
2019 – 2024
Water Netserv Plan
(Part A)



Unitywater

Table of Contents

EXECUTIVE SUMMARY	3
NETSERV PLAN PART A – SERVICING OUR COMMUNITY.....	3
CHALLENGES WE FACE.....	3
WHAT THIS PLAN PROVIDES TO YOU.....	4
1. CONTEXT (HOW THE NETSERV “FITS IN”)	4
1.1 WHAT WE DO	4
1.2 OUR CUSTOMERS AND STAKEHOLDERS	4
1.3 WHAT IS A NETSERV PLAN?	6
1.4 PRINCIPLES DRIVING THE NETSERV PLAN	7
1.5 OUR OPPORTUNITIES AND CHALLENGES.....	8
2. SERVING OUR CUSTOMERS	8
2.1 CUSTOMER SERVICE STANDARDS	8
2.2 OUR ROLE IN SUPPORTING REGIONAL GROWTH	9
2.3 CONNECTING TO OUR NETWORKS.....	10
2.4 HOW WE MANAGE DEMAND FOR WATER.....	11
2.5 HOW WE CHARGE FOR OUR SERVICES	11
2.5.1 Pricing Principles.....	11
2.5.2 Service Charges	12
2.5.3 Connection Charges	12
2.5.4 Infrastructure Charges	12
3. DELIVERING THE RIGHT INFRASTRUCTURE	13
3.1 OUR CURRENT WATER SUPPLY AND SEWERAGE NETWORK (I.E. WHAT WE MANAGE)	13
3.2 OUR PLANNING FRAMEWORK (I.E. HOW WE MANAGE).....	14
3.3 DESIRED STANDARDS OF SERVICE	15
APPENDICES ATTACHED:	15
APPENDIX A – CONNECTIONS POLICY	
APPENDIX B – SCHEDULE OF WORKS	
APPENDIX C – INFRASTRUCTURE CHARGES SCHEDULE	



Executive Summary

Unitywater's vision is to be a sustainable water and sewerage service provider that creates value for its customers and returns value to its stakeholders

We deliver high quality, safe and reliable water and sewerage services to more than 770,000 people and we will continue to provide these services in an economically and environmentally sustainable manner, as the region's population grows to more than 1,000,000 people.

The complex process of supplying sustainable water services requires strategic planning years in advance. The State Government requires Unitywater to develop a **Water Netserv Plan** (Netserv Plan) that summarises key services, planning and development outcomes (i.e. WHAT Unitywater will deliver) and outlines the businesses process for HOW these outcomes are to be achieved.

Netserv Plan Part A – Servicing our Community

This Netserv Plan (Part A) outlines the scope of services that we provide, the standard of service outcomes we plan to achieve, current network capacity, planning assumptions relevant to accommodating the growth of the region, and pricing structure. Key elements include a description of how connections may be made to the network (**Connection Policy**), the scope of capital works intended to support growth (**Schedule of Works**) and how costs will be recovered (**Charges Schedule**).

Unitywater's infrastructure planning is undertaken over a minimum of 20-year horizon and takes in consideration development identified in the SEQ Regional Plan and permitted by the participating Councils' (Noosa Shire, Sunshine Coast and Moreton Bay Regional Council) planning schemes. Unitywater's planning assumptions are endorsed by the participating Councils and Unitywater's Future Connections Areas are consistent with the participating Councils' Priority Infrastructure Areas as required by Section 99BO (2) of the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*.

Unitywater acknowledges there will be a need to update planning assumptions over time and address any consequent implications to the Schedule of Works, as new and amended planning or development schemes are prepared, or if there are significant changes to transport or other infrastructure, which may influence distribution of growth. This includes changes that will support alignment to the policy of the South-East Queensland Regional Plan 2017 (Shaping SEQ) including the 2041 dwelling supply benchmarks for each local government area.

Challenges We Face

In developing our business strategies, we have actively identified and prepared for a range of future challenges including:

- A rapidly growing population;
- Managing drought and climate change;
- Adapting to changing customer expectations;
- Low population density resulting from a relatively dispersed settlement pattern which requires more assets per connection; and
- A changing workforce.

Our business strives for operational excellence and has the capabilities to adapt to these challenges.



Water Netserv Plan Part A

What this Plan Provides to You....

As a retail customer of Unitywater, this Plan provides a succinct summary of the standard of service we provide across the region together with an outline of how these services are charged.

As a developer within the region, this Plan provides a summary of our planning processes, our expectations for scope and location of future growth, the process for seeking a connection to our network, our proposed capital works program and associated infrastructure charges schedule.

As a contractor, this Plan provides a summary of our proposed growth capital works program.

As a Council, this Plan outlines HOW Unitywater will align its business processes to deliver on the growth ambitions contained in Planning Schemes.

1. Context (How the Netserv “Fits in”)

1.1 What we do

Unitywater’s vision is to be a sustainable water and sewerage service provider that creates value for its customers and returns value to its stakeholders

Twenty-four hours a day, seven days a week, Unitywater's priority is providing our customers with a high-quality, safe and reliable water and sewerage service that is economically and environmentally sustainable. We:

- maintain and supply drinking-quality water to homes, businesses and public areas;
- collect, treat and dispose of sewage;
- build, manage, operate and maintain our sewerage and water infrastructure;
- manage trade waste from our business and industrial customers;
- provide around-the-clock response to sewerage and water emergencies;
- manage customer and stakeholder enquiries;
- issue and manage customer accounts;
- provide responsive 24/7 incident, media and public information to ensure that our communities are prepared, informed and supported as needed; and
- provide returns to our participating councils.

Our primary purpose is keeping communities healthy.

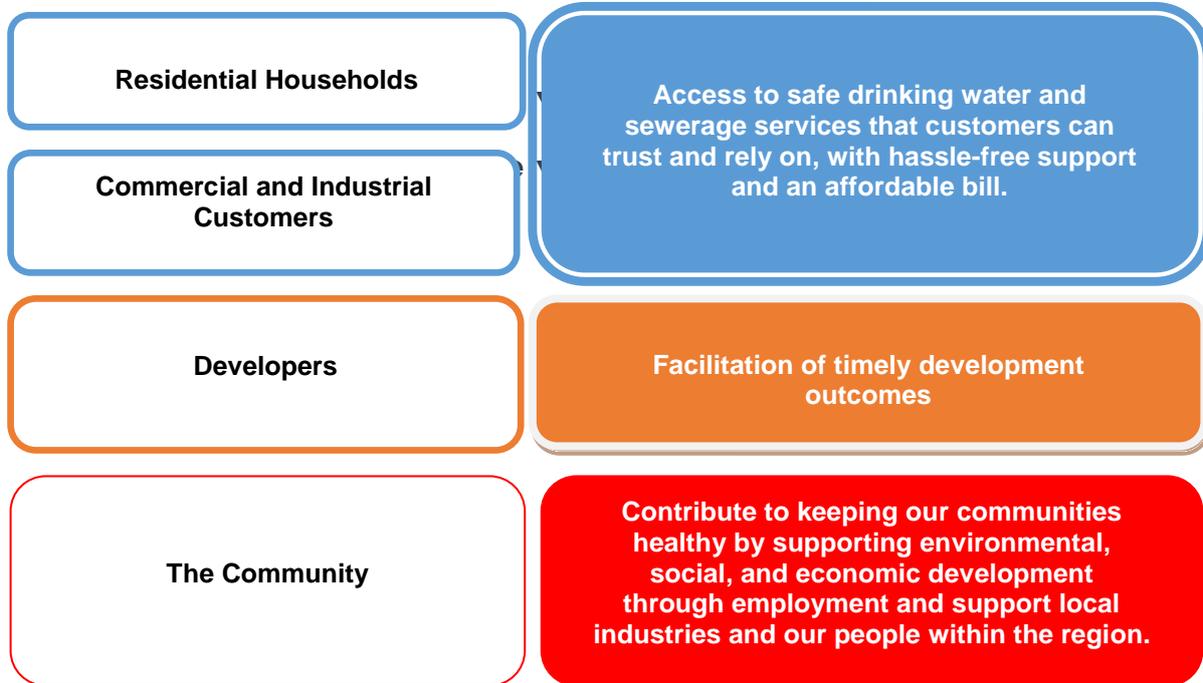
1.2 Our Customers and Stakeholders

Unitywater serves a wide range of stakeholders. Who they are and their requirements are outlined in **Figure 1.1**.

Water Netserv Plan Part A

Figure 1.1 – Our customers and stakeholders

Our Customers and the value we create:



Our Customers and the value we return:



Unitywater serves communities within the Moreton Bay, Sunshine Coast and Noosa Local Government areas (the Councils). The region covers an area of more than 5,200 square kilometres and is home to an estimated 770,000 people.

We work closely with all levels of government to get the best outcome we can for our region. We are a **key participant in the South-East Queensland (SEQ) Water Grid** which was established to secure and manage the water supply across SEQ. Our active participation in

Water Netserv Plan Part A

the SEQ Water Service Provider Partnership¹ ensures that our business remains at the forefront of the strategy, planning and operational development across SEQ.

Unitywater is a local business that plays an active role in community groups across the region. We are a major employer, providing career pathways for local graduates, apprentices, skilled tradespeople and professional staff. We are owned by the three Councils which means that our success contributes to the success of the region.

1.3 What is a Netserv Plan?

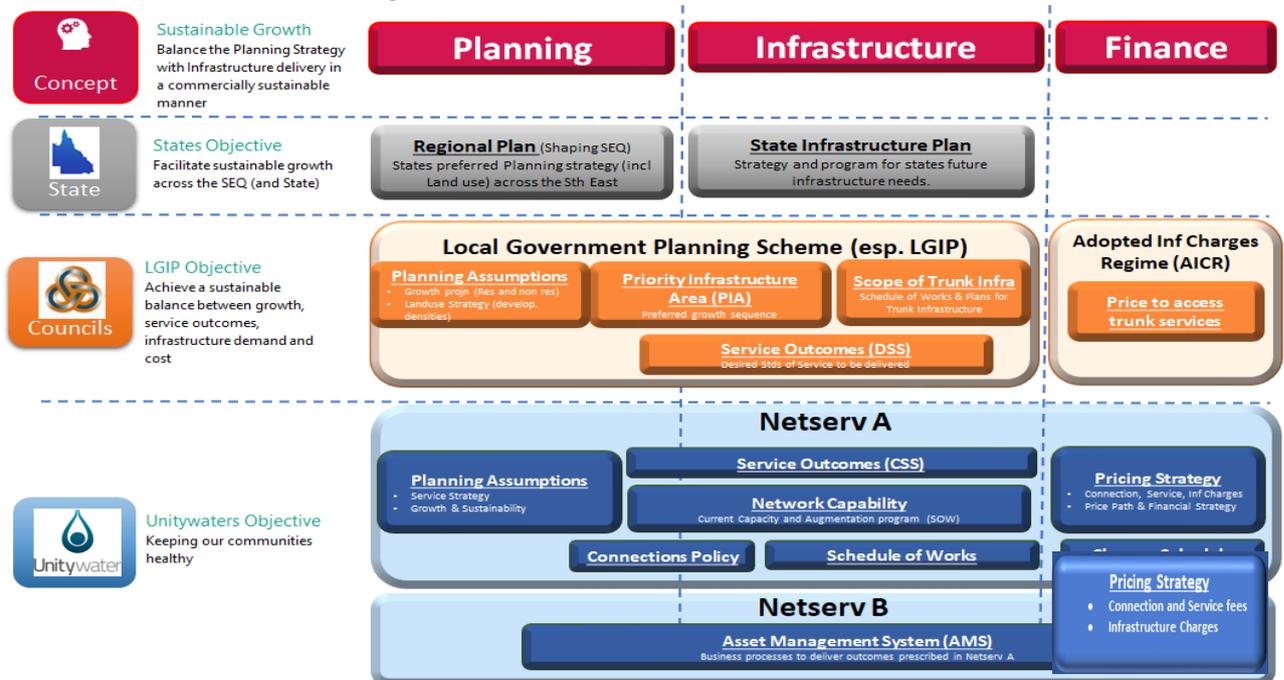
The Netserv Plan is a statutory requirement under the **SEQ Water (Distribution and Retail Restructuring) Act 2009 “The Act”**. The purpose of the Netserv Plan is to provide an overview of Unitywater’s long-term planning and operational strategies which support development and ensure sustainable services to our customers.

Under the DR Act, the Netserv Plan is separated into two parts as follows:

- **Netserv Plan Part A** summarises key planning and development outcomes for Unitywater to achieve across its service area (i.e. WHAT Unitywater will deliver); and
- **Netserv Plan Part B²** summarises the business processes for HOW the outcomes specified in Netserv Plan Part A will be delivered.

The relationship between the legislative intent, State’s objectives, Local Government Planning Schemes and Unitywater’s Netserv Plan is illustrated schematically in **Figure 1.2**.

Figure 1.2 – Netserv Plan in Context



¹ SEQWSPP is an amalgamation of all agencies responsible for delivery of water services across the South East, including SEQ Water, QUU, Logan, Redlands, and Gold Coast Water

²Netserv Plan Part B is an operational document and is not publicly available.

Water Netserv Plan Part A

Unitywater's approach is to develop a Netserv Plan that not only meets our statutory obligations (compliance) but also outlines the key strategic drivers of our business (our commitment). The Netserv Plan is intended to summarise how the business will:

- **Provide access to safe drinking water and sewerage services** that customers can trust and rely on, with hassle-free support and an affordable bill; and
- **Extend our services to support regional growth** ambitions, specifically providing support to the States Regional Plan (**Shaping SEQ 2017**), Local Government Planning Schemes; and
- **Integrate** land use planning with water services infrastructure planning and delivery.

1.4 Principles Driving the Netserv Plan

The Principles that drive the Netserv Plan reflect our strategic goals and are summarised in **Figure 1.3**

Figure 1.3 – Our Principles

Becoming a Smarter Water Utility

Innovating the way Unitywater delivers its core water and sewerage services with the aid of technology, to improve the productivity of our people, our assets, and improve how we engage with our customers.

Growing Alternative Revenue

Exploring new and innovative ways Unitywater can leverage its assets, and the industry-leading skills and capabilities of its people, to offer new products and services to customers, both in our service region and beyond.

Meeting our Non-Negotiables

Unitywater will always rigorously observe its non-negotiable performance standards, which are:

- Always providing safe water to our customers
- Providing reliable services
- Keeping our people and the environment safe from harm as a result of the activities we carry out
- Meeting our compliance obligations
- Ensuring appropriate governance and risk management

Maintaining Operational Excellence

In response to the challenges presented by the region's growth, current use of water and customer expectations, Unitywater has chosen to focus on Operational Excellence as an overall strategic direction. Operational Excellence for Unitywater simply means being a low cost, efficient and innovative water and sewerage utility focused on minimising price increases to our customers' bills.



1.5 Our Opportunities and Challenges

Unitywater recognises the importance of being forward looking to identify and prepare for the challenges of the future. Major challenges affecting the business include:

- **Changing customer expectations** - Customers continue to view price as their primary concern when judging the value Unitywater provides to them. At the same time, they expect transparency and to understand Unitywater's efforts in efficiently delivering services that benefit its customers. Expectations on how customers interact with Unitywater continue to change. A choice of easy-to-use channels with 24/7 self-service capability are now the norm, as is keeping customers updated when an issue takes time to resolve;
- **Growth of the region** – We are working to support the continuing growth in our region, leading to better economic outcomes for all customers. Enabling this growth are a number of significant projects that will change the nature of the economy of the region, including:
 - Sunshine Coast University Hospital;
 - Sunshine Coast and Moreton Bay university precincts; and
 - Maroochydore CBD development.
- **Water Scarcity** - We promote prudent use of water as part of our social responsibility. Drought concerns continue to drive customer and industry behaviours to employ water-efficient products and services to save water and monitor water consumption. Water scarcity concerns are also changing community perceptions around the use of alternative water sources such as recycled water, desalination and rainwater capture; and
- **Developing our workforce** - Rapid technology investment, increasing skill specialisation and prevalence of open talent networks will influence our future workforce model. Together, with the changing expectations of our people, rethinking how we effectively integrate our physical, technological and cultural environments to attract, engage and retain current and new capabilities will be required to enable strategy.

This Netserv Plan provides a framework for Unitywater to address these challenges and continue to improve the quality of services provided to the region.

2. Serving Our Customers

2.1 Customer Service Standards

Our core business is to ensure that we deliver to the region high quality, safe and reliable water and sewerage services that are economically and environmentally sustainable. This requires a consistent focus within the business twenty-four hours a day, seven days a week.

Unitywater's Customer Charter summarises our responsibilities to our customers. The Charter outlines how we intend to deliver value to customers, our community and the environment through a commitment to:

- Providing safe and reliable water supply and sewerage services;



Water Netserv Plan Part A

- Minimising customer inconvenience during planned and unplanned service interruptions;
- Responding to our customers in a respectful, efficient and timely manner; and
- Issuing and managing accounts.

The Customer Charter contains specific performance targets and can be viewed at www.unitywater.com/about-us/contact-us/customer-charter

To ensure we can maintain water supply and sewerage services, protect the environment and bill correctly, **customers have a responsibility** to:

- Provide our meter readers with clear and safe access to water meters;
- Monitor their water usage, use water wisely and check for leaks on their property;
- Maintain their plumbing, fittings and appliances to prevent water being wasted and ensure they only pay for the water they use;
- Ensure that their plumbing and stormwater drainage is not connected to the sewerage system;
- Dispose of waste responsibly and not put any hazardous or toxic substances down the sink, drain or toilet;
- Notify Unitywater if they have any special needs (such as medical conditions) that will be unable to be met if their water supply is interrupted;
- Notify Unitywater of changes to their contact details or ownership of property;
- Report interruptions to water supply, water quality problems, leaking water pipes, sewage overflows and public safety hazards that may be created by water supply and sewerage infrastructure; and
- Avoid additional charges by paying bills on time.

2.2 Our Role in Supporting Regional Growth

Our region is among the fastest growing urban areas in Australia and is predicted to grow in a strong and sustainable pattern over the next twenty (20) years. Council's Planning Schemes play a key role in shaping the region's future by providing opportunities for growth in both the residential and non-residential sector. It is anticipated that this growth will be accompanied by an increase in employment, export and household income.

As outlined in **Table 2.1** and **Figure 2.1**, Councils combined projections anticipate regional population growth of over 210,000 and at an average of 1.6% per annum over the next fifteen (15) years. These projections are closely aligned with the 2015 Queensland Government Statisticians Office medium series population projection. More detailed projections on how this growth affects demand for water services are provided in the Schedule of Works contained in **Appendix B**.

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



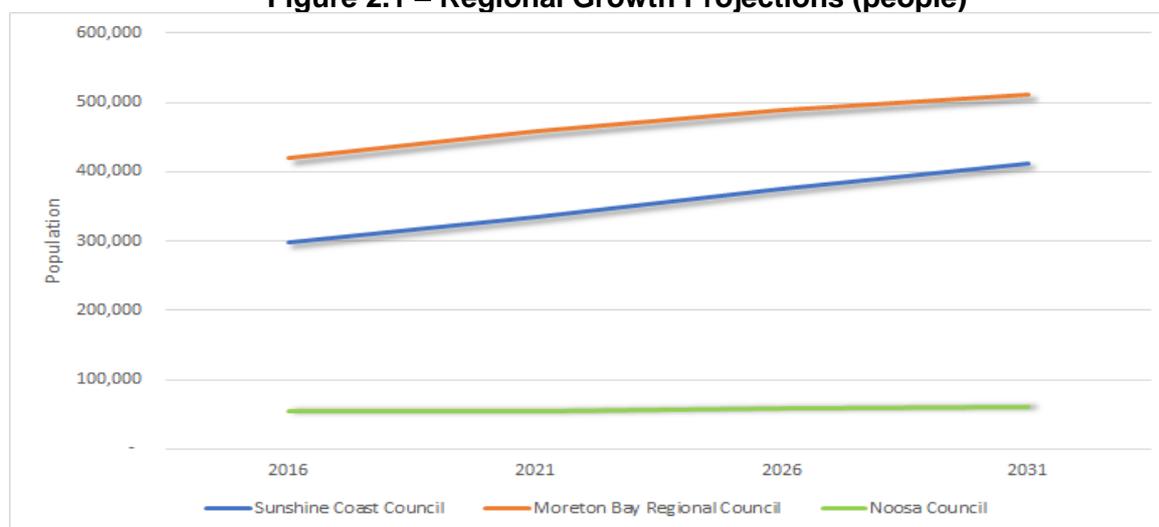
Water Netserv Plan Part A

Plan 2017 (Shaping SEQ) including the 2041 dwelling supply benchmarks for each local government area.

Table 2.1 – Anticipated Population Growth

	2016	2021	2026	2031	Annualised (15yr) Growth
Sunshine Coast Council³	298,223	335,580	374,439	412,849	2.2%
Moreton Bay Regional Council⁴	419,909	458,621	488,217	510,734	1.3%
Noosa⁵	53,638	55,562	58,164	60,160	0.8%
Total	771,770	849,763	920,820	983,743	1.6%

Figure 2.1 – Regional Growth Projections (people)



2.3 Connecting to Our Networks

Unitywater provides connections to properties which are located within our connection areas. We are committed to ensuring that connections, disconnections and alterations to connections to our water supply and sewerage infrastructure are managed in a systematic manner which satisfies customer needs, protects public health and minimises the impact on the environment. The process for a new connection, disconnection or alteration to an existing connection is outlined in detail in the **Connection Policy** contained in **Appendix A**. The Connection Policy outlines three categories of connection to our network including a standard connection, staged connections and “other” connections.

The Policy prescribes:

- The process and form for application and approval for all categories of connection;
- Criteria and conditions for each category of connection; and
- Processes of applying for, amending and lapse of a water approval.

³ Sunshine Coast Council’s Planning Scheme (LGIP, Schedule 3, Table SC3.1.1)

⁴ Moreton Bay Regional Council Planning Scheme, Councils LGIP Scheme Part 3

⁵ Noosa Council’s LGIP (Planning Scheme Scheme part 15) - Table 15.2



2.4 How we Manage Demand for Water

Efficient use of water is an essential part of Unitywater's business model. Being "water wise" is not only good for the environment but it can reduce our operational cost directly (through fewer chemicals for disinfection and lower electricity consumption for pumping) as well as delay asset upgrades.

Unitywater's **Demand Management Policy** seeks to allow customers to manage their water usage as long as it's not wasteful⁶. Unitywater and the regional bulk treated water supplier, Seqwater collaborate to ensure that water is utilised efficiently and to implement any restrictions on water supply that may be necessary in times of drought.

To assist our customers to use water efficiently, we have established an active **Water Efficiency** program that offers a range of options for our customers including:

- **Water Efficiency** tips, checklist and advice on water efficient devices;
- The **My Personal Water Saver** tool to help customers better manage their individual water use;
- **My Usage Tracker** which is an online tool that calculates your daily water usage, compares it to previous bills and helps you detect hidden leaks; and
- Information on **alternative water sources** such as rainwater tanks, use of grey water, bore water and/or recycled water in accordance with State government regulation.

For more information, go to <https://www.unitywater.com/residential/manage-your-water-usage/water-efficiency>

2.5 How we Charge for Our Services

2.5.1 Pricing Principles

Like any business, Unitywater needs to be financially sustainable to deliver reliable, high quality services to its current and future customers. In recent years, we have made significant progress in simplifying and harmonising charges across the region.

Our pricing structure needs to cover the cost of operating, maintaining and renewing our water and sewerage networks as well as allowing us to expand the networks to accommodate growth. In doing so, our pricing aims to achieve the following;

- Ensure **full cost recovery** which enables Unitywater to remain commercially viable over the long term and provides for eventual renewal of infrastructure necessary to deliver services;
- A "**User pays**" approach so those who use less of our services (and associated infrastructure) will pay less and those who use more will pay more;
- Support Unitywater's **Demand Management Policy** by encouraging customers to be waterwise;

⁶ Wasteful use of water can mean watering of impermeable surfaces such as driveways and concrete or paved areas; filling rainwater tanks from the potable water supply network when the tank is not plumbed to do so or leaving taps and showers running when not in use.



Water Netserv Plan Part A

- Provide customers with greater **control over their bills**; and
- Deliver charges across the customer base that are **consistent and cost reflective**.

Unitywater's pricing also makes provision for a range of social objectives including senior's discounts and hardship policies to mitigate the impact of the cost of water services on vulnerable sectors of the community.

2.5.2 Service Charges

Service charges are applied to customers who are connected to our network and/or within our service area. These charges relate to the cost of water provided (by the State) and Unitywater's cost of operating, maintaining, and renewing the water and sewerage infrastructure that provides services to residential, commercial and industrial customers.

Residential customer accounts contain four types of charges as follows:

- **Bulk Water Charge** – is the cost of purchasing water from the State Government (Seqwater). This covers the cost of the dams, bulk water treatment and regional grid pipelines;
- **Water Usage Charge** – is the cost of delivering drinking water to homes and businesses. These charges are tiered to encourage customers to use water efficiently;
- **Sewerage Usage Charge** – is a charge based on the amount of sewerage customers discharge into the sewerage network via sinks, drains, toilets, washing machines and dishwashers. This charge pays for the cost of transporting sewerage through the network of pipes and pumps stations and treatment of sewage at sewerage treatment plants; and
- **Fixed Access Charge** – which are applied to residential and non-residential customers that have access to the water and sewerage network. These charges pay for the operations, maintenance and renewal of the infrastructure that delivers water and sewerage services.

Charges vary across the service area. The latest information on Unitywater's pricing is available on our website at: <https://www.unitywater.com/about-us/our-business/our-prices>

2.5.3 Connection Charges

The scope of charges for connection to Unitywater's water and sewerage infrastructure is discussed in the **Charges Schedule** at **Appendix C**.

2.5.4 Infrastructure Charges

The scope of trunk water supply and sewerage trunk infrastructure which Unitywater is planning to deliver to accommodate growth is summarised in the **Schedule of Works** contained in **Appendix B**. Unitywater levies adopted infrastructure charges as a contribution to the capital cost of providing trunk infrastructure. Our adopted infrastructure charges are contained in the separate **Infrastructure Charges Schedule (ICS)**.

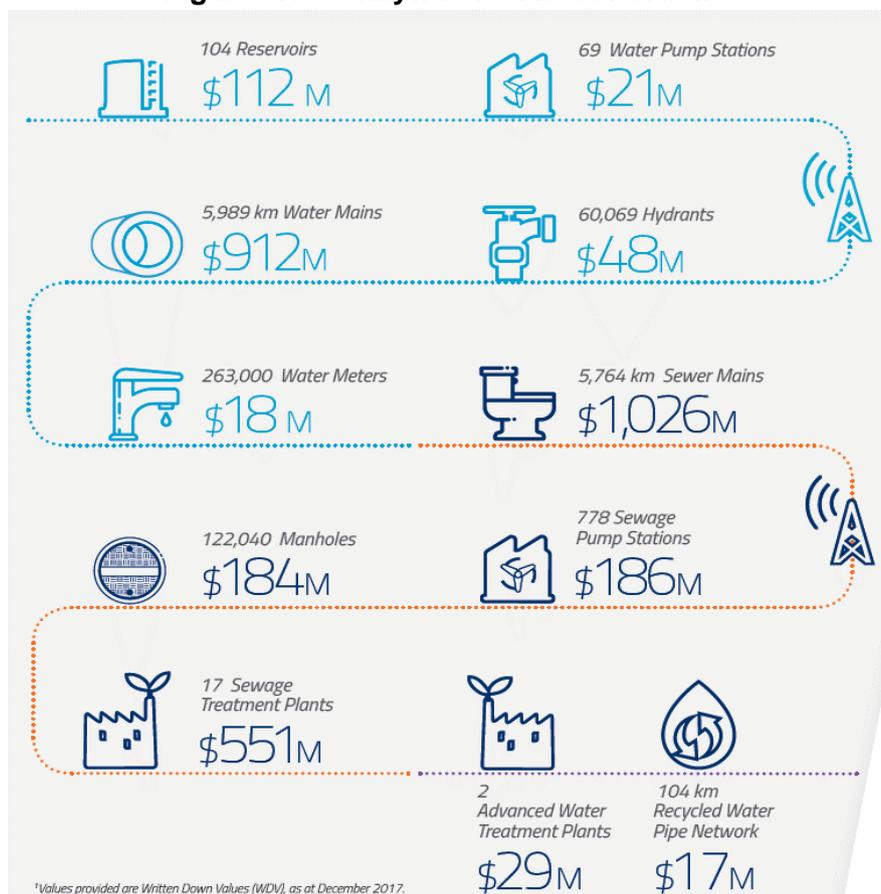


3. Delivering the right infrastructure

3.1 Our Current Water Supply and Sewerage Network (i.e. What we manage)

Unitywater is the third largest water utility in Queensland. The scope of our assets is summarised in **Figure 3.1** and the whole asset portfolio has a written down value of \$3.1billion.

Figure 3.1 – Unitywater’s Asset Portfolio⁷



Collectively these assets deliver the standards of service cited in the Customer Charter and provide the basic network for accommodating growth. The performance targets contained in the Customer Charter reflect the capacity of the existing infrastructure. This level of service is what our existing customers receive daily. The business requires that new infrastructure is designed and constructed to a different criterion which reflects industry standards (refer section 3.3).

While Unitywater’s assets are relatively new, there are some areas where the infrastructure must be renewed so that we can continue to provide safe, reliable, low cost services. Unitywater’s five (5) year capital expenditure program includes \$160 million for the renewal and upgrade of existing sewerage treatment plants and \$177 million for network renewal projects⁸.

⁷ Source: Unitywater’s Strategic Asset Management Plan - 30 June 2018

⁸ Unitywater Annual Report 2017-18, page 26.



Water Netserv Plan Part A

3.2 Our Planning Framework (i.e. HOW we manage)

As an asset intensive business, the commercial success of our business is driven by our investment decisions. It is therefore essential that the decisions made to invest in new assets are efficient and effective if we are to meet our objective of managing cost to customers.

Unitywater operates in a dynamic business environment where known challenges (such as high growth, changing customer needs, changing workforce etc) are compounded by external factors (such as climate change, technological advancement etc). The business recognises that, to effectively plan for the future needs of our region, Unitywater needs an approach which allows the business to adapt to different challenges as they arise.

Our **Asset Management Planning Framework** is structured to establish a link between our Corporate Strategic Plan, network and treatment planning documents and Asset Management Plans. Collectively, these documents create the programs which ensure that the water and sewerage networks have the capacity to deliver outcomes for our customers and stakeholders. This framework is illustrated in **Figure 3.2**

Figure 3.2 – Our Planning Framework



The **Schedule of Works** provided in **Appendix B** outlines Unitywater’s current medium to long term planning for the provision of trunk infrastructure to support growth in the region. The schedule is supported by growth projections which are aligned with the expectations contained in our participating Councils’ Planning Schemes. These Planning Schemes forecast the type and scale of development, location and predicted sequence for growth while our Schedules of Works identifies the scope, possible location, estimated cost and timing of delivery of trunk infrastructure to support that growth.

While each development is assessed on a case by case basis, the Schedule of Works allows developers to broadly ascertain whether planned developments align with the timing of future trunk infrastructure proposed by Unitywater in response to the growth and land use assumptions of the participant local council.



3.3 *Desired Standards of Service*

Unitywater's **Desired Standards of Service** for new infrastructure is detailed in the SEQ Water and Sewerage Design and Construction Code (SEQ Code). This document contains a consolidated set of standards for the provision of water supply and sewerage reticulation infrastructure. The SEQ Code only applies to infrastructure constructed post commencement of the SEQ Code on 1 July 2013. It is available at: <http://www.seqcode.com.au/>

Appendices attached:

Appendix A – Connections Policy

Appendix B – Schedule of Works

Appendix C – Infrastructure Charges Schedule

Appendix A



Unitywater

Serving you today, investing in tomorrow.

BP9256 - Connections Policy

BP9256 - Connections Policy

Contents

1. Policy Statement	3
2. Contents	4
3. Policy Scope/Coverage	5
3.1. Connections	5
a. General Matters about Connections	5
b. Services Advice Notices	5
3.2. Connections Categories	6
a. Standard Connections	6
b. Other Connections	6
c. Staged Connections.....	6
3.3. Applications and Approvals	7
a. Requirements for all categories of Connections	7
3.4. Construction Maintenance and Defects Liability	7
3.5. Miscellaneous	7
a. Conditions for when a Water Approval lapses	7
b. Agreements.....	7
c. Reviews and Appeals.....	8
d. Delegations	8
e. Fees and Charges	8
f. Planning Assumptions for Growth and Development.....	8
4. Definitions and Interpretation	8

List of Tables

Schedule 1 - Criteria

Table 1 - Criteria and Conditions for Standard Connections	13
Table 2 - Decision Criteria for Other Connections and Staged Connections	19

Schedule 2 – Requests and Applications

Table 1 - Standard Connections Application (Request) and Approval Information	31
Table 2 - Staged Connections and Other Connections Application and Approval Information	35

Schedule 3 – Amendments of Conditions of Water Approvals

Table 1 - Amendments of conditions of Water Approvals	38
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Document Owner	Executive Manager Sustainable Infrastructure Solutions
Document Author	Manager Infrastructure Planning and Development in consultation with Lawyers Allens Linklaters.
Supporting Legislation and Documents	<u>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (Qld)</u> "The Act" <u>South-East Queensland Water Supply and Sewerage Design and Construction Code</u> Unitywater's <u>Corporate Strategic Plan</u>
Documents Directly Related	<u>Pr9660</u> - Netserv Plan

1. Policy Statement

Unitywater is committed to ensuring that Connections, disconnections and Alterations of Connections to its water infrastructure for its water service and wastewater service:

- (a) result in water services, wastewater services and infrastructure networks that are systematically managed and coordinated;
- (b) don't compromise the performance of its water infrastructure networks or the delivery of its water services and wastewater services;
- (c) seek to achieve ecological sustainability in the management of its water services and wastewater services;
- (d) result in its water services and wastewater services meeting the needs of its current and future customers, including the provision of high quality, safe, reliable and secure water services and wastewater services that meet its service standards;
- (e) result in its water services and wastewater services protecting the health and safety of the public and Unitywater's workforce and the property of the community;
- (f) result in the integration of land use planning and planning for water infrastructure;
- (g) result in the safe, efficient, effective and equitable planning, coordination, sequencing, funding, delivery and operation of its water infrastructure networks and its water services and wastewater services;
- (h) are prudent and efficient, that is, Unitywater is able to ensure delivery of infrastructure that meets its desired standards of service for Unitywater's existing and future customers and the infrastructure is planned, designed and delivered at the least lifecycle cost which carries an acceptable level of risk; and
- (i) minimise the impact on the environment.

Unitywater considers all of the matters set out in this Policy Statement to be relevant to the connection or supply of its water services and wastewater services and will assess any application for a Water Approval against these matters, together with the relevant Decision Criteria in Schedule 1.

2. Contents

- (a) This Policy has been prepared in accordance with s.99BO(1)(f) and s.99BOA of “The Act”.
- (b) It is a legislative requirement that a person must not connect to, alter an existing Connection to or disconnect from Unitywater’s infrastructure without Unitywater’s approval.¹
- (c) This Policy includes:
 - (i) Details of the way to request a services advice notice from Unitywater;
 - (ii) Unitywater’s criteria and conditions for a Standard Connection;
 - (iii) Unitywater’s criteria for a Staged Water Connection;
 - (iv) Unitywater’s criteria for other categories of Connections including Connections outside its Connection Area (including its Restricted Connection Area) and its Future Connection Area;
 - (v) Details of the way to apply for a Water Approval;
 - (vi) Time frames for Unitywater’s decisions for Connections, other than a Standard Connection;
 - (vii) Unitywater’s requirements for construction maintenance and defects liability;
 - (viii) Unitywater’s conditions for when a Water Approval lapses;
 - (ix) Identification of the categories of Connections to which Unitywater may delegate its decision function under s.53 of the Act;
 - (x) Identification of the areas (each a Connection Area or a Restricted Connection Area) in which Unitywater guarantees to provide connections to Unitywater’s water service or wastewater service that complies with Unitywater’s Connection Criteria;
 - (xi) Identification of the circumstances in which Unitywater may approve connection outside Unitywater’s Connection Area (including outside Unitywater’s Restricted Connection Area);
 - (xii) Identification of the areas (each a Future Connection Area) in which Unitywater intends to extend Unitywater’s infrastructure network;
 - (xiii) Unitywater’s criteria for providing connection, with or without conditions, to its water service and wastewater service; and
 - (xiv) The way to amend a Water Approval condition.

¹ See s.99BRBX of the Act.

3. Policy Scope/Coverage

3.1. Connections

a. General Matters about Connections

- (i) Unitywater guarantees to provide a Connection to its infrastructure networks for its water service and wastewater service in its Connection Area and Restricted Connection Area if the Connection complies with its Connection Criteria.
- (ii) Unitywater does not guarantee to provide a Connection to its infrastructure networks for its water service and wastewater service in its Connection Area or Restricted Connection Area if the Connection does not comply with its Connection Criteria.
- (iii) Unitywater intends to extend its infrastructure networks to its Future Connection Area.
- (iv) Unitywater does not guarantee to provide a Connection to its water service or wastewater service in its Future Connection Area.
- (v) Unitywater does not guarantee to provide a Connection to its water service or wastewater service outside all Connection Areas, Restricted Connection Areas and Future Connection Areas.

b. Services Advice Notices

- (i) If a person seeks information about a proposed Connection or the proposed Alteration or disconnection of a Connection before formally seeking a Water Approval from Unitywater, they may request a services advice notice² from Unitywater.
- (ii) A services advice notice may be requested by:
 - (A) Completing and submitting the approved form (available on Unitywater's website at www.unitywater.com); and
 - (B) Paying the fee stated in Unitywater's Fees and Charges Schedule.
- (iii) A services advice notice is similar to a pre-lodgement advice received from a local government before lodging a development application.
- (iv) A services advice notice request is not an application for a Connection, Alteration or Disconnection of a Connection and a services advice notice cannot be construed as granting approval to connect or for an Alteration or disconnection.
- (v) While Unitywater will endeavour to provide accurate advice, a services advice notice does not bind Unitywater if the person requesting the notice subsequently applies for approval to connect or for an Alteration or disconnection.
- (vi) Information contained in a services advice notice is preliminary advice only and in no way constitutes approval towards an application for a Water Approval.
- (vii) Unitywater may amend any advice following the receipt of an application for a Water Approval.

² See ss.99BRAC and 99BRAD of the Act for information about services advice notices.

3.2. Connections Categories

Three categories of Connections are dealt with in this Policy:

- (i) Standard Connections;
- (ii) Other Connections; and
- (iii) Staged Connections.

a. Standard Connections

- (i) Standard Connections are limited to Connections, Disconnections and Alterations of a Connection that:
 - (A) Are located inside the Connection Area or Restricted Connection Area; and
 - (B) Comply with Unitywater's criteria for Standard Connections (refer **Schedule 1, Table 1 - Criteria and Conditions for Standard Connections**).
- (ii) The Standard Connection is subject to compliance with Standard Conditions identified in this Policy. The request and Standard Connection are also subject to the charges set out in Unitywater's Fees and Charges Schedule.
- (iii) **Schedule 1, Table 1 - Criteria and Conditions for Standard Connections** sets out Unitywater's criteria and conditions for Standard Connections.

b. Other Connections

- (i) This category covers any Connection, Disconnection or Alteration of a Connection other than a Standard Connection or a Staged Connection (i.e. Other Connections).
- (ii) The following are examples of the types of Connections in this category:
 - (A) Connections associated with changes of use, building work or subdivisions that will be finalised in a single application for a Water Approval; and
 - (B) Connections, including a material change in infrastructure or a material change in demand, that will be finalised in a single application for a Water Approval.
- (iii) Connections in this category may involve the construction of Property Service Infrastructure and/or Network Infrastructure.
- (iv) An applicant may submit detailed works design plans simultaneously to seeking approval to connect to the existing network, if the nature and extent of new Network Infrastructure works associated with the Connection are known (e.g. new reticulation infrastructure for a subdivision estate).
- (v) **Schedule 1, Table 2 – Decision Criteria for Other Connections and Staged Connections** sets out the criteria that Unitywater will assess applications in this category against.

c. Staged Connections

- (i) The Staged Connection category is primarily intended for network Connections for multistage subdivision estates and master-planned communities. This category is also for any Connection, disconnection or Alteration of a Connection that will be staged over two or more Water Approvals, whether or not Network Infrastructure works are also involved.

- (ii) **Schedule 1, Table 2 - Decision Criteria for Other Connections and Staged Connections** sets out the criteria that Unitywater will assess applications in this category against.

3.3. Applications and Approvals

a. Requirements for all categories of Connections

- (i) **Schedule 2** sets out the following:
 - (A) The way to apply for a Standard Connection and a Water Approval; and
 - (B) The timeframe for deciding an application for a Water Approval.
- (ii) **Schedule 3, Table 1 - Amendments of conditions of Water Approvals** sets out the way to amend conditions of Water Approvals.

3.4. Construction Maintenance and Defects Liability

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

3.5. Miscellaneous

a. Conditions for when a Water Approval lapses

- (i) A Water Approval has effect until it lapses under a condition of the approval.
- (ii) Under Unitywater's conditions for a Water Approval, all categories of Water Approval (including Standard Connections, Other Connections and Staged Connections) lapse 4 years after the date the Water Approval takes effect³, except for disconnections for a Standard Connection which lapse 1 year after the date on which the Standard Connection notice takes effect.

*Note: An application to extend or otherwise alter the lapsing period of a Water Approval (other than for a Standard Connection) may be made to Unitywater in the way described in **Schedule 3, Table 1 - Amendments of conditions of Water Approvals**.*

b. Agreements

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

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

³ A Standard Connection takes effect in accordance with s.99BRAU(6) of the Act. A Water Approval takes effect in accordance with s.99BRAO of the Act.

c. Reviews and Appeals

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

d. Delegations

Unitywater may delegate its decision-making functions in respect of applications for Standard Connections, Staged Connections and Other Connections under s.53 of the Act.

e. Fees and Charges

The fees and charges for Connections are as set out in Unitywater’s Fees and Charges Schedule.

f. Planning Assumptions for Growth and Development

The Planning Assumptions relied upon by Unitywater are as stated in Unitywater’s Schedule of Works.

4. Definitions and Interpretation

(a) Definitions

- (i) Unless the context requires otherwise or as otherwise expressly stated, a term used in this Policy has the meaning given to it by:
 - (A) this Policy;
 - (B) if not defined in this Policy, the Act;
 - (C) if not defined in the Act, the *Water Supply (Safety and Reliability) Act 2008*;
 - (D) if not defined in the *Water Supply (Safety and Reliability) Act 2008*, the *Planning Act 2016*;
 - (E) if not defined in the *Planning Act 2016*, its ordinary meaning.
- (ii) The following definitions apply unless the context requires otherwise:

Term	Meaning
Act	Means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Adopted Charge	Has the same meaning as in the Act.
Application Materials	For an application for a Water Approval, means all the material about the application that Unitywater receives before the application is decided, including: <ul style="list-style-type: none"> (a) any material attached to, or given with, the approved form; and (b) any material relating to the application given to Unitywater by the applicant after the application is made, include a response to a request for extra information.

BP9256 - Connections Policy

Term	Meaning
Alteration	Means any material change in infrastructure or increase in demand for a water service or sewerage service at the Connection.
Charges Schedule	Has the same meaning as in the Act and is contained in the Unitywater Netserv Plan Part A – Appendix C Charges Schedule.
Connection	Means a Property Service Connection or a Network Connection.
Connection Area	Means the area comprising land: (a) Connected to Unitywater’s infrastructure (water and sewerage); or (b) Not connected to Unitywater’s infrastructure but paying access charges for the particular service; and (c) Within a Water Connection Area, a Sewerage Connection Area, a Water Restricted Connection Area or a Sewerage Restricted Connection Area as shown on the maps published on Unitywater's website.
Connection Charge	Has the same meaning as in the Act.
Connection Criteria	Means the criteria identified in: (a) Schedule 1, Table 2 – Decision Criteria for Other Connections and Staged Connections that apply inside a Connection Area or a Restricted Connection Area; and (b) the Policy Statement in Part 1 of this Policy.
Decision Criteria	Means the criteria identified in: (a) Schedule 1, Table 2 – Decision Criteria for Other Connections and Staged Connections ; and (b) any other matter identified in the Connections Policy as being relevant to the assessment of an application for a Water Approval.
Dual Occupancy	Has the same meaning as in the Planning Regulation 2017. <i>Note: a duplex is an example of a dual occupancy use.</i>
Dwelling house	Has the same meaning as in the Planning Regulation 2017.
Fees and Charges Schedule	Means Unitywater’s Fees and Charges Schedule available at Unitywater’s website: www.unitywater.com .
Future Connection Area	Means the area comprising land: (a) in which Unitywater intends to extend its infrastructure networks; and (b) within a Water Future Connection Area or a Sewerage Future Connection Area as shown on the maps published on Unitywater's website.

BP9256 - Connections Policy

Term	Meaning
Network Connection	Means: (a) The connection of Network Infrastructure to Unitywater's water infrastructure to supply a water service or wastewater service; (b) The disconnection of Network Infrastructure from Unitywater's water infrastructure to stop supply of a water service or wastewater service; (c) The Alteration of Network Infrastructure that is part of Unitywater's water infrastructure; and (d) Works for the matters mentioned above to extend or upgrade Unitywater's water infrastructure.
Network Infrastructure	Has the same meaning as in the Act.
Other Connection	Means any Connection, disconnection or Alteration of a Connection that is not a Standard Connection or a Staged Connection.
Participating Councils	Means the Moreton Bay Regional Council, Noosa Shire Council and Sunshine Coast Regional Council.
PDA development application	Means an application for a PDA development approval.
PDA development approval	Has the same meaning as under <i>the Economic Development Act 2012</i> .
Priority Infrastructure Area	In this Policy, means a Priority Infrastructure Area of a Participating Council.
Property Service Connection	Means: (a) The connection of Property Service Infrastructure to Unitywater's water infrastructure to supply a water service or wastewater service; (b) The disconnection of Property Service Infrastructure from Unitywater's water infrastructure to stop supply of a water service or wastewater service; and (c) The Alteration of Property Service Infrastructure that is part of Unitywater's water infrastructure.
Property Service Infrastructure	Means generally the infrastructure for connecting premises to Unitywater's infrastructure, as more particularly defined in the Act.
Property Service Works Charge	Means a charge levied for Property Service Infrastructure.
Restricted Connection Area	Means a Connection Area that is shown as a Restricted Connection Area on the maps published on Unitywater's website.
Schedule of Works	Has the same meaning as in the Act and is contained in the Unitywater Netserv Plan Part A – Appendix B Schedule of Works.
SEQ Design and Construction Code	Means the <i>South-East Queensland Water Supply and Sewerage Design and Construction Code</i> .
Sewerage Connection Area	Means the area shown as a Sewerage Connection Area on the maps published on Unitywater's website.

BP9256 - Connections Policy

Term	Meaning
Sewerage Future Connection Area	Means the area shown as a Sewerage Future Connection Area on the maps published on Unitywater's website.
Sewerage Restricted Connection Area	Means the area shown as a Sewerage Restricted Connection Area on the maps published on Unitywater's website.
Staged Water Connection	Means a Connection, disconnection or Alteration of a Connection that complies with Unitywater's
Staged Connection	Decision Criteria in Schedule 1, Table 2 – Decision Criteria for Other Connections and Staged Connections and other relevant matters identified in this Policy.
Standard Conditions	Means the Standard Conditions identified in Schedule 1, Table 1 – Criteria and Conditions for Standard Connections.
Standard Connection	Means a Property Service Connection, disconnection or Alteration in the Connection Area or Restricted Connection Area that complies with Unitywater's Standard Connection criteria in Schedule 1, Table 1 - Criteria and Conditions for Standard Connections.
Water Approval	Has the same meaning as in the Act and where the context requires in this Policy, includes a Standard Connection notice.
Water Connection Area	Means the area shown as a Water Connection Area on the maps published on Unitywater's website.
Water Future Connection Area	Means the area shown as a Water Future Connection Area on the maps published on Unitywater's website
Water Restricted Connection Area	Means the area shown as a Water Restricted Connection Area on the maps published on Unitywater's website.

BP9256 - Connections Policy

(b) Interpretation

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

BP9256 - Connections Policy

SCHEDULE 1 – CRITERIA

TABLE 1 – CRITERIA AND CONDITIONS FOR STANDARD CONNECTIONS

Schedule 1, Table 1 only applies for Connections, Alterations and disconnections that comply with the criteria for a Standard Connection.

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
1 Water Connection Area or Restricted Water Connection Area	New water Connection or the Alteration of an existing water Connection in a Water Connection Area or Restricted Water Connection Area if: <ul style="list-style-type: none"> 1.1 The Connection or Alteration is for a single 20 or 25 mm (inner diameter (ID)) Property Service Connection to an existing single residential lot for a Dwelling House or Dual Occupancy; 1.2 The Connection or Alteration complies with the SEQ Design and Construction Code; 1.3 The Connection is the only water Connection to the lot; and 1.4 The Connection or Alteration does not include any of the following: <ul style="list-style-type: none"> (a) Connections or Alterations to water reticulation mains greater than or equal to 300mm (ID); (b) Connections or Alterations requiring the extension or upgrade of Unitywater’s existing water reticulation mains (Network Infrastructure); 	As stated in Schedule 2, Table 1 Standard Connections Application (Request) and Approval Information.

BP9256 - Connections Policy

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
	<ul style="list-style-type: none"> (c) Connections or Alterations to water reticulation mains if the mains are not located on the road directly fronting the lot; (d) Connections or Alterations to lots that are not completely within the Water Connection Area or Restricted Water Connection Area. 	
2 Water Connection Area or Restricted Water Connection Area	Disconnection of an existing water Connection in a Water Connection Area or Restricted Water Connection Area if: <ul style="list-style-type: none"> 2.1 The disconnection is of a single 20 or 25 mm ((ID)) Property Service Connection to an existing single residential lot for a Dwelling House or Dual Occupancy; 2.2 The disconnection complies with the SEQ Design and Construction Code; and 2.3 The Disconnection does not include any of the following: <ul style="list-style-type: none"> (a) Disconnections to water reticulation mains greater than or equal to 300mm (ID); (b) Disconnections requiring a change to Unitywater's existing water reticulation mains (Network Infrastructure); 	As stated in Schedule 2, Table 1 Standard Connections Application (Request) and Approval Information.

BP9256 - Connections Policy

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
	<ul style="list-style-type: none"> (c) Disconnections from water reticulation mains if the mains are not located on the road directly fronting the lot; (d) Disconnections to lots that are not completely within the Water Connection Area or Restricted Water Connection Area. 	
3 Sewerage Connection Area or Restricted Sewerage Connection Area	New sewerage Connection or the Alteration of an existing sewerage Connection in a Sewerage Connection Area or Restricted Sewerage Connection Area if: <ul style="list-style-type: none"> 3.1 The Connection or Alteration is for a single 100 mm sewerage Property Service Connection to an existing single residential lot for a Dwelling House or Dual Occupancy; 3.2 The Connection or Alteration complies with the SEQ Design and Construction Code; 3.3 The Connection is the only sewerage Connection to the lot; and 3.4 The Connection or Alteration does not include any of the following: <ul style="list-style-type: none"> (a) Connections or Alterations to lots that are partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme; 	As stated in Schedule 2, Table 1 Standard Connections Application (Request) and Approval Information.

BP9256 - Connections Policy

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
	<ul style="list-style-type: none"> (b) Connections or Alterations to sewers that are greater than 225 mm (ID); (c) Connections or Alterations to sewers that are not located on the lot or not located on the road directly fronting the lot; (d) Connections or Alterations requiring the extension or upgrade of Unitywater's existing sewerage reticulation mains (Network Infrastructure); (e) Connections or Alterations to sewers that are at depths greater than 3 m; (f) Connections or Alterations that involve the shortening or lowering of the sewerage connection point; (g) Connections or Alterations to sewers that serve a combined drain; (h) Connections or Alterations to lots that are not completely within the Sewerage Connection Area or Restricted Sewerage Connection Area. 	
4 Sewerage Connection Area or Restricted Sewerage Connection Area	Disconnection of an existing sewerage Connection in a Sewerage Connection Area or Restricted Sewerage Connection Area if:	As stated in Schedule 2, Table 1 Standard Connections Application (Request) and Approval Information.

BP9256 - Connections Policy

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
	<p>4.1 The disconnection is of a single 100 mm sewerage Property Service Connection to an existing single residential lot for a Dwelling House or Dual Occupancy;</p> <p>4.2 The disconnection complies with the SEQ Design and Construction Code; and</p> <p>4.3 The disconnection does not include any of the following:</p> <ul style="list-style-type: none"> (a) Disconnections to lots that are partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme; (b) Disconnections to sewers that are greater than 225 mm (ID); (c) Disconnections to sewers that are not located on the lot or not located on the road directly fronting the lot; (d) Disconnections requiring a change to Unitywater's existing sewerage reticulation mains (Network Infrastructure); (e) Disconnections to sewers that are at depths greater than 3 m; 	

BP9256 - Connections Policy

Connection Area Standard Connections only apply inside Connection Areas and Restricted Connection Areas.	Standard Connection Criteria These criteria must be satisfied for a Connection, Alteration or disconnection to be within the Standard Connection category.	Standard Conditions These conditions apply to all Standard Connections.
	<ul style="list-style-type: none"> (f) Disconnections that involve the shortening or lowering of the sewerage connection point; (g) Disconnections to sewers that serve a combined drain; (h) Disconnections to lots that are not completely within the Sewerage Connection Area or Restricted Sewerage Connection Area. 	

BP9256 - Connections Policy

TABLE 2 – DECISION CRITERIA FOR OTHER CONNECTIONS AND STAGED CONNECTIONS

Schedule 1, Table 2 applies to Connections, Alterations and disconnections that are Other Connections and Staged Connections.

Item	Connection	Location	Decision Criteria
1	New Connection or the Alteration of an existing Connection for Other Connections and Staged Connections	Water Future Connection Area Sewerage Future Connection Area Outside all Connection Areas (including Restricted Connection Areas) and Future Connection Areas	<p>The application is assessed against these criteria.</p> <p>Unitywater may approve a new Connection or an Alteration of an existing Connection outside a Connection Area (including a Restricted Connection Area) if Unitywater is satisfied that:⁴</p> <ul style="list-style-type: none"> 1.1 the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the Connection or Alteration; 1.2 the capacity of the existing water infrastructure network is sufficient to service the Connection or Alteration, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the Connection or Alteration; 1.3 the Connection or Alteration does not utilise existing capacity that been created or allocated for other planned Connections or Alterations; 1.4 the Connection or Alteration will not compromise or make more difficult: <ul style="list-style-type: none"> (a) the efficient and effective planning for water infrastructure; (b) the coordination and integration of water infrastructure planning and land use planning; (c) the sequencing of water infrastructure so as to minimise the lifecycle cost for the water infrastructure; (d) the delivery of water infrastructure in a logical and orderly location, form and sequence; (e) the implementation of current Water Approvals; and

⁴ Section 99BO(1)(f)(iii) requires the Connections Policy to state the circumstances in which Unitywater may approve connection outside a Connection Area.

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <p>(f) the operation of water infrastructure and the delivery of water services and wastewater services, for the Connection Area and the Future Connection Area;</p> <p>1.5 the Connection or Alteration will not compromise the financial viability and feasibility of infrastructure provision by Unitywater;</p> <p>1.6 for a Connection or Alteration in the Future Connection Area, the Connection or Alteration is consistent with the provisions in Unitywater's Schedule of Works, including the planning assumptions, the demand assumptions, the desired standards of service and the type, location and timing of planned works;</p> <p>1.7 for a Connection or Alteration outside all Connection Areas and Future Connection Areas, the Connection or Alteration will not compromise or make more difficult compliance with the provisions in Unitywater's Schedule of Works, including the planning assumptions, the demand assumptions, the desired standards of service and the type, location and timing of planned works;</p> <p>1.8 any required trunk infrastructure does not require Unitywater to incur infrastructure costs or if Unitywater is required to incur infrastructure costs, the Adopted Charges that have been or will be levied by Unitywater are sufficient to cover those costs;</p> <p>1.9 the Connection or Alteration complies with the Policy Statement in Section 1 of this Policy; and</p> <p>1.10 the Connection or Alteration satisfactorily addresses the criteria in Schedule 1, Table 2, Items 2 and 3.</p>

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
2	New Connection or the Alteration of an existing Connection for Other Connections and the First Stage of Staged Connections	Water Connection Area Restricted Water Connection Area Water Future Connection Area Sewerage Connection Area Restricted Sewerage Connection Area Sewerage Future Connection Area Outside all Connection Areas (including Restricted Connection Areas) and Future Connection Areas	The application is assessed against these criteria. An application for a Water Approval must address the following matters to the satisfaction of Unitywater: ⁵ <ol style="list-style-type: none"> 2.1 The availability of relevant infrastructure to service the land; 2.2 For new water Connections or Alterations, the demands generated by the use or the proposed use of the land, including fire flow demands; 2.3 For new sewerage Connections or Alterations, the demands (with respect to both quantity and quality) generated by the use or the proposed use of the land, including the biological/chemical loads; 2.4 The existing and planned capacity available in the relevant network having regard to the demand assumptions for the land stated in Unitywater's Schedule of Works, and the impacts of the demand on the standards of service, including the standards of service stated in Unitywater's Schedule of Works and in the SEQ Design and Construction Code; 2.5 If the land is located in a Restricted Water Connection Area or a Restricted Sewerage Connection Area, the impacts of the Connection on existing and/or planned services and infrastructure in relevant Connection Areas (other than Restricted Connection Areas) or Future Connection Areas, including standards of service impacts; 2.6 If the land is located outside all Connection Areas (including Restricted Connection Areas) and Future Connection Areas, the impacts of the Connection on existing and/or planned services and infrastructure in relevant Connection Areas (including Restricted Connection Areas) and Future Connection Areas, including standards of service impacts;

⁵ Section 99BO(1)(f)(iv) requires the Connections Policy to state Unitywater's criteria for providing connection, with or without conditions, to its water service or wastewater service.

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <p>2.7 Any constraints affecting the connection of infrastructure and the provision of the relevant service to the land or the supply of the relevant level of service to other customers; <i>Example of a constraint - a constraint may include an environmental constraint such as the existence of sensitive habitat that may affect the location of new Network Infrastructure on or to the land.</i></p> <p>2.8 If works design plans are included in the application, the technical feasibility of the engineering design and its compliance with relevant standards, including the SEQ Design and Construction Code;</p> <p>2.9 Compliance with the Policy Statement in Section 1 of this Policy;</p> <p>2.10 Any interference with the connection or supply of water services or wastewater services to other customers;</p> <p>2.11 Compliance with the following documents:</p> <ul style="list-style-type: none"> (a) the Act; (b) the total water cycle management plan for the relevant Participating Council; (c) Unitywater's Connections Administration Manual; (d) Unitywater's Accreditation and Certification Manual; (e) the SEQ Design and Construction Code; and (f) the Unitywater Netserv Plan Part A; <p>2.12 The ability for Unitywater to deliver water infrastructure based on the most efficient asset planning and at the least lifecycle cost;</p> <p>2.13 The costs incurred or to be incurred by Unitywater in providing, operating and maintaining the Connection or Alteration;</p>

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <p>2.14 The infrastructure contributions to be provided by the applicant and the potential for future infrastructure contributions to be provided by future applicants;</p> <p>2.15 The potential for other future Connections to any water infrastructure provided for the Connection;</p> <p>2.16 The relationship of the application for a Water Approval with the following applications, approvals and agreements:</p> <ul style="list-style-type: none"> (a) any current development applications or PDA development applications for the land relevant to the application for the Water Approval; (b) any current development applications or PDA development applications for the land surrounding the land relevant to the application for the Water Approval; (c) any current development approvals or PDA development approvals for the land relevant to the application for the Water Approval; (d) any current development approvals or PDA development approvals for the land surrounding the land relevant to the application for the Water Approval; (e) any other current applications for a Water Approval for the land relevant to the application for the Water Approval (f) any current applications for a Water Approval for the land surrounding the land relevant to the application for the Water Approval; (g) any current Water Approvals or water connection aspects of development approvals or PDA development approvals for the land relevant to the application for the Water Approval; (h) any current Water Approvals or water connection aspects of development approvals or PDA development approvals for the land surrounding the land relevant to the application for the Water Approval;

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <ul style="list-style-type: none"> (i) any infrastructure agreements or water infrastructure agreements relevant to the land the subject of the application for the Water Approval, to which Unitywater is a party where: <ul style="list-style-type: none"> (i) the owner or applicant is also a party to the infrastructure agreement or water infrastructure agreement; or (ii) the infrastructure agreement or water infrastructure agreement attaches to the land and binds the owner and the owner's successors in title to the land; (j) any infrastructure agreements or water infrastructure agreements to which Unitywater is a party with respect to the land surrounding the land the subject of the application for the Water Approval; <p>2.17 The consistency with any planned increases in the capacity of the infrastructure networks, the areas into which the infrastructure networks are to be extended and the timeframe for any increase in capacity of the infrastructure networks;</p> <p>2.18 The effects of unplanned increases in the capacity of the infrastructure networks;</p> <p>2.19 For the purpose of deciding whether or not an application for a Water Approval will be approved subject to a necessary infrastructure condition:</p> <ul style="list-style-type: none"> (a) the trunk infrastructure necessary to service the land the subject of the Water Approval (subject land); (b) whether adequate trunk infrastructure necessary to service the subject land has been provided; (c) whether the Unitywater Netserv Plan Part A identifies adequate trunk infrastructure to service the subject land;

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <ul style="list-style-type: none"> (d) whether the Connection or Alteration is consistent with the assumptions stated in the Unitywater Netserv Plan Part A about the type, scale, location, timing and intensity of future development; (e) whether the trunk infrastructure will service land other than the subject land and if so whether the trunk infrastructure is the most efficient and cost-effective solution for servicing other land in the general area of the subject land; (f) the establishment cost of the trunk infrastructure necessary to service the subject land; and (g) the amount payable by the applicant by applying the Adopted Charge for the Connection or Alteration; <p>2.20 For the purpose of deciding whether or not an application for a Water Approval will be approved subject to an additional payment condition:</p> <ul style="list-style-type: none"> (a) whether the Connection or Alteration will generate infrastructure demand of more than that required to service the type, scale or intensity of future development assumed in the Unitywater Water Netserv Plan Part A; (b) whether the Connection or Alteration will require new trunk infrastructure earlier than when identified in the Unitywater Water Netserv Plan Part A; (c) whether the subject land is completely or partly outside the Connection Area or Future Connection Area; (d) whether the Connection or Alteration would impose additional trunk infrastructure costs on Unitywater and the quantum of those costs; (e) the levied charges for the trunk infrastructure; (f) the trunk infrastructure provided, or to be provided, by the applicant; (g) whether the trunk infrastructure is also intended to service other premises;

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	<p>The application is assessed against these criteria.</p> <ul style="list-style-type: none"> (h) for a Connection or Alteration completely inside the Connection Area and Future Connection Area: <ul style="list-style-type: none"> (i) the additional establishment cost that would be incurred by Unitywater in providing trunk infrastructure earlier than planned; (ii) the establishment cost of any additional trunk infrastructure made necessary by the Connection or Alteration; (iii) the proportion of the establishment cost of the infrastructure that may be apportioned reasonably to other users of the infrastructure; (iv) the proportion of the establishment cost of the infrastructure that has been, is or is to be, the subject of a levied charge by Unitywater; (i) for a Connection or Alteration completely or partly outside the Connection Area and Future Connection Area: <ul style="list-style-type: none"> (i) the establishment cost of trunk infrastructure that is made necessary by the Connection or Alteration; (ii) the establishment cost of trunk infrastructure that is needed to service the rest of the Connection Area and Future Connection Area; (iii) the establishment cost of any temporary infrastructure required to ensure the safe or efficient operation of infrastructure needed to service the Connection or Alteration; (iv) the establishment cost of any temporary infrastructure made necessary by the Connection or Alteration; (v) any decommissioning, removal and rehabilitation costs of the temporary infrastructure; (vi) the maintenance and operating costs for up to 5 years of the trunk infrastructure and temporary infrastructure;

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	The application is assessed against these criteria.
3	Subsequent Staged Connection	Water Connection Area Restricted Water Connection Area Water Future Connection Area Sewerage Connection Area Restricted Sewerage Connection Area Sewerage Future Connection Area	2.21 For the purpose of deciding whether or not an application for a Water Approval will be approved subject to the provision of a non-trunk infrastructure: <ul style="list-style-type: none"> (a) the provision by the applicant of non-trunk infrastructure for a network internal to the subject land; (b) the provision by the applicant of non-trunk infrastructure connecting the subject land to the external infrastructure; (c) the provision by the applicant of non-trunk infrastructure to protect or maintain the safety or efficiency of the water infrastructure network of which the non-trunk infrastructure is a component; and (d) the timing of the provision of the non-trunk infrastructure by the applicant. 3.1 As for the first Staged Connection application, to the extent the matter has not already been assessed in the first or a previous Staged Connection application; and 3.2 Any matter required to be assessed under a condition imposed on a Water Approval for a previous stage.

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	The application is assessed against these criteria.
4	New Connection or the Alteration of an existing Connection for Other Connections and Staged Connections	Outside all Connection Areas (including Restricted Connection Areas) and Future Connection Areas Water Connection Area Restricted Water Connection Area Water Future Connection Area Sewerage Connection Area Restricted Sewerage Connection Area Sewerage Future Connection Area Outside all Connection Areas (including Restricted Connection Areas)	4.1 The application for a Water Approval must be assessed against the information contained in the Application Materials.

BP9256 - Connections Policy

Item	Connection	Location	Decision Criteria
	The type of Connection, disconnection or Alteration sought.	Where the land is located.	The application is assessed against these criteria.
5	Disconnections of any existing Connection (other than disconnections of Standard Connections)	and Future Connection Areas Water Connection Area Sewerage Connection Area Restricted Water Connection Area Restricted Sewerage Connection Area Water Future Connection Area Sewerage Future Connection Area Outside all Connection Areas (including Restricted Connection Areas) and Future Connection Areas	5.1 Impacts of the disconnection on existing and/or planned water infrastructure, water services, wastewater services and other Connections in relevant Connection Areas, Restricted Connection Areas and Future Connection Areas, including standards of service impacts; and 5.2 Compliance with the SEQ Design and Construction Code.

SCHEDULE 2: REQUESTS AND APPLICATIONS

General Information about Requests and Applications

The tables in this Schedule outline Unitywater’s requirements for lodging and assessing requests for Standard Connections and applications for Water Approvals.

Table 1 - Standard Connections Application (Request) and Approval Information

All references to a Connection in this Table are to a Property Service Connection only.

All references to a Connection in this Table also apply to an Alteration and a disconnection of a Connection, unless stated otherwise.

All notes in this Table are for the purpose of information only.

Step	Connections Policy Provision
Application (Request)	<p>How do I request a Standard Connection?</p> <ul style="list-style-type: none"> • Where the Connection complies with all of the criteria for the relevant Connection listed in Table 1 - Criteria and Conditions for Standard Connections, the applicant must do all of the following: <ul style="list-style-type: none"> ○ Complete the Unitywater approved application form (available on Unitywater’s website at <i>www.unitywater.com</i>), including supplying the plans and other information specified in the form; ○ Pay the fee stated in Unitywater’s Fees and Charges Schedule; ○ If the applicant is not the owner of the land related to the Connection, provide the land owner’s written consent to the application. <p><i>Note: Payment of these charges (to the extent they apply to the Connection) when the request application is lodged will reduce the time required for Unitywater to complete the Connection and provide services to the land.</i></p>
Assessment	<p>What is the timeframe for deciding the request?</p> <p>Up to 5 business days (or a longer period agreed to by the applicant) after a complete application has been received (<i>Act, s.99BRAU</i>).</p>

BP9256 - Connections Policy

Step	Connections Policy Provision
<p>Decision</p>	<p>What happens when request is granted?</p> <p>Unitywater gives the applicant a Standard Connection notice within 5 business days after the Standard Connection is granted.</p> <p>The notice will include: (Act, s.99BRAU, s.99BRAV, s.99BRCI)</p> <ul style="list-style-type: none"> ○ The Standard Conditions listed in Table 1 - Criteria and Conditions for Standard Connections; and ○ The following charges (to the extent applicable): <ul style="list-style-type: none"> ▪ Charges stated in Unitywater’s Fees and Charges Schedule to the extent applicable for the Connection; ▪ The Connection Charge (Act, s.99BRAV(1)(a)); and ▪ The Property Service Works Charge (Act, s.99BRAV(1)(b)). <p><i>Note 1: Payment of these charges (to the extent they apply to the Connection) when the request application is lodged will reduce the time required for Unitywater to complete the Connection and provide services to the land.</i></p> <p><i>Note 2: Under section 99BRCI(3) of the Act, if an Adopted Charge is to be levied, the infrastructure charges notice for the charge will be given within 10 business days after the Standard Connection notice is given under section 99BRAU(5) of the Act.</i></p>

BP9256 - Connections Policy

Step	Connections Policy Provision
<p>Standard Conditions</p>	<p>What are the Standard Conditions for the Connection?</p> <p>The Standard Conditions that must be complied with for the Connection are as follows: <i>(Act, s99BRAU(7))</i></p> <p>Payment of Charges</p> <ol style="list-style-type: none"> 1. The applicant must pay to Unitywater: <ol style="list-style-type: none"> a. The Connection Charge stated in Unitywater’s Fees and Charges Schedule in force at the time of payment; b. The Property Service Works Charge stated in Unitywater’s Fees and Charges Schedule in force at the time of payment; c. All levied charges under an infrastructure charges notice that apply to the subject land; and d. Any overdue charge for water services or wastewater services to the subject land. <p style="margin-left: 40px;"><i>Timing of compliance:</i></p> <p>Prior to connection.</p> <p>Authority to Enter</p> <ol style="list-style-type: none"> 2. The land owner authorises Unitywater to enter upon the subject land to carry out work associated with the Connection, and read, replace and/or maintain the water meter/s and/or sewerage connection point, and all associated pipes and fittings. <p style="margin-left: 40px;"><i>Timing of compliance</i></p> <p>At all times.</p>

BP9256 - Connections Policy

Step	Connections Policy Provision
	<p>Access and Maintenance</p> <p>3. The water meter/s and the sewerage access chambers, existing on or fronting the subject land must be accessible and clear of any filling, structures or the like.</p> <p><i>Timing of compliance:</i></p> <p>At all times.</p> <p>Connection for Domestic Use Only (not relevant to a disconnection of a Connection)</p> <p>4. The Connection must only be used for domestic purposes on an existing single residential lot for a Dwelling House or Dual Occupancy.</p> <p><i>Timing of compliance:</i></p> <p>At all times.</p> <p><i>Note: If the use is intended to change, the applicant/owner must make a separate application for Alterations to the service to Unitywater.</i></p> <p>When Approval Lapses</p> <p>5. For Connections and Alterations to Connections, this Water Approval lapses if the Connection is not completed within 4 years after the date of this Water Approval.</p> <p>For disconnections of a Connection, this Water Approval lapses if the disconnection is not completed within 12 months after the date of this Water Approval.</p> <p><i>Timing of compliance:</i></p> <p>As stated.</p> <p>Works by Unitywater Only</p> <p>6. The works necessary for the Connection may only be carried out by Unitywater or its authorised representatives.</p> <p><i>Timing of compliance:</i></p> <p>At all times.</p> <p><i>Note: Unitywater will not carry out the Connection works until it is satisfied that all necessary approvals have been obtained.</i></p>

BP9256 - Connections Policy

Table 2 - Staged Connections and Other Connections Application and Approval Information

All references to Connections in this Table also apply to Alterations and Disconnections of Connections, unless stated otherwise.

All notes in this Table are for the purpose of information only.

Step	Connections Policy Provision
<p>Application for: Other Connection or Staged Connection (each stage)</p> <p><i>Note: The steps, requirements and timeframes outlined in this table apply for each stage in a Staged Connection.</i></p>	<p>How do I apply for a Staged Connection or Other Connection?</p> <ul style="list-style-type: none"> • The applicant must do all of the following: <ul style="list-style-type: none"> ○ Complete the Unitywater approved application form (available on Unitywater's website at www.unitywater.com), including supplying the plans and other information specified in the form; ○ Pay the fee stated in Unitywater's Fees and Charges Schedule; ○ If the applicant is not the owner of the land related to the Connection, provide the land owner's written consent to the application. <p><i>Note: This also includes the written consent of land owners related to the Connection e.g. if the nearest suitable sewerage main is located on an adjoining private property and work will need to be carried out to this main to provide the Connection, the written consent of the adjoining land owner is also required to accompany the application.</i></p>

BP9256 - Connections Policy

Step	Connections Policy Provision
<p>Assessment Criteria and timeframes</p>	<p>What will the application be assessed against?</p> <ul style="list-style-type: none"> • The application must be assessed against: (<i>Act, s.99BRAG(3)</i>) <ul style="list-style-type: none"> ○ The Decision Criteria listed in Schedule 1, Table 2 – Decision Criteria for Other Connections and Staged Connections of this Policy as applicable to the category of Connection and any other relevant matters identified in this Policy; ○ The SEQ Design and Construction Code; ○ Any other matter Unitywater considers relevant to the connection or supply of its water services or wastewater services. <p>What is the timeframe for deciding the application?</p> <ul style="list-style-type: none"> • Decision timeframe - if no extra information required: <ul style="list-style-type: none"> ○ Total decision timeframe - up to 25 business days (or longer period agreed by the applicant) as follows: ○ Up to 20 business days to assess the application starting on the day after Unitywater receives the complete application; ▪ Up to 5 business days after the decision is made to give the applicant notice of the decision. <ul style="list-style-type: none"> ○ Extended decision timeframe - if extra information is required from the applicant: ○ Up to an extra 25 business days (or longer period agreed to by the applicant) as follows: <p>Up to 20 business days to assess the application starting on the day after Unitywater receives the applicant/s complete response to the request for extra information. The application will be held in abeyance until the applicant's complete response is received;</p> <ul style="list-style-type: none"> ○ Up to 5 business days after the decision is made to give the applicant notice of the decision. ○ Work on publicly-controlled places: ○ The decision timeframes specified above:

BP9256 - Connections Policy

Step	Connections Policy Provision
	<ul style="list-style-type: none"> ▪ Stop if the approval of the relevant public entity (Council or State Government) must be obtained under Chapter 2B, Part 2 of the Act to the carrying out of work on land owned or controlled by the public entity; and ▪ Restart when the public entity approval is obtained. <p><i>Note: The application is taken to have been refused if the applicant is not given a decision notice within the applicable timeframes specified above (s.99BRAI(4)). However, the applicable timeframe does not include the time required (if any) to obtain approval to carry out work on a publicly-controlled place. See Connections Administration Manual for further information about works on publicly-controlled places.</i></p> <ul style="list-style-type: none"> • Lapsing — the application lapses if the applicant has not responded to the request for extra information within 6 months after the request was made and an application for internal review (failure to decide) has not been applied for in accordance with Chapter 4C, Part 4, Division 2 of the Act.
Decision	<p>What happens when request is granted?</p> <ul style="list-style-type: none"> • Unitywater gives the applicant a decision notice within 5 business days after the Staged Connection or Other Connection application is decided. <ul style="list-style-type: none"> ○ The decision notice will include: (Act, s.99BRAI, s.99BRAN, s.99BRCI) ○ any Water Approval conditions imposed; ○ the following charges levied (to the extent applicable): <ul style="list-style-type: none"> ▪ Charges stated in Unitywater's Fees and Charges Schedule to the extent applicable for the Connection; ▪ The Connection Charge (Act, s.99BRAN(1)(a)) ; ▪ The Property Service Works Charge (Act, s.99BRAN(1)(b)); ▪ The Adopted Charge for the Connection.

SCHEDULE 3 – AMENDMENTS OF CONDITIONS OF WATER APPROVALS

Table 1 - Amendments of conditions of Water Approvals

Step	Connections Policy Provision
<p>Amendments of conditions of Water Approvals</p>	<p>How to request an amendment of a condition</p> <ul style="list-style-type: none"> • Do all of the following: <ul style="list-style-type: none"> ○ Complete the Unitywater approved application form (available on Unitywater’s website at <i>www.unitywater.com</i>), including supplying the plans and other information specified in the form; ○ Pay the fee stated in Unitywater’s Fees and Charges Schedule; ○ Provide written confirmation that the change sought does not result in the Water Approval becoming a different category of approval to that which the original application related (e.g. that an Other Connection Water Approval remains an Other Connection Water Approval); ○ If the applicant is not the owner of the land related to the Connection, provide the land owner’s written consent to the application. <p><i>Note: This also includes the written consent of land owners related to the Connection e.g. if the nearest suitable sewerage main is located on an adjoining private property and work will need to be carried out to this main to provide the Connection, the written consent of the adjoining land owner is also required to accompany the application.</i></p> <p>What will the amendment request application be assessed against?</p> <ul style="list-style-type: none"> • The amendment request application will be assessed against the same criteria as applied to the category for the original application, to the extent the criteria are relevant to the request (see Schedule 1: Criteria); • However, to remove any doubt, the amendment request application will be assessed against the criteria in place for the relevant category of Connection at the date when the amendment request application is made. <p>What is the timeframe for deciding the amendment request application?</p> <ul style="list-style-type: none"> • The amendment request application is subject to the same decision timeframes specified in Schedule 2: Requests and Applications as the original application. <p>What happens when the amendment request application is decided? Unitywater gives the applicant an amendment notice before the end of the decision timeframe.</p>

APPENDIX B

Schedule of Works



Unitywater

Table of Contents

1.	Purpose and Objectives	5
2.	Planning Assumptions	5
2.1.	Overview.....	5
2.2.	Land Use Assumptions	6
2.2.1.	Land Use Demand.....	6
2.2.2.	Residential.....	7
2.2.3.	Non-residential.....	11
2.2.4.	Development Densities	14
2.3.	Demand Forecast Assumptions	15
2.3.1.	Water Supply	15
2.3.2.	Sewerage.....	21
3.	Trunk Infrastructure Desired Standards of Service.....	24
3.1.	Introduction.....	24
3.2.	Water Supply Standards of Service	24
3.3.	Sewerage Standards of Service.....	25
4.1	Trunk Infrastructure.....	26
4.2	Water Supply Schedule of Works.....	26
4.2.1	Inclusions.....	26
4.2.2	Specific Exclusions	26
4.2.3	Determination of Establishment Cost	27
4.3	Sewerage Schedule of Works.....	29
4.3.1	Inclusions.....	29
4.3.2	Determination of Establishment Cost	30

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												
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												
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												
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												
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												
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												
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 LANDBOROUGH New Flow Control Valve and Pressure gauge	Pump Stations & Valve Pits	19/20	\$26,050
LAN-WVA-U-0003	Landsborough-Maleny Road LANDBOROUGH 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

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	Maroochydores 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 Maroochydores 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

Appendix B – Schedule of Works

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 - Maroochy Local Plan (12m)	109	0%	0	100%			1.1
SCCHDRM14m	High Density Residential Zone - Maroochy Local Plan (14m)	109	0%	0	100%			1.1
SCCHDRM25m	High Density Residential Zone - Maroochy Local Plan (25m)	218	0%	0	100%			1.1
SCCHDRM25mMXD	High Density Residential Zone - Maroochy 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 - Maroochy 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 - Maroochy 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
SCCLCBBR	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 - Maroochy Local Plan 12m	64	0%	0	100%	70%	1	1.1
SCCLCM25m	Local Centre Zone - Maroochy Local Plan 25m	182	0%	0	100%	70%	2	1.1
SCCLCM8.5m	Local Centre Zone - Maroochy Local Plan (along Maroochy 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) 8.5m)	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 - Coolum Local Plan (135 Yandina Coolum 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

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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

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SCCMDRM25m	Medium Density Residential Zone - Maroochydore 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
SCCMIB	Medium Impact Industry Zone - Beerwah Local Plan		20%	7500		60%	1	1.1
SCCMIC11m	Medium Impact Industry Zone - Caloundra Local Plan (11m)		20%	7500		60%	1	1.1
SCCMICWSCIP	Medium Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park)		20%	12500		60%	1	1.1
SCCMIKP	Medium Impact Industry Zone - Kunda Park Local Plan		20%	7500		60%	1	1.1
SCCMIKW	Medium Impact Industry Zone - Kawana Waters Local Plan		20%	7500		60%	1	1.1
SCCMIL	Medium Impact Industry Zone - Landsborough Shore Local Plan		20%	7500		60%	1	1.1
SCCMIM	Medium Impact Industry Zone - Maroochydore Local Plan		20%	7500		60%	1	1.1
SCCMIMNS	Medium Impact Industry Zone - Maroochy North Shore Local Plan		20%	7500		60%	1	1.1
SCCMIN	Medium Impact Industry Zone - Nambour Local Plan		20%	7500		60%	1	1.1
SCCMIP	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 - Maroochydore/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

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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 (m2) where Buffer Allowance applies	Attached Dwelling Ratio	Non-residential Site Cover	Number of non-residential floors	Non-residential Demand (EP/100m2 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	
ElimbahPGALowDensityRes	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- CoastalVillagesNot Min Frontage	0	0%	0	0%	0%	0	0
ResCoastalVil 8.5m	General Residential - CoastalVillages Precinct8.5m	16	30%	3000	0%			0
ResKallanUrbNeigh	GenRes-KallangurUrbanNeighbourhood Fig 6.2.6.4.1	145	0%	0	100%	70%	1	2.8
ResKippaRingUrbNeigh	GenRes-KippaRingUrbanNeighbourhood 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 UrbanNeighbourhood 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 5storeys) Not Min Area	45	0%	0	0%			0
ResNxtGenNotMinFron10m	GenResNxtGenNeigh (2,3,4 or 5storeys) 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 Precinct8.5m(400m of centre)	75	0%	0	100%	0%	0	0
ResSubNeighNotMinFron15m	General Res- Suburban NeighNot 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

Infrastructure Charges Schedule

Service Tariffs

Unitywater's charges for supply of water and collection and treatment of sewage (i.e. access and volumetric tariffs) are published on Unitywater's website www.unitywater.com

Connecting Customers to Water Supply and Sewerage Networks

Charges for connection to Unitywater's water supply and sewerage networks are published on Unitywater's website www.unitywater.com and include:

- a. Charges to connect new development to Unitywater's water supply and sewerage mains;
- b. Charges for supply and installation of property service infrastructure such as water meters and sewerage connection branches; and
- c. Fees for an application or request made under Chapter 4C of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* such as:
 - i. Provision of Service Advice Notices;
 - ii. Amending a Decision; and
 - iii. Preparing and entering into Water Approval Agreements

Provision of Trunk Water Supply and Sewerage Infrastructure

Unitywater levies infrastructure charges for contribution to the capital cost of trunk water supply and sewerage infrastructure under the provision of *Chapter 4C, Part 7, Division 3 of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009* and the Queensland Government's State Planning Regulatory Provision for 'Adopted Charges'.

The contribution rates, method of calculation of infrastructure charges and breakdown of the charges between Unitywater and the participating councils are prescribed in resolutions of the Unitywater Board. The Infrastructure Charges Schedule can be accessed via (Note: The Infrastructure Charges Schedule is not part of the Netserv Plan. It will be published separately, on the Unitywater website on 1 May 2019).

Calculation of Fees and Charges

1. Water Approvals

[Section 99BRAN of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009]

a. Connection Charge

The 'Connection Charge' for water supply and sewerage network connections is determined by preparing a detailed quotation for each individual network connection. This is the fairest approach because of the variability of the:

- i. Scope of procurement and construction activity; and
- ii. Scale of such works.

b. Property Service Works Charge

'Property Service Works Charges' for supply and installation of property service infrastructure such as water meters and sewerage connections are calculated based upon an assessment of all components of cost (e.g. labour and materials) involved in the administration of connection applications and in the procurement of materials, equipment and labour to effect the installation and commissioning of the property service infrastructure.

2. Standard Water Connection

[Section 99BRAV of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009]

a. Standard Water Connections

For standard water connections (i.e. 20mm and 25mm water meters) the scope of work to install a water meter can vary from street to street depending upon other things such as; underground services, landscaping, location of road furniture (e.g. bus stops and concrete footpaths) and the location and depth of water mains. Hence, the installation cost can vary depending upon the circumstances of individual properties. Accordingly, an average cost approach is used to set the charge for installation of standard connections. This is considered to be the most practical and cost-effective approach to installing standard connections within a 10 day period from the time of application which is a service standard considered acceptable by the housing industry.

Larger diameter water meters are required to serve commercial and industrial land uses. For these connections Unitywater determines charges by preparing a detailed quotation for each individual connection. The development industry and Unitywater considers this to be the fairest method of setting the charge for connection of commercial and industrial land uses.

b. Standard Sewerage Connections

In instances where the sewerage connection is not installed at the time of construction of the subdivision Unitywater prepares individual quotations for installation of the sewerage connection. This is the fairest approach because of the variability of the:

- i. Scope of procurement and construction activity; and
- ii. Scale of cost of such works.

3. Adopted Infrastructure Charges

Section 99BRAC and 99BRCF of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009]

Adopted Infrastructure Charges are set by the Queensland Government in a State Planning Regulatory Provision (Adopted Charges). These charges are levied in accordance with the Infrastructure Charges Schedule adopted by the Unitywater Board.

The breakdown or apportionment of Adopted Infrastructure Charges between Unitywater and the participating councils has been agreed in accordance with the requirements of the State Planning Regulatory Provision (Adopted Charges) and set out in the Infrastructure Charges Schedule adopted by the Unitywater Board.

(Note: The Infrastructure Charges Schedule is not part of the Netserv Plan and commenced on the 01 May 2019).