDRM25m	Medium Density Residential Zone - Maroochy Local Plan (25m)	218	0%	0	100%			1.1
SCCMDRMAH12m	Medium Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	109	0%	0	100%			1.1
SCCMDRMNS12&13m	Medium Density Residential Zone - Maroochy North Shore Local Plan (12&13m)	73	0%	0	100%			1.1
SCCMDRMNSRES	Medium Density Residential Zone - Maroochy North Shore Local Plan (Retirement Village) (Lot 5 SP217624)	45	0%	0	100%			1.1
SCCMDRMRV	Medium Density Residential Zone - Maleny Local Plan (Retirement Village and Residential Care) (Lot 2 SP115563)	45	0%	0	100%			1.1
SCCMDRSD12m	Medium Density Residential Zone - Sippy Downs Local Plan (12m)	109	0%	0	100%			1.1
SCCMDRSD15m	Medium Density Residential Zone - Sippy Downs Local Plan (15m)	145	0%	0	100%			1.1
SCCMIIB	Medium Impact Industry Zone - Beerwah Local Plan		20%	7500		60%	1	1.1
SCCMIIC11m	Medium Impact Industry Zone - Caloundra Local Plan (11m)		20%	7500		60%	1	1.1
SCCMIICWSCIP	Medium Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park)		20%	12500		60%	1	1.1
SCCMIIKP	Medium Impact Industry Zone - Kunda Park Local Plan		20%	7500		60%	1	1.1
SCCMIIKW	Medium Impact Industry Zone - Kawana Waters Local Plan		20%	7500		60%	1	1.1
SCCMIIL	Medium Impact Industry Zone - Landsborough Shore Local Plan		20%	7500		60%	1	1.1
SCCMIIM	Medium Impact Industry Zone - Maroochy Local Plan		20%	7500		60%	1	1.1
SCCMIIMNS	Medium Impact Industry Zone - Maroochy North Shore Local Plan		20%	7500		60%	1	1.1
SCCMIIN	Medium Impact Industry Zone - Nambour Local Plan		20%	7500		60%	1	1.1
SCCMIIP	Medium Impact Industry Zone - Palmwoods Local Plan		20%	7500		60%	1	1.1
SCCMIIY12m	Medium Impact Industry Zone - Yandina Local Plan (12m)		20%	7500		60%	1	1.1
SCCMIIY15m	Medium Impact Industry Zone - Yandina Local Plan (15m)		20%	7500		60%	1	1.1
SCCNZ	No Zone					0%	1	1.1
SCCR	Rural Zone (not min frontage)	0	30%	5000000	0%			1.1
SCCRG8.5m	Rural Zone - General 8.5m	0.1	0%	0	0%			1.1
SCCRR	Rural Residential Zone (not min frontage)	0	30%	20000	0%			1.1
SCCRRB	Rural Residential Zone - Beerwah Local Plan	4	15%	12500	0%			1.1
SCCRRBR	Rural Residential Zone - Blackall Range Local Plan	0.5	15%	100000	0%			1.1
SCCRRG8.5m	Rural Residential Zone - General (where outside a rural residential growth management boundary and not mentioned in a local plan) 8.5m	0	0%	0	0%			1.1
SCCRRGMB8.5m	Rural Residential Zone - General (where within the rural residential growth management boundary) 8.5m	1	15%	100000	0%			1.1
SCCRRGH	Rural Residential Zone - Glass House Mountains Local Plan (>5000m)	4	15%	12500	0%			1.1
SCCRRK	Rural Residential Zone - Kenilworth Local Plan	1.3	15%	40000	0%			1.1
SCCRRM	Rural Residential Zone - Mooloolah Local Plan	2.5	15%	20000	0%			1.1
SCCRRMMALLPP-3	Rural Residential Zone - Maleny Local Plan (Precinct MAL LPP-3)	2	15%	25000	0%			1.1
SCCRRMMALLPP-4	Rural Residential Zone - Maleny Local Plan (Precinct MAL LPP-4)	2	15%	25000	0%			1.1
SCCSCB11m	Specialised Centre Zone - Beerwah Local Plan (11m)		0%	0		70%	1	1.1
SCCSCB8.5m	Specialised Centre Zone - Beerwah Local Plan (8.5m)		0%	0		70%	1	1.1
SCCSCC8.5&11m	Specialised Centre Zone - Caloundra Local Plan (8.5&11m)		0%	0		70%	1	1.1
SCCSCCW11m	Specialised Centre Zone - Caloundra West Local Plan (11m)		0%	0		70%	1	1.1
SCCSCKW11&15m	Specialised Centre Zone - Kawana Waters Local Plan (11&15m)		0%	0		70%	1	1.1
SCCSCCL8.5m	Specialised Centre Zone - Landsborough Local Plan (8.5m)		0%	0		70%	1	1.1
SCCSCM8.5&12m	Specialised Centre Zone - Maroochy/Kuluin Local Plan (8.5&12m)		0%	0		70%	1	1.1
SCCSCN12m	Specialised Centre Zone - Nambour Local Plan (12m)		0%	0		70%	1	1.1
SCCSCN8.5m	Specialised Centre Zone - Nambour Local Plan (8.5m)		0%	0		70%	1	1.1
SCCSCSD	Specialised Centre Zone - Sippy Downs Local Plan (no growth)					0%	1	1.1
SCC SRCW	Sport and Recreation Zone - Caloundra West (Lot 200 SP189338) Corbould Park Racecourse					0%	1	1.1
SCCSR8.5m	Sport and Recreation Zone - General 8.5m					0%	1	1.1
SCCTA	Tourist Accommodation Zone (not min frontage)	0	0%	0	0%			1.1
SCCTA1.1	Tourist Accommodation Zone (not min size)	64	0%	0	100%	70%	1	1.1
SCCTACAL11m	Tourist Accommodation Zone - Caloundra Local Plan (11m)	64	0%	0	100%	70%	1	1.1
SCCTACAL16m	Tourist Accommodation Zone - Caloundra Local Plan (16m)	155	0%	0	100%	70%	1	1.1
SCCTACAL21m	Tourist Accommodation Zone - Caloundra Local Plan (21m)	200	0%	0	100%	70%	1	1.1
SCCTACAL8.5m	Tourist Accommodation Zone - Caloundra Local Plan (8.5m)	64	0%	0	0%	70%	1	1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SCCTACALLPP-7 14m	Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPP-7) 14m Bulcock Beach Hospitality Area	109	0%	0	100%	70%	1	1.1
SCCTACALLPP-7 15m	Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPP-7) 15m Bulcock Beach Hospitality Area	155	0%	0	100%	70%	1	1.1
SCCTACALLPP-7 21m	Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPP-7) 21m Bulcock Beach Hospitality Area	200	0%	0	100%	70%	1	1.1
SCCTACALLPP-8 16m	Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPP-8) 16m Kings Beach Hospitality Area	155	0%	0	100%	70%	1	1.1
SCCTACALSITE4	Tourist Accommodation Zone - Caloundra Local Plan (Key Site 4) Kings Beach Tavern 25m	173	0%	0	100%	50%	1	1.1
SCCTACALSITE5.2	Tourist Accommodation Zone - Caloundra Local Plan (Key Site 5) (Lot 230 RP43053 Lots 0 and 1-4 BUP3932, Lots 0 and 1-6 BUP133 and Lot 230 RP43053) Kings Beach Shops 19m	173	0%	0	100%	70%	1	1.1
SCCTACALSITE5.3	Tourist Accommodation Zone - Caloundra Local Plan (Key Site 5) Kings Beach Shops 16m	136	0%	0	100%	70%	1	1.1
SCCTACALSITE6.1	Tourist Accommodation Zone - Caloundra Local Plan (Key Site 6) Golden Beach Oaks Oasis Resort 21m	200	0%	0	100%	70%	1	1.1
SCCTACALSITE6.2	Tourist Accommodation Zone - Caloundra Local Plan (Lot 1 RP106064) 15m	127	0%	0	100%	70%	1	1.1
SCCTACOO12m	Tourist Accommodation Zone - Coolool Local Plan (12m)	109	0%	0	100%	70%	1	1.1
SCCTAG	Tourism Area Zone					0%	1	1.1
SCCTAGBPW16m	Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan(16m)	155	0%	0	100%	70%	1	1.1
SCCTAGBPW30m	Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan (30m)	336	0%	0	100%	70%	1	1.1
SCCTAKW11m	Tourist Accommodation Zone - Kawana Waters Local Plan (11m)	64	0%	0	100%	70%	1	1.1
SCCTAKWKAWLPP-4b	Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4b)	200	0%	0	100%	70%	1	1.1
SCCTAKWKAWLPP-4c	Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c)	200	0%	0	100%	70%	1	1.1
SCCTAM12m	Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (12m)	109	0%	0	100%	70%	1	1.1
SCCTAM25m	Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (25m)	245	0%	0	100%	70%	1	1.1
SCCTAM37.5m	Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (37.5m)	427	0%	0	100%	70%	1	1.1
SCCTAMAH12m	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (12m)	109	0%	0	100%	70%	1	1.1
SCCTAMAH15m	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (15m)	200	0%	0	100%	70%	1	1.1
SCCTAMAH25m	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (25m)	245	0%	0	100%	70%	1	1.1
SCCTAMAH37.5m	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m)	427	0%	0	100%	70%	1	1.1
SCCTAMAH37.5m SITE1	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) - 1 Mooloolaba Esplanade	427	0%	0	100%	70%	1	1.1
SCCTAMAHLPP-1 37.5m	Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) LPP-1 Mooloolaba Hospitality Area	427	0%	0	100%	70%	1	1.1
SCCTAMAHSITE2 12m	Tourism Area Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 2) (12m)					0%	1	1.1
SCCTAMNS12m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (12m)	109	0%	0	100%	70%	1	1.1
SCCTAMNS8.5m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (8.5m)	64	0%	0	100%	70%	1	1.1
SCCTAMNSLPP-3 12m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (12m)	109	0%	0	100%	70%	1	1.1
SCCTAMNSLPP-3 21m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (21m)	200	0%	0	100%	70%	1	1.1
SCCTAMNSLPP-3 25m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (25m)	245	0%	0	100%	70%	1	1.1
SCCTAMNSTWR12m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (12m)		30%	0		70%	2	1.1
SCCTAMNSTWR8.5m	Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (8.5m)		30%	0		70%	2	1.1
SCCWMI8.5m	Waterfront and Marine Industry Zone - General 8.5m		25%	5000		60%	2	1.1

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
SipSIDLPSP-1a	Sippy Downs Town Centre Core	182	0%	0	100%	70%	4	2.0
SipSIDLPSP-1b	Sippy Downs Business and Technology Sub-precinct	64	20%	7500	100%	70%	3	1.2
SipSIDLPSP-1c	Sippy Downs West Neighbourhood	182	30%	7500	100%	0%	0	0
PAC10SPP6	10.Sunshine Plaza Precinct (Master Plan Unit)					0	1	1.1
PAC2DDWP4	2. Dalton Drive West Precinct 4 storeys		0	0		70%	1	2.0
PAC2DDWP6	2. Dalton Drive West Precinct 6 storeys		0	0		70%	2	2.0
PAC3DDSP	3. Dalton Drive South Precinct	136	0	0	1	70%	1	1.6
PAC4ARP4	4. Aerodrome Road Precinct 4 storeys	136	0	0	1	70%	1	1.5
PAC4ARP6.2	4. Aerodrome Road Precinct 6 storeys (generally where not fronting first ave)	182	0	0	1	70%	2	1.5
PAC4ARP6FA	4. Aerodrome Road Precinct 6 storeys (fronting first ave)	182	0	0	1	70%	2	1.5
PAC5GP12	5. Government Precinct		0	0		53%	12	1.8
PAC6OSP12	6. Ocean Street Precinct	455	0	0	1	70%	2	2.0
PAC6OSP126a	6. Ocean Street Precinct 6a	455	0	0	1	70%	2	2.0
PAC7MNP3	7. Maroochydore North Precinct 3 storeys	91	0	0	1	70%	1	1.7
PAC7MNP4	7. Maroochydore North Precinct 4 storeys	136	0	0	1	70%	1	1.7
PAC7MNP6	7. Maroochydore North Precinct 6 storeys	182	0	0	1	70%	2	1.7
PAC8MBP4	8. Maroochy Boulevard Precinct 4 storeys	136	0	0	1	70%	1	1.7
PAC8MBP6PPN	8. Maroochy Boulevard Precinct 6 storeys (north of plaza parade)	136	0	0	1	70%	3	1.7
PAC8MBP6PPS	8. Maroochy Boulevard Precinct 6 storeys (south of plaza parade)	136	0	0	1	70%	3	1.7
PAC9PPP12	9. Plaza Parade Precinct (12 storey)	364	0	0	1	70%	4	1.7
PAC9PPP6	9. Plaza Parade Precinct (6 storey)	136	0	0	1	70%	3	1.7

Attachment 2 Development Densities - Noosa Shire Council area

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
NSAH	Attached Housing Zone (not min frontage)	0	0%	3000	0%	0%	0	0
NSAHCLM1.1	Attached Housing Zone - Cooroy & Lake Macdonald Locality	42	0%	0	100%	0%	0	0
NSAHCLM1.2	Attached Housing Zone - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	42	0%	0	100%	0%	0	0
NSAHEB1.1	Attached Housing Zone - Eastern Beaches Locality in Sunshine Beach	67	0%	0	100%	0%	0	0
NSAHEB1.2	Attached Housing Zone - Eastern Beaches Locality other than Sunshine Beach	42	0%	0	100%	0%	0	0
NSAHEB1.3	Attached Housing Zone - Eastern Beaches Locality (visitor hostel) (Lot 65 on RP130983)	133	0%	0	100%	0%	0	0
NSAHN1.1	Attached Housing Zone - Noosaville Locality (2 - storeys)	42	0%	0	100%	0%	0	0
NSAHN1.2	Attached Housing Zone - Noosaville Locality (3 - storeys) (frontage to nominated streets)	42	0%	0	100%	0%	0	0
NSAHN1.3	Attached Housing Zone - Noosaville Locality (visitor hostel) (lot 21 on RP815864)	133	0%	0	100%	0%	0	0
NSAHNH1.1	Attached Housing Zone - Noosa Heads Locality	67	0%	0	100%	0%	0	0
NSAHTD	Attached Housing Zone - Tewantin & Doonan Locality	42	0%	0	100%	0%	0	0
NSAHTD1.1	Attached Housing Zone - Tewantin & Doonan Locality (64, 66 and 68 Poinciana Avenue)	0	0%	0	0%	40%	2	1.1
NSBCCLM1.1	Business Centre Zone - Cooroy & Lake Macdonald Locality	42	0%	0	100%	40%	1	2.4
NSBCCLM1.2	Business Centre Zone - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	42	0%	0	100%	40%	1	2.4
NSBCN1.1	Business Centre Zone - Noosaville Locality General	0	0%	0	0%	40%	2	1.9
NSBCN1.2	Business Centre Zone - Noosaville Locality (visitor hostel) (Lots 3 & 4 on RP122928)	133	0%	0	100%	40%	1	3.4
NSBCN1.3	Business Centre Zone - Noosaville Locality (Mary / Thomas St precinct)	42	0%	0	100%	40%	1	1.1
NSBCNH	Business Centre Zone - Noosa Heads Locality	42	0%	0	100%	27%	1	2.6
NSBCTD1.1	Business Centre Zone - Tewantin & Doonan Locality	42	0%	0	100%	40%	1	2.5
NSBCTD1.2	Business Centre Zone - Tewantin & Doonan Locality (visitor hostel) (Lot 1 on RP845244 & Lot 3 on RP40197)	133	0%	0	100%	40%	1	3.4
NSCS	Community Services Zone	0	0%	0	0%	50%	1	1
NSCSND	Community Services Zone - No development	0	0%	0	0%	0%	1	1
NSDH	Detached Housing Zone (not min frontage)	0	0%	3000	0%	0%	0	0
NSDHBPKKC	Detached Housing Zone - Boreen Point, Kin Kin and Cootharaba Locality	5	30%	10000	0%	0%	0	0
NSDHC	Detached Housing Zone - Cooribah Locality	10	30%	5000	0%	0%	0	0
NSDHCLM1.1	Detached Housing Zone - Cooroy & Lake Macdonald Locality	17	30%	3000	0%	0%	0	0
NSDHCLM1.2	Detached Housing Zone - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	0	0%	0	0%	0%	0	0
NSDHEB1.1	Detached Housing Zone - Eastern Beaches Locality	17	30%	3000	0%	0%	0	0
NSDHEB1.2	Detached Housing Zone - Eastern Beaches Locality (visitor hostel) (Lot 163 on RP897370)	133	0%	3000	100%	0%	0	0
NSDHMRC1.1	Detached Housing Zone - Mary River Catchment Locality	5	30%	10000	0%	0%	0	0
NSDHMRC1.2	Detached Housing Zone - Mary River Catchment Locality (if connected to Council sewerage reticulation)	10	30%	5000	0%	0%	0	0
NSDHN1.1	Detached Housing Zone - Noosaville Locality	17	30%	3000	0%	0%	0	0
NSDHN1.2	Detached Housing Zone - Noosaville Locality (111, 135 & 143 Lake Weyba Drive; 10-30 Sail St (even nos.) and 29 Sail St, Noosaville)	10	30%	5000	0%	0%	0	0
NSDHNH	Detached Housing Zone - Noosa Heads Locality	17	30%	3000	0%	0%	0	0
NSDHNS	Detached Housing Zone - Noosa North Shore Locality	0	0%	0	0%	0%	0	0
NSDHTD1.1	Detached Housing Zone - Tewantin & Doonan Locality	17	30%	3000	0%	0%	0	0
NSDHTD1.2	Detached Housing Zone - Tewantin & Doonan Locality (lots gaining access via Noosa Banks Drive)	7	30%	7500	0%	0%	0	0

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
NSIBPKKC	Industry Zone - Boreen Point, Kin Kin and Cootharaba Locality	0	25%	5000	0%	60%	1	0.4
NSICLM	Industry Zone - Cooroy & Lake Macdonald Locality	0	25%	5000	0%	60%	1	0.4
NSIMRC	Industry Zone - Mary River Catchment Locality	0	25%	5000	0%	60%	1	0.4
NSIN1.1	Industry Zone - Noosaville Locality	0	25%	5000	0%	60%	1	0.4
NSIN1.2	Industry Zone - Noosaville Locality (any lot with frontage to Lionel Donovan Drive)	0	25%	5000	0%	60%	1	0.4
NSNCC	Neighbourhood Centre Zone - Cooribah Locality	0	0%	0	0%	28%	2	2.2
NSNCEB	Neighbourhood Centre Zone - Eastern Beaches Locality	0	0%	0	0%	28%	2	2.2
NSNCN	Neighbourhood Centre Zone - Noosaville Locality	0	0%	0	0%	40%	2	2.4
NSNCNH	Neighbourhood Centre Zone - Noosa Heads Locality	0	0%	0	0%	32%	2	2.2
NSNCTD	Neighbourhood Centre Zone - Tewantin & Doonan Locality	0	0%	0	0%	40%	2	2.2
NSNZ	No zone	0	0%	0	0%	0%	0	0
NSOSC	Open Space Conservation	0	0%	0	0%	0%	1	0
NSOSR	Open Space Recreation Zone	0	0%	0	0%	0%	1	0
NSRBPKKC	Rural Zone - Boreen Point, Kin Kin and Cootharaba Locality	0	0%	0	0%	0%	0	0
NSRC	Rural Zone - Cooribah Locality	0.1	0%	0	0%	0%	0	0
NSRCLM1.1	Rural Zone - Cooroy & Lake Macdonald Locality	0.1	0%	0	0%	0%	0	0
NSRCLM1.2	Rural Zone - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	0	0%	0	0%	0%	0	0
NSRMRC	Rural Zone - Mary River Catchment Locality	0.1	0%	0	0%	0%	0	0
NSRN	Rural Zone - Noosaville Locality	0.1	0%	0	0%	0%	0	0
NSRS	Rural Settlement Zone (not min frontage)	0	30%	20000	0%	0%	0	0
NSRSBPKKC	Rural Settlement Zone - Boreen Point, Kin Kin and Cootharaba Locality	1	15%	50000	0%	0%	0	0
NSRSC	Rural Settlement Zone - Cooribah Locality	0.5	15%	100000	0%	0%	0	0
NSRSCLM1.1	Rural Settlement Zone - Cooroy & Lake Macdonald Locality	0.5	15%	100000	0%	0%	0	0
NSRSCLM1.2	Rural Settlement Zone - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	0	0%	0	0%	0%	0	0
NSRSEB	Rural Settlement Zone - Eastern Beaches Locality	0.5	15%	100000	0%	0%	0	0
NSRSMRC	Rural Settlement Zone - Mary River Catchment Locality	0.5	15%	100000	0%	0%	0	0
NSRSNNS	Rural Settlement Zone - Noosa North Shore Locality	0	0%	0	0%	0%	0	0
NSRSTD	Rural Settlement Zone - Tewantin & Doonan Locality	0.66	15%	75000	0%	0%	0	0
NSRTD	Rural Zone - Tewantin & Doonan Locality	0.1	0%	0	0%	0%	0	0
NSSAH	Semi-Attached Housing Zone (not min frontage)	0	30%	3000	0%	0%	0	0
NSSAHCLM1.1	Semi-Attached Housing - Cooroy & Lake Macdonald Locality	42	0%	0	100%	0%	0	0
NSSAHCLM1.2	Semi-Attached Housing - Cooroy & Lake Macdonald Locality (within Lake MacDonald Water Supply Catchment)	42	0%	0	100%	0%	0	0
NSSAHEB1.1	Semi-Attached Housing - Eastern Beaches Locality 500m2 - 599m2	33	0%	0	100%	0%	0	0
NSSAHEB1.2	Semi-Attached Housing - Eastern Beaches Locality >600m2	42	0%	0	100%	0%	0	0
NSSAHEB1.3	Semi-Attached Housing - Eastern Beaches Locality Lot 295 on RP883860, Lots 339-341 on RP48111, Lots 92-94 on RP94566, Lots 8, 9 & 10 on P9315 and Lot 76 on MCH2969	133	0%	0	100%	0%	0	0
NSSAHEB1.4	Semi-Attached Housing - Eastern Beaches Locality (215 David Low Way)	42	0%	0	100%	40%	1	1.1
NSSAHMRC1.1	Semi-Attached Housing - Mary River Catchment Locality	20	0%	0	100%	0%	0	0
NSSAHMRC1.2	Semi-Attached Housing - Mary River Catchment Locality (if connected to Council's sewerage reticulation)	20	0%	0	100%	0%	0	0
NSSAHN1.2	Semi-Attached Housing - Noosaville Locality >600m2	42	0%	0	100%	0%	0	0
NSSAHNH1.1	Semi-Attached Housing - Noosa Heads Locality 500m2 - 599m2	33	0%	0	100%	0%	0	0
NSSAHNH1.2	Semi-Attached Housing - Noosa Heads Locality >600m2	42	0%	0	100%	0%	0	0
NSSAHTD	Semi-Attached Housing - Tewantin & Doonan Locality	42	0%	0	100%	0%	0	0
NSSBCNB1B2	Shire Business Centre Zone - Noosaville Locality (Precinct B1-B2)	0	0%	0	0%	50%	1	2.2
NSSBCNB3	Shire Business Centre Zone - Noosaville Locality (Precinct B3)	0	0%	0	0%	80%	1	0.7
NSSBCNE1	Shire Business Centre Zone - Noosaville Locality (Precinct E1)	0	0%	0	0%	60%	1	1.1
NSSBCNE2	Shire Business Centre Zone - Noosaville Locality (Precinct E2)	0	0%	0	0%	60%	1	1.1
NSSBCNE3	Shire Business Centre Zone - Noosaville Locality (Precinct E3)	0	0%	0	0%	60%	1	1.1
NSSBCNE4E5	Shire Business Centre Zone - Noosaville Locality (Precinct E4-E5)	0	0%	0	0%	60%	1	0.9

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
NSSBCNE6	Shire Business Centre Zone - Noosaville Locality (Precinct E6)	0	0%	0	0%	60%	1	1.2
NSSBCNE7	Shire Business Centre Zone - Noosaville Locality (Precinct E7)	0	0%	0	0%	60%	1	1.1
NSSBCNRECMU	Shire Business Centre Zone - Noosaville Locality (precinct REC/MU)	0	0%	0	0%	0%	0	0
NSSBCNRES	Shire Business Centre Zone - Noosaville Locality (Precinct RES)	67	0%	0	100%	0%	0	0
NSVMBPKKC1.1	Village Mix Zone - Boreen Point, Kin Kin and Cootharaba Locality	10	0%	0	0%	50%	1	2.9
NSVMBPKKC1.2	Village Mix Zone - Boreen Point, Kin Kin and Cootharaba Locality (Lot 2 RP839106 or Lot 1 RP40395)	10	0%	0	0%	5%	1	4.7
NSVMBPKKC1.3	Village Mix Zone - Boreen Point, Kin Kin and Cootharaba Locality (Lot 18 RP59216)	10	0%	0	0%	0%	0	0
NSVMBPKKC1.4	Village Mix Zone - Boreen Point, Kin Kin and Cootharaba Locality (Lot 22 RP839106 (Laguna St Boreen Point))	1.4	0%	0	0%	50%	1	2.3
NSVMMRC1.1	Village Mix Zone - Mary River Catchment Locality	25	0%	0	0%	50%	1	2
NSVMMRC1.2	Village Mix Zone - Mary River Catchment Locality (Lot 1 RP68598)	25	0%	0	0%	50%	1	3.6
NSVMU	Visitor Mixed Use (not min frontage)	0	30%	3000	0%	0%	0	0
NSVMUEB1.1	Visitor Mixed Use - Eastern Beaches Locality	67	0%	0	100%	35%	1	3.1
NSVMUEB1.2	Visitor Mixed Use - Eastern Beaches Locality (75-77 P9311)	67	0%	0	100%	35%	1	3.1
NSVMUN	Visitor Mixed Use - Noosaville Locality	67	0%	0	100%	40%	1	3.1
NSVMUNH1.1	Visitor Mixed Use - Noosa Heads Locality (nth side of Hastings St)	117	0%	0	100%	45%	1	3.1
NSVMUNH1.2	Visitor Mixed Use - Noosa Heads Locality (sth side of Hastings St)	117	0%	0	100%	45%	1	3.1
NSVMUNNS1.1	Visitor Mixed Use - Noosa North Shore Locality	0	0%	0	0%	0%	0	0
NSVMUNNS1.2	Visitor Mixed Use - Noosa North Shore Locality (Lot 2 RP135678)	0	0%	0	0%	0%	0	0

Attachment 3 Development Densities – Moreton Bay Regional Council area

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m ²) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m ² GFA)
BurpengaryEastRetire	Burpengary East Local Planning Area Retirement	30	0%	0	100%			
CabCentre10 (39m)	Caboolture Centre Precinct (10 storeys) 39m	227	0%	0	100%	70%	5	1.6
CabCentre3 (12m)	Caboolture Centre Precinct (3 storeys) 12m	45	0%	0	100%	70%	2	1.6
CabCentre5 (21m)	Caboolture Centre Precinct (5 storeys) 21m	91	0%	0	100%	70%	3	1.6
CabCentre6 (27m)	Caboolture Centre Precinct (6 storeys) 27m	136	0%	0	100%	70%	3	1.6
CabWestBase	Caboolture West Local Plan Base Zone	0	0%	0	0%	0%	0	0
CabWestEntprandEmployGenIndArea3	Caboolture West Local Plan Enterprise and Employment Precinct - General Industry Sub Precinct Area 3		0%	0		60%	1	0.9
CabWestEntprandEmployLightIndArea3	Caboolture West Local Plan Enterprise and Employment Precinct - Light Industry Sub Precinct Area 3		0%	0		70%	1	0.5
CabWestEntprandEmploySpecCentreArea3	Caboolture West Local Plan Enterprise and Employment Precinct - Specialised Centre Sub Precinct Area 3		0%	0		60%	3	0.3
CabWestGreenNet	Caboolture West Local Plan Green Network Precinct	0	0%	0	0%	0%	0	0
CabWestOther	Caboolture West Local Plan Other	0	0%	0	0%	0%	0	0
CabWestRuralLiv	Caboolture West Local Plan Rural Living Precinct	3	0%	0	0%			0
CabWestTownCenCenCoreArea3	Caboolture West Local Plan Town Centre Precinct - Centre Core Sub Precinct Area 3	109	30%	5000	100%	60%	4	1.7
CabWestTownCenCivicArea3	Caboolture West Local Plan Town Centre Precinct - Civic Sub Precinct Area 3		0%	0		50%	5	1.1
CabWestTownCenLightIndArea3	Caboolture West Local Plan Town Centre Precinct - Light Industry Sub Precinct Area 3		0%	0		70%	1	0.7
CabWestTownCenMxdBusArea3	Caboolture West Local Plan Town Centre Precinct - Mixed Business Sub-Precinct Area 3	109	30%	5000	100%	60%	2	1
CabWestTownCenOpenSpaceArea3	Caboolture West Local Plan Town Centre Precinct - Open Space Sub Precinct Area 3		0%	0		10%	1	1.7
CabWestTownCenResNthArea3	Caboolture West Local Plan Town Centre Precinct - Residential North Sub-Precinct Area 3	182	30%	5000	100%	50%	1	3.5
CabWestTownCenResSthArea3	Caboolture West Local Plan Town Centre Precinct - Residential South Sub Precinct Area 3	91	30%	5000	100%	50%	1	3.5
CabWestTownCenSpecialisedCenArea3	Caboolture West Local Plan Town Centre Precinct - Specialised Centre Sub-Precinct Area 3		0%	0		60%	3	0.3
CabWestTownCenTeachArea3	Caboolture West Local Plan Town Centre Precinct - Teaching and Learning Sub Precinct Area 3		0%	0		50%	2	0.8
CabWestUrbLivHouseChoiceArea1	Caboolture West Local Plan Urban Living Precinct - Housing Choice (Area 1)	35	30%	3000	100%			0
CabWestUrbLivHouseChoiceArea2	Caboolture West Local Plan Urban Living Precinct - Housing Choice Area 2	35	30%	3000	100%			0
CabWestUrbLivHouseChoiceArea4	Caboolture West Local Plan Urban Living Precinct - Housing Choice Area 4	35	30%	3000	100%			0
CabWestUrbLivLightIndArea1	Caboolture West Local Plan Urban Living Precinct - Light Industry Sub Precinct Figure 7.2.3.5 Area 1		0%	0		70%	1	0.7
CabWestUrbLivLightIndArea4	Caboolture West Local Plan Urban Living Precinct - Light Industry Sub Precinct Figure 7.2.3.5 Area 4		0%	0		70%	1	0.7
CabWestUrbLivLocalCentreArea1	Caboolture West Local Plan Urban Living Precinct - Local Centre Area 1		0%	0		50%	1	1.5
CabWestUrbLivLocalCentreArea2	Caboolture West Local Plan Urban Living Precinct - Local Centre Area 2		0%	0		50%	1	1.5
CabWestUrbLivLocalCentreArea4	Caboolture West Local Plan Urban Living Precinct - Local Centre Area 4		0%	0		50%	1	1.5
CabWestUrbLivNeighHubArea1	Caboolture West Local Plan Urban Living Precinct - Neighbourhood Hub Area 1		0%	0		50%	1	2.5
CabWestUrbLivNeighHubArea2	Caboolture West Local Plan Urban Living Precinct - Neighbourhood Hub Area 2		0%	0		50%	1	2.5
CabWestUrbLivNeighHubArea3	Caboolture West Local Plan Urban Living Precinct - Neighbourhood Hub Area 3		0%	0		50%	1	2.5
CabWestUrbLivNeighHubArea4	Caboolture West Local Plan Urban Living Precinct - Neighbourhood Hub Area 4		0%	0		50%	1	2.5
CabWestUrbLivNxtGenArea1	Caboolture West Local Plan Urban Living Precinct - Next Generation Area 1	29	30%	3000	0%			0
CabWestUrbLivNxtGenArea2	Caboolture West Local Plan Urban Living Precinct - Next Generation Area 2	29	30%	3000	0%			0
CabWestUrbLivNxtGenArea4	Caboolture West Local Plan Urban Living Precinct - Next Generation Area 4	29	30%	3000	0%			0
CommFacAbbey1 (8.5m)	Community Facilities Abbey Precinct 8.5m	0	0%	0	0%	5%	2	0.9
CommFacAirfield12m	Community Facilities Airfield Precinct 12m							0.2
CommFacInfrasandUtilities	Community Facilities Infras and Utilities	0	0%	0	0%	0%	0	0.9
CommFacInfrasandUtilitiesMurrumbaDowns	Community Facilities Infrastructure and Utilities Precinct Murrumba Downs Figure 6.2.6.4.4	145	0%	0	100%	40%	1	2.8
CommFacLakeside	Community Facilities Lakeside Precinct	0	0%	0	0%	0%	0	1.2

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
CommFacSpecialUse	Community Facilities Special Use Precinct	0	0%	0	0%	0%	0	1.2
DistrictCentre3 (12m)	District Centre Precinct (3 storeys) 12m	45	0%	0	100%	70%	2	1.6
DistrictCentre4 (15m)	District Centre Precinct (4 storeys) 15m	91	0%	0	100%	70%	2	1.6
DistrictCentre5 (21m)	District Centre Precinct (5 storeys) 21m	91	0%	0	100%	70%	3	1.6
DistrictCentre6 (27m)	District Centre Precinct (6 storeys) 27m	91	0%	0	100%	70%	4	1.6
ElimbahEastResidential	Elimbah East Zoning change - Industrial to Residential	20	30%	2000	50%	70%	1	
ElimbahPGAHighDensityRes	Elimbah Potential Growth Area - High Density Residential	80	30%	5000	100%	60%	1	
ElimbahPGALowDensityRes	Elimbah Potential Growth Area - Low Density Residential	20	30%	2000	0%			
ElimbahPGAMediumDensityRes	Elimbah Potential Growth Area - Medium Density Residential	30	30%	2000	0%			
EnvManagementandConserv	Environ Management and Conservation Zone		0%	0		0%	0	0
ExtractiveInd	Extractive Industry Zone	0	0%	0	0%	0%	0	0
GenInd1	General Industry Precinct 15m (1 storey)		0%	0		60%	1	0.9
Interim8.5m	Interim Precinct 8.5m	25	30%	2000	0%			0
Kippa-RingStation	Redcliffe Kippa-Ring Station Precinct	0	0%	0	0%	0%	0	0
Kippa-RingVillage5	Redcliffe Kippa-Ring Village (5 storeys) 21m	136	0%	0	100%	70%	2	1.3
LightInd1	Light Industry Precinct 8.5m,12m and15m (1 storey)		0%	0		60%	1	0.5
LimDevHighRisk	XHigh Risk, High Risk, Redcliffe&Kippa Ltd Dev	0	0%	0	0%	0%	0	0
LocalCentre2	Local Centre Precinct (2 storeys) 8.5m	45	0%	0	100%	70%	1	1.6
LocalCentre3	Local Centre Precinct (3 storeys) 12m	45	0%	0	100%	70%	2	1.6
LocalCentre4	Local Centre Precinct (4 storeys) 15m	91	0%	0	100%	70%	2	1.6
LocalCentre5	Local Centre Precinct (5 storeys) 21m	91	0%	0	100%	70%	3	1.6
LocalCentre6	Local Centre Precinct (6 storeys) 27m	91	0%	0	100%	70%	4	1.6
MarineIndust1	Marine Industry Precinct 15m (1 storey)	0	0%	0	0%	60%	1	0.6
MorayBurpUrbanResEast	Morayfield Burpengary Local Planning Area Urban Residential East - Massland Group	25	30%	2000	0%			0
MorayBurpUrbanResNorth	Morayfield Burpengary Local Planning Area Urban Residential North - Trask Development Corporation & Fairmont Group	25	30%	2000	0%			0
MorayBurpUrbanResSouth	Morayfield Burpengary Local Planning Area Urban Residential South - Fairmont Group	25	30%	2000	0%			0
MorayBurpUrbanResSouthWest	Morayfield Burpengary Local Planning Area Urban Residential South West - Fairmont Group	25	30%	2000	0%			0
MorayBurpUrbanResWest	Morayfield Burpengary Local Planning Area Urban Residential West - Trask Development Corporation	25	30%	2000	0%			0
MorayfieldCentre4 (15m)	Morayfield Centre Precinct (4 storeys) 15m	91	0%	0	100%	70%	2	1.5
MxdIndandBus2	Mixed Industry and Business Precinct 15m(2storey)		0%	0		60%	2	0.6
NarangbaEastDistrict	Narangba East Local Planning Area District Centre	80	30%	5000	100%	60%	1	1.8
NarangbaEastHigh	Narangba East Local Planning Area High Density	80	30%	5000	100%	60%	1	1.8
NarangbaEastLow1	Narangba East Local Planning Area Low Density Residential1	25	30%	3000	0%			0
NarangbaEastLow2	Narangba East Local Planning Area Low Density Residential2	25	30%	3000	0%			0
NarangbaEastLow3	Narangba East Local Planning Area Low Density Residential3	25	30%	3000	0%			0
NarangbaEastLowInvestArea	Narangba East Local Plan Area Low Density Res Invest Area	20	30%	3000	0%			0
NarangbaEastLowMed1	Narangba East Local Planning Area Low-Medium Density Residential1	25	30%	2000	0%			0
NarangbaEastLowMed2	Narangba East Local Planning Area Low-Medium Density Residential2	25	30%	2000	0%			0
NarangbaEastMed	Narangba East Local Planning Area Medium Density Residential	40	30%	3000	100%			0
NorthLakes	North Lakes DCP	0	0%	0	0%	0%	0	0
NoZone	No Zone	0	0%	0	0%	0%	0	0
PetrieMillCentre5	Petrie Mill Centre Precinct (5 storeys) 21m	91	30%	0	100%	50%	2	1.4
PetrieMillCentre5University	Petrie Mill Centre Precinct (5 storeys) 21m (University site)	91	30%	0	100%	50%	1	1.4
OceanViewRuralRes	Proposed additional to SEQ Regional Plan Rural Living - Ocean View	3	30%	30000	0%			
JoynerUrbanFootprint	Proposed additional to SEQ Regional Plan Urban Footprint - Joyner	20	30%	2000	0%			
MorayfieldWestUrbanFootprint	Proposed additional to SEQ Regional Plan Urban Footprint - Morayfield West	20	30%	2000	0%			
RecandOpenSpace	Recreation and Open Space Zone 8.5m	0	0%	0	0%	0%	0	1.3
RedcliffeKippaHealth2	Redcliffe Kippa-Ring Health (2 storeys) 8.5m	55	0%	0	100%	60%	1	2.3
RedcliffeKippaHealth3	Redcliffe Kippa-Ring Health (3 storeys) 12m	55	0%	0	100%	60%	2	2.3
RedcliffeKippaHealth5	Redcliffe Kippa-Ring Health (5 storeys) 21m	55	0%	0	100%	60%	4	2.3
RedcliffeKippaLocalServ1	Redcliffe Kippa-Ring Local Serv (1 storey) 8.5m	0	0%	0	0%	60%	1	0.8
RedcliffeKippaLocalServ2	Redcliffe Kippa-Ring Local Serv (2 storeys) 12m	0	0%	0	0%	60%	2	0.8
RedcliffeKippInterim12m	Redcliffe Kippa-Ring Interim Res (3 storeys) 12m	145	0%	0	100%	70%	1	0

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
RedcliffeKippInterim12mBase	Redcliffe Kippa-Ring Interim Res 12m Base							0
RedcliffeKippInterim8.5m	Redcliffe Kippa-Ring Interim Res Precinct (2 storeys) 8.5m	75	0%	0	100%			0
RedcliffeKippInterim8.5mBase	Redcliffe Kippa-Ring Interim Res 8.5 Base							0
RedcliffeKippOpenSpaceandRec	Redcliffe Kippa Ring Open Space and Rec 8.5m	0	0%	0	0%	10%	2	1.3
RedcliffeKippSportandRec	Redcliffe Kippa Ring Sport and Rec 8.5m	0	0%	0	0%	40%	2	1.3
RedcliffeSeaVill10	Redcliffe Seaside Village Precinct (10 storeys) 39m	364	0%	0	100%	70%	2	2.6
RedcliffeSeaVill3	Redcliffe Seaside Village Precinct (3 storeys) 12m	91	0%	0	100%	70%	1	2.6
RedcliffeSeaVill5	Redcliffe Seaside Village Precinct (5 storeys) 21m	182	0%	0	100%	70%	1	2.6
RedcliffeSeaVill6	Redcliffe Seaside Village Precinct (6 storeys) 27m	227	0%	0	100%	70%	1	2.6
ResCoastalNotMinFron15m	General Res- Coastal Villages Not Min Frontage	0	0%	0	0%	0%	0	0
ResCoastalVil 8.5m	General Residential - Coastal Villages Precinct 8.5m	16	30%	3000	0%			0
ResKallanUrbNeigh	GenRes-Kallangur Urban Neighbourhood Fig 6.2.6.4.1	145	0%	0	100%	70%	1	2.8
ResKippaRingUrbNeigh	GenRes-KippaRing Urban Neighbourhood Fig 6.2.6.4.5	145	0%	0	100%	70%	1	2.8
ResKippaRingUrbNeighNotMinArea	GenResKippaRingUrbanNeighFig6.2.6.4.5Not Min Area	45	0%	0	0%			0
ResKippaRingUrbNeighNotMinFron10m	Gen ResKippaRingUrbanNeighFig 6.2.6.4.5NotMinFron	0	0%	0	0%	0%	0	0
ResMangoHillNotMinArea	GenResMangoHillUrbNeighFig6.2.6.4.2-Not Min Area	45	0%	0	0%			0
ResMangoHillNotMinFron10m	GenResMangoHillUrbNeighFig6.2.6.4.2NotMinFron	0	0%	0	0%	0%	0	0
ResMangoHillUrbNeigh	GenRes-MangoHill Urban Neighbourhood Fig 6.2.6.4.2	145	0%	0	100%	70%	1	2.8
ResMangoHillUrbNeighSplit	GenRes-MangoHill UrbanNeighSplitZone Fig 6.2.6.4.2	68	0%	0	70%	70%	1	2.8
ResNxtGen2	Gen Res - Nxt Gen Neighbourhood (2 storeys) 8.5m	25	30%	3000	0%	0%	0	0
ResNxtGen3	Gen Res - Nxt Gen Neighbourhood (3 storeys) 12m	45	0%	0	70%	0%	0	0
ResNxtGen4	Gen Res - Nxt Gen Neighbourhood (4 storeys) 15m	109	0%	0	100%	70%	1	2.8
ResNxtGen5	Gen Res - Nxt Gen Neighbourhood (5 storeys) 21m	145	0%	0	100%	70%	1	2.8
ResNxtGenNotMinArea	Gen Res Nxt Gen Neigh (4 or 5 storeys) Not Min Area	45	0%	0	0%			0
ResNxtGenNotMinFron10m	GenResNxtGenNeigh (2,3,4 or 5 storeys) Not Min Fron	0	0%	0	0%	0%	0	0
ResSubNeigh2	Gen Res - Suburban Neighbourhood Precinct 8.5m	20	30%	3000	0%	0%	0	0
ResSubNeigh400m	Gen Res - SuburNeigh Precinct 8.5m(400m of centre)	75	0%	0	100%	0%	0	0
ResSubNeighNotMinFron15m	General Res- Suburban Neigh Not Min Frontage	0	0%	0	0%	0%	0	0
ResSuburNeigh400mNotMinArea	Gen Res SuburNeigh (400m of centre) Not Min Area	45	0%	0	0%			0
ResSuburNeigh400mNotMinFron10m	Gen Res SuburNeigh (400m of centre) Not Min Fron	0	0%	0	0%	0%	0	0
RestrictedIndust1	Restricted Industry Precinct 15m (1 storey)		0%	0		50%	1	1.6
ResUrbNeigh3	Gen Res - Urban Neighbourhood (3 storeys) 12m	45	0%	0	100%	70%	1	2.8
ResUrbNeigh4	Gen Res - Urban Neighbourhood (4 storeys) 15m	109	0%	0	100%	70%	1	2.8
ResUrbNeigh5	Gen Res - Urban Neighbourhood (5 storeys) 21m	145	0%	800	100%	70%	1	2.8
ResUrbNeigh6	Gen Res - Urban Neighbourhood (6 storeys) 27m	145	0%	0	100%	70%	2	2.8
ResUrbNeighNotMinArea	GenResUrbanNeigh (5 or 6 storey) Not Min Area	45	0%	0	0%			0
ResUrbNeighNotMinFron10m	GenResUrbanNeigh (3,5 or 6 storey) Not Min Fron	0	0%	0	0%	0%	0	0
Rural100haNotMinFron250	Rural Zone General - 100ha Not Min Fron	0	0%	0	0%	0%	0	0
RuralCedartonForesterMtNeboPlant8.5m	Cedarton Forester's and Mt Nebo Plant 8.5m	4	0%	0	0%	0%	0	0
RuralHamlet8.5m	Hamlet Precinct 8.5m	15	0%	0	0%			0
RuralLivingInvestigation8.5m	Rural Living Investigation Precinct 8.5m	0	0%	0	0%			0
RuralRes2ha	Rural Residential Zone-2ha min lot size	0.5	0%	0	0%	0%	0	0
RuralRes2haNotMinFron70	Rural Residential Zone - 2ha Not Min Fron	0	0%	0	0%	0%	0	0
RuralRes3000NotMinFron70	Rural Residential Zone - 3000sqm Not Min Fron	3	30%	15000	0%			0
RuralRes3000sqm	Rural Residential Zone-3000sqm min lot size	3.3	0%	0	0%	0%	0	0
RuralRes6000NotMinFron70	Rural Residential Zone - 6000sqm Not Min Fron	1	30%	30000	0%			0
RuralRes6000sqm	Rural Residential Zone-6000sqm min lot size	1.7	0%	0	0%	0%	0	0
RuralResNoFurtherSub	Rural Residential Zone-No Further Subdivision	0	0%	0	0%	0%	0	0
RuralWamuranLivingInvestigation8.5m	Wamuran Rural Living Investigation Precinct 8.5m	0.01	0%	0	0%	0%	0	0
RuralWoodfordiaandAbbeySur8.5m	Woodfordia and Abbey Surrounds Precinct 8.5m	0.01	0%	0	0%	0%	0	0
RuralZoneGen8.5m	Rural Zone General 8.5m	0.01	0%	0	0%	0%	0	0
SpecialisedCentre1	Specialised Centre Precinct (1 storey) 12m		0%	0		70%	1	0.3
SportandRec2	Sport and Recreation Precinct (2 storeys) 8.5m	0	0%	0	0%	0%	0	1.7
SportandRecLeaguesClub2	Sport and Recreation1SP180303RedcliffeLeaguesClub	0	0%	0	0%	40%	2	2
StrathpineCentre10	Strathpine Centre Precinct (10 storeys) 39m	227	0%	0	100%	70%	5	1.5
StrathpineCentre4	Strathpine Centre Precinct (4 storeys) 15m	91	0%	0	100%	70%	2	1.5

GIS Reference Code	Zone Description	Dwellings/Ha	Buffer Allowance	Minimum Developable Area (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 GFA)
StrathpineCentre5	Strathpine Centre Precinct (5 storeys) 21m	91	0%	0	100%	70%	3	1.5
StrathpineCentre6	Strathpine Centre Precinct (6 storeys) 27m	136	0%	0	100%	70%	3	1.5
StrathpineCentre8	Strathpine Centre Precinct (8 storeys) 30m	182	0%	0	100%	70%	4	1.5
TownshipCen2	Township Centre Precinct (2 storeys) 8.5m		0%	0		60%	2	2
TownshipConven2	Township Convenience Precinct (2 storeys) 8.5m		0%	0		60%	2	1.7
TownshipInd1	Township Industry Precinct (1 storey) 15m	0	0%	0	0%	60%	1	0.5
TownshipRes<800mCentre	Township Residential (within 800m of a centre)	15	0%	0	0%			0
TownshipRes2	Township Residential Precinct (2 storeys) 8.5m	15	0%	0	0%			0
Transition12m	Transition Precinct 12m	25	30%	2000	0%			0
Transition12mLPABase	Transition Precinct 12m Base Zone	0	0%	0	0%	0%	0	0
Transition8.5mLPABase	Transition Precinct 8.5m Base Zone							0
TransitionMorayfieldSth12m	Transition Precinct 12m - Fig 9.4.1.3.2.1 Morayfield Sth	58	30%	2000	0%			0
WoodfordiaCamp	Woodfordia Camping Precinct 8.5m	0	0%	0	0%	0%	0	0
WoodfordiaEastBlock	Woodfordia Eastern Block Precinct	0	0%	0	0%	0%	2	2.8
WoodfordiaFestValleyEvent Fac	Woodfordia Festival and Event Valley Precinct	0.04	0%	0	0%	0%	2	2.7
WSPLocalCentre3	Warner Structure Plan Local Centre	45	30%	2000	100%	70%	1	1.6
WSPResNxtGen2	Warner Structure Plan Next Generation Precinct	25	30%	3000	0%			0
WSPResNxtGen3	Warner Structure Plan Next Generation Neighbourhood	45	30%	2000	70%			0