PLANNING SCHEME POLICY

PLANNING SCHEME POLICY NO. 1
DEVELOPER CONTRIBUTION POLICY – SEWERAGE FACILITIES

SUBJECT: DEVELOPER CONTRIBUTION POLICY – SEWERAGE WORKS

SCOPE: The sewerage areas of Tannum Sands, Boyne Island and Calliope

RATIONALE:

Calliope Shire Council believes that significant developments will continue to occur in the Shire.

If the developments are well planned and co-ordinated with the provision of services and facilities, all residents, both existing and new to the Shire, will derive benefit and gain improvements to their amenity of life.

The existing residents gain from the provision of a wider range of facilities that a larger population is able to support. Similarly the new residents benefit from all of the infrastructure that was present prior to the development.

In formulating a policy for developer contribution towards the provision of sewerage facilities, Council has weighed up the relative benefits to these two groups in order to be fair and reasonable to both. The existing residents should not be disadvantaged by the new development, nor should the developer be exploited. However, since the new residents are the ones generating the need for additional services, or consuming existing capacity in the existing systems, then they should contribute towards the new services by way of headworks.

The quantum of these headworks should also be calculated on a formula that reflects the relative consumption of infrastructure capacity that the particular development actually utilises.

Council believes that new development should be responsible for the full cost of providing and/or replacing the capacity of the system consumed.

The following policy statement clearly sets out the circumstances and the methods of calculation for developer contributions for sewerage facilities so that there should be no misunderstanding of the developer's responsibility.

This is to certify that this is a true and correct copy of the Gladstone Regional Council's (former Calliope Shire area) Planning Scheme Policy.

Graham Kanofski
Chief Executive Officer

Adopted: 6 October 2009
Took Effect: 12 October 2009

POLICY STATEMENT

In accordance with the provisions of the Integrated Planning Act and the Planning Scheme, where sewerage facilities are required to service a development, headworks are required to be paid to Council.

Accordingly, the following criteria and requirements shall apply to all such developments. Headworks are defined as those works listed in the attached schedules and specified as follows:-
Schedule "A" - Sewerage Headworks in the Tannum Sands and Boyne Island Sewerage Scheme.

Schedule "B" - Sewerage Headworks in the Calliope Sewerage Scheme.

The developer shall contribute to Council the amount of headworks which is appropriate according to the Sewerage Scheme with which the development is associated.

The developers' contribution by way of headworks shall be in the proportion of the total net value of works necessary for future augmentation of the relevant sewerage scheme as listed in Schedules "A" and "B" herein. (i.e. Total estimated cost of works less subsidies or any other direct contributions).

The headworks contribution shall be calculated in accordance with the following formulae:-

[a] When a material change of use application to Residential or Village density development, or to Commercial or Local Industry zonings, the following formula shall apply:-

$$HW = A \times P_a \times C_s \times I$$

Where:-

HW	=	Sewerage Headworks contribution
A	=	Area in hectares of land subject to material change of use application
P_a	=	The increase in equivalent demand ratio in terms of equivalent population density per gross hectare which would result from approval of the application. Refer Table 1.
C_s	=	Contribution per an equivalent person. Refer Table 2
I	=	Legislated rise and fall index rate effective 1 July 2009. In lieu of any legislated rate, the Engineering Construction Index (ABS Cat 6427) shall be utilised, commencing 1 July 2009..

[b] When the application is for a material change of use to any other zone other than those listed in [a] above, the headworks shall be calculated using the actual demands of the particular development on the associated Sewerage Scheme and the following formula shall apply:-

$$HW = f \times C_s \times I$$

Where:-

HW	=	Sewerage Headworks contribution

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F = the increase in annual average flow converted to an equivalent population that is anticipated to arise from the proposed development.

C_s = Contribution per an equivalent person. Refer Table 2

I = Legislated rise and fall index rate effective 1 July 2009. In lieu of any legislated rate, the Engineering Construction Index (ABS Cat 6427) shall be utilised, commencing 1 July 2009..

[c] When Council's approval is required under the Planning Scheme for a material change of use, or for reconfiguration of an allotment or endorsement of plans under the Body Corporate and Community Management Act 1997, the headworks shall be calculated using the following formula:-

$$HW = P_p \times C_s \times I$$

Where:-

HW = Sewerage Headworks contribution

Pp = The increase in equivalent demand ratio in terms of equivalent population which would result from approval of the application. Refer Table 3

C_s = Contribution per an equivalent person. Refer Table 2

I = Legislated rise and fall index rate effective 1 July 2009. In lieu of any legislated rate, the Engineering Construction Index (ABS Cat 6427) shall be utilised, commencing 1 July 2009..

Factors listed in Tables 1, 2 and 3 have been determined by Council and shall be used in the appropriate Formula for the calculation of headworks for the relevant Sewerage Scheme.

TABLE 1

Determination of change in equivalent population P_a

Planning Scheme Zone	Equiv. Population per gross ha. for determination of P_a
Rural	0
Rural Residential	4.4 see Appendix No. 1
Village	23 see Appendix No. 1
Residential (dwelling house) *	29 see Appendix No. 1
Commercial	30
Local Industry	30
All other zones	to be assessed by Council on an individual development basis

* Further headworks are payable for higher density development

TABLE 2

Determination of contribution per equivalent person C_s
Refer to Schedules A and B for details

[A] TANNUM SANDS/BOYNE ISLAND SEWERAGE SCHEME

Value of Future Works Required	**$11,131,250**
Present Value of Capital program	**$5,679,134**
Future ET Population (ET_F)	**8,035**
PV of future population ET increase	**1,503**
Current Replacement Cost of Existing Trunk Infrastructure (CCR)	**$58,177,694**
Existing ET Population (ET_E)	**4,000**
Required Developer Contribution is:	**$11,604/ET**
Charge per EP (C_s)	**$4,001/EP**

[B] CALLIOPE SCHEME

Value of Works Required (net of Subsidy)	**$28,686,000**
Present Value of Capital program	**$18,364,206**
Future ET Population (ET_F) (2028)	**3,146**
PV of future population ET increase	**960**
Current Replacement Cost of Existing Trunk Infrastructure (CCR)	**$9,749,420**
Current ET Population (ET_E) (2009)	**1,077**
Required Developer Contribution is:	**$13,800/ET**
Charge per EP (C_s)	**$4,759/EP**

TABLE 3

Determination of Equivalent population per development P_p

Development	**Unit of Development.**	**P_p E.P./Unit**
Residential - reconfiguration	Allotment	2.9
Residential – duplex	Dwelling Unit	2.6
Residential – multiple unit, aged persons accommodation	Dwelling Unit	2.6
Residential – accommodation building, motel, resort	Dwelling Unit	1.8
Village - reconfiguration	Allotment	2.9
Hotel (residential component)	Dwelling Unit	1.8
Caravan & Relocatable Home Park	Site	2.0
Service Station	Allotment	6.4
Institution	Bed	2.0
Other Uses	to be assessed by Council on an individual use basis	

Headworks contributions are payable to Council at the time of issue of the latest authority to proceed with the actual development leading to the increase in demand on services.

Council may allow the headworks contribution relating to a development requiring Council's approval to be guaranteed by appropriate agreements and securities. Such agreements and securities shall be lodged prior to the commencement of the use and forms part of the approval.

Such agreements would include provision for the duration of the guarantee, conditions pertaining to default, and rise and fall provisions for calculating actual headworks payable.

The headworks contribution payable for a development shall be determined as accurately as possible utilising the most appropriate formula that best reflects the increased equivalent population demand for the particular development.

Headworks contribution is payable only once for the same increase in demand for a particular parcel of land or development. No refund of headworks monies already paid shall be made by Council in the event of a change of use that incurs a less demand on Council services.

WORKS EXTERNAL

Those works that are necessary to connect the development, ,to Council's existing reticulation system at a location and in such a manner so that the existing system has sufficient capacity to supply the needs of the development are deemed to be works external.

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In the circumstances where a development is of such a type, size, location or nature, so that the projected headworks as listed in the Schedules attached hereto are not adequate to cope with the demand that would be generated by the development, Council reserves the right to require the developer to carry out at his full cost, the necessary works as Works External to accommodate the full demand of the development.

The developer shall be responsible for the total cost of provision of Works External.

The developer may be required to enter into an agreement and provide securities as determined by Council for the provision of Works External.

Where certain external works form part of the future reticulation system, the developer shall be responsible for the cost of providing the level of facilities necessary for the full demand of his development. Council reserves the right to require this cost to be paid by the developer as a contribution towards the provision of a larger facility, provided by Council at this time to facilitate not only the current development but also future developments. Such additional costs may be funded from headworks contributions as listed in the schedules of this policy.

INTERNAL SEWERAGE RETICULATION

The developer is required to provide sewerage reticulation to every appropriate lot or section of the development within the bounds of the development at their full cost for the level of facilities necessary for the full demand of the development.

Where certain internal works form part of the general reticulation system and the facility needs to be larger than the individual development's requirements, Council reserves the right to require the developer to provide the infrastructure to service the general network either by:

[a] Council constructing the infrastructure to suit the general reticulation system's needs and receiving payment for the nominal infrastructure required to service the development; or

[b] The Developer constructing the infrastructure to suit the general reticulation system's needs and receiving an "oversizing" payment for the difference in cost between the infrastructure required to service the development and the infrastructure actually constructed.

In any case, work should not commence on such oversized infrastructure until an agreement has been reached between Council and Developer for the works and the payments to be made. The additional cost associated with providing the "oversized" facility may be derived by Council from headworks as specified in the Schedules of this policy.

APPENDIX NO. 1

P_a Determinations

Rural Res		
	Average population per lot	= 2.9
	No. of lots/ha	= 1.5
	therefore E.P./ha	= 4.4
Residential Zone *		
	Average pop./lot	= 2.9
	No. of lots/ha	= 10
	therefore E.P./ha	= 29

* Further headworks are payable for higher density development.

SCHEDULE "A"

TANNUM SANDS/BOYNE ISLAND SEWERAGE SCHEME

HEADWORKS

Capital Works Program (20 Year Plan)

Calliope Shire Council
Infrastructure Charges for Sewerage Infrastructure

NEW Assets

Active Assets

Asset Type	Description	Subsidy	Proposed Date	CRC
Boyne Sewer				
BI Aeration Improvement and Control		0%	2,010	$ 360,000
Effluent Reuse Lines to QAL		0%	2,010	$ 3,000,000
BI Improve Lagoon Capacity (lining)		0%	2,011	$ 180,000
BI Lagoon Algal Control (increase reuse)		0%	2,011	$ 60,000
BI PS#2 Upgrade		0%	2,012	$ 240,000
BI Remove Sludge Lagoons		0%	2,016	$ 93,750
BI Improve Pumped Disposal Capacity (new pumps and station)		0%	2,018	$ 375,000
TS New Clarifier after Calliope comes into system (75% of $2.66M actual cost)		0%	2,018	$ 2,497,500
BI Improve Site storage capacity (lagoon North east corner)		0%	2,020	$ 500,000
Augment Effluent Reuse Lines (after Calliope comes into system) (65.4% of $4.678M actual cost)		0%	2,022	$ 3,825,000
TS New Bioreactor and Clarifiers (30,000EP). 65.4% of Total cost $13,174,000		0%	2,032	$ 11,200,800

SCHEDULE "B"

CALLIOPE SCHEME SEWERAGE HEADWORKS

Capital Works Program (20 Year Plan)

Calliope Shire Council
Infrastructure Charges for Sewerage Infrastructure
NEW Assets

Active Assets

Asset Type	Description	Subsidy	Proposed Date	Adj CRC
Callioppe Sewer			-	
Plant Augmentation	Increase Plant capacity to 6,000EP Construction by QCGC Design by Worley Parsons	40%	2,008	**$ 2,880,000**
Silverdale	Increase Size of Main to suit development, up to 450NB	0%	2,008	**$ 750,000**
Buffer Area Acquisition	Purchase property of Saw which is inside the declared 250m buffer	0%	2,008	**$ 1,320,000**
				$ -
Effluent Reuse Schemes	Supply of water to construction site Site to treat and irrigate all water by self (from C/D to Class A+)	40%	2,009	**$ 403,200**
PS #1, Stage 1	Upgrade Storage capacity of site (emergency and operational) Emergency Storage of 110m3 Operating of 6m3	0%	2,009	**$ 508,800**
PS #4, Stage 1	Upgrade Storage capacity of site (emergency and operational) emergency storage of 26m3 operational storage of 1.3m3	0%	2,009	**$ 246,000**
PS #5, Stage 1	Reroute Rising Main due to Main Roads Flyover Rising Main to be 110 OD Poly	0%	2,009	**$ 346,800**
PS #6, Stage 1	Relocate Pump Station and Rising Main due to development New Well to have operating storage of 2m3, emergency storage 40m3 Pumps typically 9kW Rising Main to be 100 PVC-M	0%	2,009	**$ 481,200**
RET 6.1	New 225NB main entering new PS	0%	2,009	**$ 130,800**
RET 7.1	New 375NB trunk main in Catchment 7	0%	2,009	**$ 360,000**
RET 7.2	New 300NB trunk main in Catchment 7	0%	2,009	**$ 494,400**
RET 7.3	New 225NB trunk main in Catchment 7	0%	2,009	**$ 157,200**
PS #3, Stage 1	Development of Construction Camp	0%	2,009	**$ 566,400**
				$ -
Effluent Reuse Schemes	This is some of the area currently being irrigated Need to improve Golf Club Irrigation capabilities	40%	2,010	**$ 576,000**
PS #2, Stage 1	Upgrade Emergency Storage to 61m3	0%	2,010	**$ 288,000**
PS #9, Stage 1	Pump Effluent to STP via Don Cameron Drive Pumps at 10.2l/s @ 39m, typically 70kW Emergency of 40m3 Operating of 1.5m3 Rising Main of 100 PVC-M, 10000m	0%	2,010	**$ 1,075,200**
RET 1.3	New 225NB main from Herbertson Rd to Muirhead Street servicing Subcatchment 1A	0%	2,010	**$ 205,200**
Wet Weather Storage	Construct 30ML storage in addition to existing	40%	2,010	**$ 792,000**
RET 7.4	Regrade existing 'flat' main to gain additional flow capacity	0%	2,010	**$ 69,600**
				$ -
RET 1	Increase main from 225NB to service all of Catchment 1. This enters the Pump Station	0%	2,011	**$ 6,000**
RET 1.6	Increase Main from 225NB to service Catchments 1A, B, C, D, E and H	0%	2,011	**$ 109,200**
				$ -
RET 1.5	New 225NB main servicing Catchment 1D and 1E	0%	2,012	**$ 144,000**

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Calliope Shire Council
Infrastructure Charges for Sewerage Infrastructure
NEW Assets

Active Assets

Asset Type	Description	Subsidy	Proposed Date	Adj CRC
Calliope Sewer			-	
Sludge Lagoons	Commission Mechanical Dewatering	40%	2,013	$ 382,500
STP Main	Upgrade STP Trunk Main from 300/375NB	0%	2,013	$ 133,750
STP Main - A	Increase Main size from 375	0%	2,013	$ 137,500
				$ -
Effluent Reuse Schemes	Requires increase of treatment Capacity to Class A+	40%	2,014	$ 3,442,500
				$ -
Effluent Reuse Schemes	Augment Irrigation system to cover entire site	40%	2,015	$ 300,000
MISC1	Possible Council Contributions to 9" mains	0%	2,015	$ 218,750
				$ -
PS #2, Stage 2	Reroute Station to #9 Downsize pumps to 7KW (20l/s @ 13m) Rising Main to be 150mm PVC-M	0%	2,016	$ 337,500
PS #9, Stage 2	Pump Effluent to Tannum Sands STP New Well operating storage of 7m3, emergency storage of 140m3 Pumpset to 46l/s @ 68m, typically 120kW Rising Main 200 PVC-M	0%	2,016	$ 8,585,000
RET 1.7	Increase Main from 150NB to service Catchments 1A, B, and C	0%	2,016	$ 51,250
Purchase Capacity of TS Plant	Contribute pro-rata cost of TS STP site, in order to utilise.	40%	2,016	$ 3,221,250
				$ -
PS #10, Stage 1	Divert #5 into Catchment	0%	PS #10, Stage 1	$ 799,500
				$ -
Additional Clarifiers	Duplicate Clarifiers to bring plant capacity to 15,000EP	40%	2,018	$ 445,500
PS #5, Stage 2	Re-Route Rising Main to PS10 Smaller pumps can be installed (typically 4kW) Rising Main to be 90 OD Poly	0%	2,018	$ 185,000
				$ -
MISC2	Possible Council Contributions to 9" mains	0%	2,019	$ 218,750
				$ -
QAL Effluent Line	Augment Effluent Reuse Line to QAL	40%	2,022	$ 1,214,250
				$ -
RET 1.1	Realignment and upsizing of 225NB main from Muirhead St to PS1	0%	2,025	$ 296,400
RET 1.2	Decommission 225NB Main, as part of Realignment of Ret 1.1	0%	2,025	$ 78,000
				$ -
PS #1, Stage 2	Install Jockey Pumps to well Pumpset of 39l/s @ 19m (typ. 56KW) & 20l/s @ 18m Upgrade Rising Main to 200mm	0%	2,028	$ 637,000
				$ -
New Bioreactor and Clarifiers	Duplicate Bioreactor and Clarifiers to bring plant capacity to 30,000 EP	40%	2,032	$ 3,556,800
PS #9, Stage 3	Pump Pump Effluent to TS STP, via new Well New Well Emergency Storage of 350m3, Operating Storage of 18m3 Pump Set 120l/s @ 64m, typically 160kW Rising Main of 300mm PVC-M	0%	2,032	$ 14,073,800
RET 8.2	Increase size of main from 225NB	0%	2,032	$ 62,400
				$ -
PS #6, Stage 2	Relocate the Rising Main due to Calliope STP capacity being reached New Rising Main to be 100PVC-M New pumps required due to elevation, typically 62kW	0%	2,033	$ 1,145,300
				$ -
PS #1, Stage 3	Remove Jockey Pumps	0%	2,035	$ 26,000
				$ -
RET 9.1	New 525NB centre trunk main entering new PS	0%	2,036	$ 13,000
				$ -
RET 1.4	New/Realinged 225NB main from Morcom St to Taragoola Rd servicing 1D and E	0%	2,037	$ 345,800
RET 9.2	New 525NB centre trunk main servicing all except 9A	0%	2,037	$ 49,400
RET 9.3	New 450NB trunk main servicing all except 9A & B	0%	2,037	$ 751,400

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Calliope Shire Council
Infrastructure Charges for Sewerage Infrastructure

NEW Assets

Active Assets

Asset Type	Description	Subsidy	Proposed Date	Adj CRC
Calliope Sewer			-	
RET 8.1	Increase size of main from 300NB	0%	2,038	$ 296,400
				$ -
RET 9.11	New 300NB main Servicing Catchment 9A	0%	2,039	$ 50,700
				$ -
RET 9.4	New 450NB trunk main servicing all except 9A, B, C & D	0%	2,043	$ 117,000
				$ -
RET 9.5	New 450NB trunk main servicing all except 9A, B, C, D & E	0%	2,044	$ 308,100
				$ -
PS #9, Stage 4	Utilise both stage 2 and 3 wells for ultimate capacity Emergency Storage of 300m3 Pumpset to 215l/s @ 80m (typically 240KW) Utilise both 200mm and 300mm mains	0%	2,045	$ 2,363,400
				$ -
Full Duplication of Plant	Full Duplication of Plant to bring total treatment capacity to 60,000EP	40%	2,047	$ 13,089,960
RET 9.6	New 450NB trunk main servicing 9H, I, J, K, L, & M	0%	2,047	$ 148,200
RET 9.7	New 375NB trunk main servicing 9H, J, K, L, & M	0%	2,047	$ 266,500
				$ -
RET 9.8	New 375NB trunk main servicing 9J, K, L, & M	0%	2,048	$ 133,900
				$ -
RET 9.9	New 375NB trunk main servicing 9K, L, & M	0%	2,049	$ 213,200
				$ -
RET 9.10	New 375NB trunk main servicing 9K & M	0%	2,050	$ 222,300

FIRST ADOPTED: **4TH JULY 1997 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 1)**

Amendment table (Post 2005)

AMENDMENT DESCRIPTION	DATE
Amended to include initial estimates for Tannum Sands sewerage treatment plant	15 August 2003
Amended to include tendered prices for the Tannum Sands sewerage treatment plant	2 June 2006
Amended to incorporate IPA terminology	13 April 2007
Amended to incorporate revision of Capital works requirements	6 October 2009

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