

Contact Officer: Shaunte Farrington
Our Ref: DA/3/2018

10 April 2018

Boyneglade Property Developments Pty Ltd
C/- Sarah Camilleri
Zone Planning Group
PO Box 5332
GLADSTONE QLD 4680

scamilleri@zoneplanning.com.au

Dear Sir/Madam

DEVELOPMENT APPLICATION NO. DA/3/2018
MATERIAL CHANGE OF USE – IMPACT – PRELIMINARY APPROVAL (VARIATION REQUEST)
LOTS 11, 4 & 1 BRUCE HIGHWAY, BENARABY QLD 4680
LOT 11 SP 200678, LOT 1 RP 620530 & LOT 4 CTN 2091, IVERAGH

Reference is made to your correspondence dated 6 April 2018 (attached) and the Information Request for Development Application 3/2018 dated 23 February 2018 (attached).

Option A:

As outlined in the Information Request, the proposed development triggers Stage BW3 and Stage BW4 of the Tannum/Boyne/Benaraby/Wurdong Water Supply Scheme Strategic Plan. As the proposed development is outside of the Defined Water Service Area, and therefore not allowed for in Council's Water Supply Scheme Strategic Plan, significant sizing upgrades will occur as a result of the development's proposed demand and will be the cost of the Applicant. At the Applicant's request, costing estimates have been undertaken and are provided below.

Estimates regarding the water infrastructure triggered as part of the proposed development:

Water Infrastructure Works	2018 estimate	Applicant Costs	Council Costs
STAGE BW3 – CONSTRUCTION			
7.3ML Reservoir (Formally 6ML)	\$3,000,531	\$667,443 (22% <i>upsized</i>)	\$2,333,088
Water Mains to service Property only (approx. 7500 metres)			
a) 200NB (Proposed 180NB)	\$3,217,500	\$3,217,500	N/A

Water Infrastructure Works	2018 estimate	Applicant Costs	Council Costs
or	-	-	-
b) 375NB (Proposed 350NB)	\$5,407,500	\$5,407,500	N/A
Water Mains to service Reservoir (approx. 1750 metres)		(20% <i>upsized</i>)	
• 375NB (Formally 300NB)	\$1,261,750	\$252,350	\$1,009,400
Decommission existing Water Mains (approx. 4800 metres)			
• 200NB	\$686,400	\$686,400	N/A
STAGE BW3 – OPERATIONAL COSTS (5 YEARS)			
Water Quality Testing/Flushing/Maintenance	\$225,000	\$225,000	N/A
STAGE BW3 – BRING FORWARD COSTS			
Interest accrued over 3 year period	\$233,239	\$233,239	N/A
TOTAL COSTINGS (200NB)	\$8,624,420	\$5,281,932	\$3,342,488
TOTAL COSTINGS (375NB)	\$10,814,420	\$7,471,932	\$3,342,488

Please note that these costings are preliminary estimates only, using Council's Water Asset Pricing Schedule and may not include all costs associated with these works.

At this time, the total costings for Stage BW4 (Pump Station and 300NB Water Mains) is estimated at \$5,796,371, however as it is not Council infrastructure, further consultation with GAWB will be conducted by Council to determine the impacts that would result from these works. As a result of these consultations, and if the works were to proceed, the costings may be included within GAWB's water supply and infrastructure charges to Council. Therefore, as Council will not be paying upfront costs, the Applicant may not be required to pay bring forward costs (estimated at \$2,957,019). However, please note, as a result of these works and Council's ability to meet GAWB's water supply and infrastructure costs, Council ratepayers may be impacted through an increase to Council's water rate. This impact will be assessed as part of further negotiations with GAWB prior to any Decision Notice being issued.

Option B:

As per previous discussions and advice provided to the Applicant, the proposed development is to be connected to Council's reticulated water network from Zone 3 – Greater Benaraby Area. Council has previously provided this advice to the applicant, first as part of the prelodgement meeting conducted on 13 March 2017 and again as a response to an additional request for consideration on 25 September 2017. As such, Council is not in a position to provide additional costings at this time, as connection to Zone 2 – Greater Tannum Sands Area is not supported for this proposed development.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Shaunte Farrington on (07) 4977 6851.

Yours faithfully

A handwritten signature in black ink, appearing to be 'TRM', written in a cursive style.

T R MCDONALD
PLANNING SERVICES COORDINATOR