



GLADSTONE CITY COUNCIL

***February 2006
(Updated June 2009)***

TRANSITIONAL PLANNING SCHEME POLICY NO 4 - WATER SUPPLY AND SEWERAGE INFRASTRUCTURE HEADWORKS

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



Graham Kanofski
Chief Executive Officer

Adopted: 6 October 2009
Took Effect: 12 October 2009



Amended Policy took effect: 12 October 2009

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1.0 Preliminary

1.1 Commencement

This Transitional Planning Scheme Policy No 4 – Water Supply and Sewerage Infrastructure Headworks Policy, has been adopted by Gladstone City Council (GCC) on 14th June 2006.

This replaces the existing Planning Scheme Policy No 4 – Water Supply and Sewerage Infrastructure Headworks.

This policy has force and effect from 1st July 2006.

1.2 Position Statement

This policy has been developed in accordance with S6.1.31 of the Integrated Planning Act 1997 (IPA). This transitional policy will deliver contributions in accordance with the Act under the new IPA planning scheme.

The provisions of this Policy are subject to review by GCC from time to time and the adoption of any revised policy will be in accordance with Schedule 3 of the Integrated Planning Act 1997.

1.3 Name of Plan

This document is to be known as *Transitional Planning Scheme Policy No 4 - Water Supply and Sewerage Infrastructure Headworks*.

1.4 Intent

The policy is intended to provide the method of calculating contributions to be paid to Council as a consequence of a development approval, which requires a contribution to be made by the applicant towards the cost of trunk sewerage and water supply infrastructure and/or sewerage and water supply works external.

1.5 Scope

This policy applies to all development applications for a Material Change of Use or for Reconfiguring a Lot on land contained wholly or partly within the sewerage and water supply service areas.

1.6 Application

This policy applies to land within the land shown on the Area maps in Appendix A (water) & B (sewerage).

1.7 Exemptions from the charges

The following land is exempt from the charges:

- **Roads** as defined in the *Transport Infrastructure Act 1994*;
- **Rail corridor land** as defined in the *Transport Infrastructure Act 1994*;
- **Trust Land** as defined in the *Land Act 1994*, unless otherwise nominated in the Appendices;
- **Council owned land**, unless otherwise nominated in the Appendices; and
- The portion of a premise that is not subject to development.

1.8 Definitions

The following terms are used frequently throughout the document and have definitions either defined under the Integrated Planning Act (IPA) or by Gladstone City Council (GCC).

“Applicant” – has the meaning defined by the *Integrated Planning Act* and the *Integrated Planning and Other Legislation Amendment Act*;

“Benefited area” - land benefiting directly or indirectly from an infrastructure network.

“Capital works” - works that ensure land is suitable for development for its intended purpose.

“Catchment” - this term has been used throughout the document as a generic reference to both water supply regions/zones and/or sewerage catchments/sub-catchments.

“Charges Condition” – A condition to a land owner issued under the *Integrated Planning Act* requiring the payment of charges calculated in accordance with this Transitional Planning Scheme Policy.

“Development” – means any actual or anticipated lot, work or use resulting from “development” as defined in the Integrated Planning Act 1997 which creates a demand for infrastructure.

“Equivalent Tenement” – a basic service connection under which is equivalent in terms of service demand to one residential dwelling. Non-residential establishments are converted to equivalent tenements by using the ratio of their respective service demand rates.

“Excess capacity” - capacity within existing network assets which is surplus to requirements (both current and future). Excess capacity has been excluded from the charging calculation.

“Nominated land” - Trust Land or Council owned land that is not exempt from the charge.

“Planned capacity” - capacity within the existing network assets which may be supplied to current demand but which has been provided to service future growth.

“Planning Assumptions” – are those statements within the Planning Scheme that outline the basis for planning, design and funding the networks of infrastructure that are to serve development undertaken in the community.

“Development area” - the portion of Gladstone City subject to this Policy.

“Sewerage & Water Supply Trunk Infrastructure” – Means all infrastructure, equipment and other items identified in Council’s adopted water supply and sewerage strategies as the trunk infrastructure used for the determination of the charges. The term also indicates any other works, structures or equipment that Council designates from time to time to be trunk infrastructure.

“The Act” – Is a reference to the *Integrated Planning Act* (as amended)

2.0 Trunk (or Headworks) Infrastructure

2.1 *Trunk Infrastructure Items that will be funded*

The infrastructure networks and items to be provided under this policy are for the provision of trunk water and sewerage services. The scope of trunk infrastructure used in the development of the charge is outlined in Section 5 of this document. The infrastructure is considered in three general areas:

Catchment Works (Water Supply and Sewerage) or Land

Infrastructure which serves the wider community including, major trunk mains, major pump stations and pressure mains, outfall/disposal infrastructure¹, etc;

Works External (Water Supply and Sewerage) or Land

Internal non-trunk infrastructure to a development may be connected by external non-trunk infrastructure to the trunk infrastructure network. This infrastructure provides a link from the development site property boundary to the "trunk infrastructure" network which may be located some distance from the boundary. The developer is responsible for all non-trunk Works External.

If the works external is deemed trunk (i.e. shown on the maps of trunk infrastructure and included in the charges) then Council, at its discretion, may require the developer to construct the Works External to a larger capacity or to a greater extent than required to service the subject land and proposed development. Where it is decided that the developer should undertake works external on trunk infrastructure, such shall be directed through the conditions of approval. In such a case, the cost of construction of the trunk infrastructure shall be creditable against the applicant's Headworks charges.

Works Internal (Water Supply and Sewerage) or land:

Networks internal to premises are not trunk infrastructure and are to be provided by the developer at the developers cost.

2.2 *Proportion of Capital Costs funded through Infrastructure Charges*

Infrastructure Charges are levied on a full cost recovery basis. Users shall contribute to the cost of existing and planned works in accordance with their estimated use of those works.

Infrastructure Charges have been calculated using engineering estimates for new assets and the current replacement costs of existing assets.

¹ Excluding any GAWB assets

3.0 Infrastructure Charges

3.1 Method of calculating the Charge

The contribution applicable to development will be calculated in accordance with:

- The levels of demand set out in Schedule 4.1²;
- Multiplied by the amount (\$) Charge per EP as set out in Schedule 4.2 for the Area in which the land is situated; and
- Indexed by the 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.

3.2 Alternative Method of Calculation

In determining the demand for those applications not clearly documented within Schedule 4.1, or in determining the cost impact of inconsistent or out of sequence development, the **Council at its discretion** reserves the right to assess the demands from “first principles”, and to consider submissions (supported by appropriate research) made by a consultant on behalf of an applicant.

For uses not specifically listed in Schedule 4.1, the development application is to be accompanied by a “first principles assessment” and/or appropriately documented research from other locations for Council consideration.

When determining demand on a “first principles” basis, Council will refer to relevant or equivalent levels of development noted within Schedule 4.1. Otherwise, demands are to be assessed on a “use-based” criteria as follows:

Water Supply

Estimate of max hour demand adjusted for local climatic and soil conditions, and Calculate EP density as max hour demand / EP daily allocation of³:

- 0.00496L/sec/EP for Zone A
- 0.00537L/sec/EP for Zone BC
- 0.00579sec/EP for Zones D and F

Sewerage

Estimate Average Dry Weather Flow to sewer, and calculate EP density as Average Dry Weather Flow / EP discharge of 219L/EP/day⁴.

The demand determined from the above will then be multiplied by the charge per EP specified in Schedule 4.2 for the Service Area in which the land is situated.

Contribution Rate per EP

The Council may from time to time review the contribution rates specified in Schedule 4.2.

² Average densities for use in sewerage system planning and for the determination of the EP for any development have been assessed using a combination of water consumption and sewage return factors. Schedule 4.1 summarises the average densities adopted for planning of the system.

³ KBR, “Water and Wastewater planning Studies – 2030: Water Supply Report”, 17th December, Section 7.2

⁴ KBR, “Water and Wastewater Planning Studies – 2030: Wastewater Final Report” 20th December 2004

3.3 Payment of the charges

Charges are required to be paid by the registered owners of property within the Areas specified in the Appendices in accordance with the conditions of development approval.

3.4 Recognition of Previous Approvals and 'As of Right' Uses

The demand determined in accordance with section 3.1 and 3.2 may be reduced by the greater of the following, if applicable:

- a) The EP demand applicable to the zone of the land derived from Schedule 4.1, or
- b) The EP demand applicable to the existing or last known lawful use of the land (based on Council records of past contributions).

If the above exceeds the demand applicable to the proposed development, no monetary credit will be given, and no offsets will be allowed against other required contributions or works, including between Water Supply and Sewerage.

Note: the above will be adjusted if Headworks payments required by a previous approval have not been paid.

3.5 Method and timing of payment

Unless otherwise specified by a condition of development approval or Infrastructure Agreement, payment of contributions (in full or unless agreed) shall be:

- a) for Reconfiguring a Lot, prior to Council approval of the Plan of Survey for registration;
- b) for a Material Change of Use, prior to
 - the Issue of a Building Works approval, or
 - the Issue of an Operational Works approval, or
 - if there is no Building Works or Operational Works approval required, the commencement of the use.

3.6 Alternatives to Paying Charges

As outlined in the Integrated Planning Act (s 5.1.9), Council may consider alternatives to paying Infrastructure charges including carrying out the capital works for which the charge was fixed or donation of land in exchange for a reduction in headworks charges. Gladstone City Council will consider such applications on a case-by-case basis and no assurances are offered as to the acceptability or otherwise of any proposed alternative.

4.0 Schedules

4.1 Schedule 4.1.1 - Sewerage EP Densities by Use ⁵

USE	BASIS	SEWERAGE DEMAND DENSITY (EP)
Accommodation building/ Multi Unit Building (including 'Relatives' Accommodation and Caretakers residence)		
a. 1 Bedroom	Per unit	1.4
b. 2 Bedroom	Per unit	2.3
c. 3 Bedroom	Per unit	2.8
d. Backpackers Hostel/House	Per bed where a double bed is classified as two beds	1.3
Dwelling House/Reconfiguration of a Lot Cluster Housing Development	Per Lot	2.8
a. Units	Dwelling Unit	2.15
b. Retirement Village	Unit	1.8
Duplex Dwelling	Per Unit	2.5
Caravan parks		
a. Camping	Per Site	1.6
b. Caravan	Per Site	2
Childcare Centre		
a. With Laundry	Per Child	0.3
b. Without Laundry	Per Child	0.25
Commercial Land (Comprehensive Development, Business, Special Business) Commercial Premises/Professional Offices	Per Lot	14
a. <400m ² GFA	Per 100m ² GFA	1.25
b. 400 to 1000m ² GFA	Per 100m ² GFA	2
c. >1000m ² GFA	Per 100m ² GFA	3
Display Home	Per Home	2.8
Educational Establishment:		
a. Primary School	Per Student	0.25
b. Secondary School	Per Student	0.5
c. Boarding School	Per Student	1.1
Entertainment Venues:		
1. Indoor entertainment areas/Club Houses		
a. Licensed	100m ² GFA	2.4

⁵ Definitions

- "Uses" and "total use area" are as defined within the Schedule to the Planning Scheme.
- A "Commercial zone" is land included in the Commercial A, Commercial B or Village Business Zone.
- An "Industrial zone" is land included in the Industry or Village Industry Zone
- A "Residential zone" is land included in the Residential Single Unit, Residential Low Density, Residential Medium Density, Residential High Density or Special Residential Zone.
- A "Rural zone" is land included in the Rural Pursuits, Rural Residential, Rural Catchment or Rural Preservation Zone

USE	BASIS	SEWERAGE DEMAND DENSITY (EP)
b. Unlicensed	100m ² GFA	1.3
2. Outdoor Entertainment Areas		
c. Licensed	Per Patron	0.12
d. Unlicensed	Per Patron	0.06
Nightclubs/Cabaret/Function Rooms	100m ² GFA	1.5
Drive in Theatre	Parking Space	0.1
Food Establishment		
a. Restaurant	100m ² GFA	5.5
b. Fast food premises/Snack Bar	100m ² GFA	5.5
c. Catering business	100m ² GFA	4
General Store	100m ² GFA	1.3
Hotel		
a. Public Bar	100m ² GFA	4.8
b. Lounge/Beer Garden	100m ² GFA	4.4
c. Restaurant	100m ² GFA	5.5
d. Accommodation	Unit/Room	1.9
e. Function Room/Cabaret/Nightclub	100m ² GFA	1.5
Industrial Developments:		
a. Light Industry	Lot	7
b. General Industry	Lot	11
c. Heavy/Major Industry	Lot	1
d. Waterfront Industry	Lot	14
e. Harbour Industry	Lot	12
f. Noxious/Offensive/Hazardous industry	Lot	14
g. Extractive Industry	Lot	14
Institution		
a. Hospital	Bed	3.1
b. Reformative	Bed	1
c. General/Nursing	Bed	2.8
d. Nursing Home	Bedroom	1.5
Laundromat	Machine	3.8
Medical Centre	100m ² GFA	1.3
Mobile Home Park	Site	2.2
Motel		
Accommodation		
a. With Kitchen	Room	2.3
b. Without Kitchen	Room	2
Restaurant	100m ² GFA	5.5
Passenger Terminal	100m ² GFA	0.6

USE	BASIS	SEWERAGE DEMAND DENSITY (EP)
Place of Worship	Seats	0.6
Restaurant	100m ² GFA	5.5
Showroom	100m ² GFA	1.2
Outdoor Sales Area/vehicle Hire and Transport Depot		
a. Principle Use Enclosed	100m ² GFA	0.6
b. Principle use Outdoors	100m ² NA	0.17
Service Station		
a. Service Station	Site	7.5
b. Food Preparation	100m ² NA	4.3
Shops		
a. Shopping Centre	100m ² NA	1.7
b. Single Shop/Corner Store	100m ² NA	1.3
c. Hairdressing/Beauty Salon	100m ² GFA	2.5
Veterinary Hospital/Clinic	100m ² NA	1.4
Warehouse	100m ² NA	2.6

4.2 Schedule 4.1.2 – Water Supply EP Densities by Use ⁶

USE	BASIS	WATER SUPPLY DENSITY (EP)
Accommodation building/ Multi Unit Building (including 'Relatives' Accommodation and Caretakers Residence)		
2 Storeys or Less:		
• 1 Bedroom	Per unit	1.2
• 2 Bedroom	Per unit	1.9
• 3+ Bedrooms	Per unit	2.8
More than 2 Storeys		
• 1 Bedroom	Per unit	1
• 2 Bedroom	Per unit	1.7
• 3+ Bedrooms	Per unit	2.8
Backpackers Hostel/House	Per bed where a double bed is classified as two beds	1.1
Dwelling House/Reconfiguration of a Lot	Per Lot	2.8
Cluster Housing Development		
a. Units	Dwelling Unit	175
b. Retirement Village	Unit	1.5
Duplex Dwelling	Per Unit	2.1
Caravan parks		
a. Camping	Per Site	13
b. Caravan	Per Site	1.6
Childcare Centre		
c. With Laundry	Per Child	0.2
d. Without Laundry	Per Child	0.15
Commercial Land (Comprehensive Development, Business, Special Business)	Per Lot	12
Commercial Premises/Professional Offices		
a. <400m ² GFA	Per 100m ² GFA	1
b. 400 to 1000m ² GFA	Per 100m ² GFA	1.7
c. >1000m ² GFA	Per 100m ² GFA	2.5
Display Home	Per Home	2.8
Educational Establishment:		
d. Primary School	Per Student	0.2

⁶ Definitions

- “Uses” and “total use area” are as defined within the Schedule to the Planning Scheme.
- A “Commercial zone” is land included in the Commercial A, Commercial B or Village Business Zone.
- An “Industrial zone” is land included in the Industry or Village Industry Zone
- A “Residential zone” is land included in the Residential Single Unit, Residential Low Density, Residential Medium Density, Residential High Density or Special Residential Zone.
- A “Rural zone” is land included in the Rural Pursuits, Rural Residential, Rural Catchment or Rural Preservation Zone

USE	BASIS	WATER SUPPLY DENSITY (EP)
e. Secondary School	Per Student	0.4
f. Boarding School	Per Student	0.9
Entertainment Venues:		
1. Indoor entertainment areas/Club Houses		
e. Licensed	100m ² GFA	1.7
f. Unlicensed	100m ² GFA	0.9
2. Outdoor Entertainment Areas		
g. Licensed	Per Patron	0.1
h. Unlicensed	Per Patron	0.05
Nightclubs/Cabaret/Function Rooms	100m ² GFA	0.9
Drive in Theatre	Parking Space	0.1
Commercial Swimming Pool	(m ³)	0.02
Food Establishment		
a. Restaurant	100m ² GFA	4.5
b. Fast food premises/Snack Bar	100m ² GFA	4.5
c. Catering business	100m ² GFA	3
Garden Centre	100m ² GFA	0.3
General Store	100m ² GFA	1.1
Hotel		
a. Public Bar	100m ² GFA	3.8
b. Lounge/Beer Garden	100m ² GFA	3.5
c. Restaurant	100m ² GFA	4.5
d. Accommodation	Unit/Room	1.6
e. Function Room / Cabaret / Nightclub	100m ² GFA	0.9
Industrial Developments:		
a. Light Industry	Lot	6
b. General Industry	Lot	9
c. Heavy/Major Industry	Lot	12
d. Waterfront Industry	Lot	12
e. Harbour Industry	Lot	10
f. Noxious/Offensive/Hazardous industry	Lot	12
g. Extractive Industry	Lot	12
h. Concrete Batching Plant	M ³ Capacity	0.45
Institution		
a. Hospital	Bed	2.6
b. Reformative	Bed	1
c. General/Nursing	Bed	2
d. Nursing Home	Bedroom	1.5

USE	BASIS	WATER SUPPLY DENSITY (EP)
Laundromat	Machine	3.2
Medical Centre	100m ² GFA	1.1
Mobile Home Park	Site	1.8
Motel		
Accommodation		
a. With Kitchen	Room	2
b. Without Kitchen	Room	1.7
Restaurant	100m ² GFA	4.5
Passenger Terminal	100m ² GFA	0.4
Place of Worship	Seats	0.4
Restaurant	100m ² GFA	4.5
Showroom	100m ² GFA	1
Outdoor Sales Area/vehicle Hire and Transport Depot		
a. Principle Use Enclosed	100m ² GFA	0.4
b. Principle use Outdoors	100m ² NA	0.14
Service Station		
a. Service Station	Site	6.5
b. Food Preparation	100m ² NA	3.7
Shops		
a. Shopping Centre	100m ² NA	1.4
b. Single Shop/Corner Store	100m ² NA	1.1
c. Hairdressing/Beauty Salon	100m ² GFA	2
Veterinary Hospital/Clinic	100m ² NA	1.2
Warehouse	100m ² NA	2.2

4.3 Schedule 4.2 – Schedule of Charges

Schedule 4.2.1 - Infrastructure charges per equivalent population – Water

Catchment	Charge per EP
All Areas	\$1,219

Schedule 4.2.2 – Infrastructure charges per equivalent population – Sewage

Catchment	Charge per EP
Catchment A1	\$2,234
Catchment A2	\$2,431
Catchment A5	\$3,539
Catchment A6	\$2,524
Catchment A7	\$2,770
Catchment A10	\$2,107
Catchment C1	\$2,205
Catchment C2	\$2,502
Catchment C3	\$2,521
Catchment D1	\$4,391
Catchment D2	\$8,183
Catchment D3	\$39,131
Catchment S1	\$2,511
Catchment S4	\$2,441
Catchment T1	\$2,086
Catchment T2	\$3,307
Catchment T5	\$2,181
Catchment ST1	\$12,583
Catchment ST3	\$5,317
Catchment ST4	\$12,373
Catchment ST6	\$13,847

4.4 Schedule 4.3 – Scope of Planned Capital Works – Water

**Gladstone City Council
Infrastructure Charges for Water Infrastructure**

NEW Assets

Active Assets							Asset Allocation					
Asset Type	Description	Subsidy	Proposed Date	CRC	Adj CRC	Zone A	Zone B/C	Zone D	Zone F			
Passive Assets												
Asset Description	Length	Dia	Base Cost /m	Multiplier	CRC	Adj CRC						
Zone BC and A-Opening Valves					2010	\$ 2,000	\$ 3,598	y	y			
-ClosingValves					2010	\$ 12,000	\$ 21,587	y	y			
-decommissioning Fisher St Pump Station					2010	\$ 10,000	\$ 17,989	y	y			
-450 interconnection between Fisher St, Radar Hill and ferris Hill Reservoirs					2010	\$ 43,400	\$ 78,074	y	y			
-300 di flow control valve upstream of Paterson St					2010	\$ 5,100	\$ 9,175	y	y			
-250 pipework downstream of Paterson St Reservoir					2010	\$ 229,000	\$ 411,959	y	y			
-						\$ -	\$ -					
South Gladstone Zone-Connect new Auckland upstream of Auckland Creek Pump Stn					2010	\$ 13,500	\$ 24,286	y				
-Connect New Auckland and Telina along Dickinson Rd					2010	\$ 334,000	\$ 600,849	y				
-ClosingValves					2010	\$ 4,000	\$ 7,196	y				
-200 connection to Callemondah Industrial Zone					2010	\$ 60,000	\$ 107,937	y				
-						\$ -	\$ -					
New Development Area inClinton Park Zone-200mm extension of main in Skyline Drive to connect proposed FKP d					2010	\$ 51,000	\$ 91,746		y			
-375mm East from Harbey Rd					2010	\$ 250,000	\$ 449,737		y			
-300mm toSkyland Drive					2010	\$ 150,000	\$ 269,842		y			
-300mm HarveyRd to Kirkwood Rd					2010	\$ 100,000	\$ 179,895		y			
-300mm East of Skyland Drive					2010	\$ 136,000	\$ 244,657		y			
-300mm West of Harvey Rd					2010	\$ 44,000	\$ 79,154		y			
-375mm West of Harvey rd					2010	\$ 389,000	\$ 699,791		y			
-250mm East of skyland Dr					2020	\$ 231,000	\$ 432,872		y			
-200mm main					2025	\$ 107,700	\$ 209,892		y			
-150mm main					2030	\$ 29,000	\$ 56,517		y			
-						\$ -	\$ -					
New Development Areas in Sth GladstoneZone-Glen Eden 200mm along Victoria Pde					2015	\$ 170,000	\$ 318,564	y				
-Glen Eden 200mm along Glen Eden Dr					2015	\$ 36,000	\$ 67,461	y				
-Glen Eden 200mm other					2015	\$ 640,000	\$ 1,199,299	y				
-O'Connell HLZ - Booster Pump Stn					2010	\$ 127,800	\$ 229,906		y			
-O'Connell HLZ - reservoir					2023	\$ 683,000	\$ 1,279,877		y			
-O'Connell HLZ - 150mm along Haddock Dr and Booroo Rd					2011	\$ 486,000	\$ 874,289		y			
-O'Connell HLZ - 200mm along Glenlyon Rd and Booroo Rd					2011	\$ 391,000	\$ 703,389		y			
-O'Connell HLZ - 375mm along Glenlyon Rd from Victoria Pde					2011	\$ 322,000	\$ 579,262		y			
-O'Connell HLZ - 150mm east along Glenlyon Rd along Kirkwood rd extension.					2016	\$ 223,000	\$ 417,881		y			
-O'Connell HLZ - 250mm along Glenlyon Rd from Kirkwood toBooroo Rd					2016	\$ 420,000	\$ 787,040		y			
-O'Connell HLZ - 300mm from Booroo Rd to O'Connell HLZ Reservoir					2016	\$ 428,000	\$ 802,032		y			
-O'Connell HLZ - 200mm connection from HLZ booster Pump to Reservoir					2023	\$ 767,000	\$ 1,437,285		y			
-O'Connell HLZ - 300mm reservoir outlet pipework to 300mm in Booroo Rd					2023	\$ 363,000	\$ 680,228		y			
-O'Connell HLZ - 150mm North West of HLZ					2030	\$ 538,000	\$ 1,048,488		y			
-						\$ -	\$ -					
General-						\$ -	\$ -					
-Round Hil Reservoir Rpairs - Investigation					2010	\$ 20,000	\$ 35,979		y			
-Round Hil Reservoir Rpairs - repair Works					2010	\$ 300,000	\$ 539,685		y			
-Second Sth Gladstone reservoir					2017	\$ 1,970,000	\$ 3,691,594		y			
-250mm augmentation to Gladstone & Barney Pt					2010	\$ 34,000	\$ 61,164		y			
-450mm out of Clinton Park Reservoir					2010	\$ 155,000	\$ 278,837		y			
-250mm from Dalrymple Dr to Glenlyon Rd					2010	\$ 47,000	\$ 84,551		y			
-150mm retic to boost pressure along Allunga dr					2010	\$ 102,000	\$ 183,493		y			
-250mm fromGlenlyon Rd to Uniting Pl					2010	\$ 57,000	\$ 102,540		y			
-250mm from Uniting Pl toVenus St					2011	\$ 33,000	\$ 59,365		y			
-250mm from Venus St to Mercury St					2020	\$ 67,000	\$ 125,552		y			
-375mm pipework Downstream of Low Lift P Stn					2030	\$ 406,000	\$ 791,238		y			
-						\$ -	\$ -					
-						\$ -	\$ -					

4.5 Schedule 4.4 - Scope of Planned Capital Works – Sewer

**Gladstone City Council
Infrastructure Charges for Sewerage Infrastructure**

NEW Assets

Active Assets						Asset Allocation																					
Asset Type	Description	Subsidy	Proposed Date	CRC	Adj CRC	A1	A2	A3	A6	A7	A10	C1	C2	C3	D1	D2	D3	S1	S4	T1	T2	T5	ST1	ST4	ST6	ST3	
Wastewater Treatment plants	0	0%	-	\$ -	\$ -																						
Callippe River STP	0	0%	-	\$ -	\$ -																						
Callippe River STP - Upgrade 2005	Biological filter plant refurb. & flow metering	40%	2.010	\$ 545,000	\$ 588,256	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y						
Callippe River STP - Upgrade 2015	Biological filter plant refurb. & replacement of carri	40%	2.015	\$ 1,180,000	\$ 1,326,725	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y						
Callippe River STP - Upgrade 2026	New oxidation ditch	40%	2.026	\$ 7,450,000	\$ 8,711,412	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y						
South trees STP	0	0%	-	\$ -	\$ -																						
South trees STP - Upgrade 2008	Effluent reuse pipeline and pump station	40%	2.010	\$ 2,045,000	\$ 2,207,311	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y
South trees STP - Upgrade 2010	Treatment plant duplication	40%	2.010	\$ 3,700,000	\$ 3,993,667																						
South trees STP - Upgrade 2021	Treatment plant augmentation	40%	2.021	\$ 3,700,000	\$ 4,160,070																						
Passive Assets																											
Asset Description	Length	Dia	Base Cost /m	Multiplier	CRC	Adj CRC																					
Callippe and ShTree Schemes	0			0%	\$ 6,449,734	\$ 11,602,745																					
Flowmodelling and model calibration	0			0%	2.010	\$ 100,000	\$ 179,895	y	y	y	y	y	y	y	y	y	y	y	y	y	y						
Line CA augmentation	624			0%	2.016	\$ 340,151	\$ 637,411					y	y														
Line CE5 augmentation	673			0%	2.010	\$ 366,862	\$ 659,966																				
Line CE5-1 augmentation	562			0%	2.010	\$ 244,755	\$ 440,301																				
300 dia gravity transfer from Line S4-1 to Line A	693			0%	2.010	\$ 377,764	\$ 679,578																				
SPS S4 and pressure main decommissioning	0			0%	2.010	\$ 20,000	\$ 35,979																				
Extension of CE5 - 300 dia	666			0%	2.010	\$ 363,046	\$ 653,101																				
Extension of Line CE5-1 - 225 dia	846			0%	2.010	\$ 368,439	\$ 662,802																				
Extension of Line C8 - 150mm dia	725			0%	2.010	\$ 273,361	\$ 491,762																				
Extension of Line S4-1 - 225 dia	413			0%	2.010	\$ 179,864	\$ 323,567																				
Extension of Line S4-2 225m dia	430			0%	2.010	\$ 187,268	\$ 336,885																				
SPS C3 upgrade	0			0%	2.010	\$ 23,000	\$ 41,376							y													
Relace smaler pump at S1	0			0%	2.010	\$ 170,000	\$ 305,821					y	y														
PS S1 upgrade	0			0%	2.010	\$ 830,000	\$ 1,493,128					y	y	y													
SPS D2 Pump Station	0			0%	2.016	\$ 94,000	\$ 176,147									y	y										
SPS D2 pressure main - 150m dia	2243			0%	2.016	\$ 681,822	\$ 1,277,670										y	y									
SPS D3 Pump Station	0			0%	2.026	\$ 51,000	\$ 99,392										y	y									
SPS D3 - 100mm pressure main	1023			0%	2.026	\$ 236,217	\$ 460,354										y	y									
Gravily conection of SPS D3 to D2 - 225mm	360			0%	2.026	\$ 82,000	\$ 159,807										y	y									
Augmnmntation of Northern Catchments	0			0%	-	\$ -	\$ -																				
SPS A1 Upgrade	0			0%	2.010	\$ 1,180,000	\$ 2,122,760	y	y	y	y																
Line A1 Augmentation	17			0%	2.010	\$ 18,186	\$ 32,716	y	y	y	y																
SPS A2 upgrade	0			0%	2.010	\$ 262,000	\$ 471,325	y	y	y	y																
Line B6 minor works	0			0%	2.010	\$ 3,000	\$ 5,397	y		y	y																
Line 2A augmentation	91			0%	2.010	\$ 61,973	\$ 111,487	y		y	y																
SPS A6 upgrade	0			0%	2.010	\$ 247,000	\$ 444,340																				
Line 1A Augmentation	1382			0%	2.016	\$ 941,180	\$ 1,763,681	y	y	y	y																
Line 2A Augmentation	847			0%	2.016	\$ 461,712	\$ 865,204				y																
SPS D1 upgrade	0			0%	2.020	\$ 114,000	\$ 213,625								y	y	y										
South Trees Scheme	0			0%	-	\$ -	\$ -																				
SPS T2 Upgrade	0			0%	2.009	\$ 276,000	\$ 496,510														y						y
SPS T5 Upgrade	0			0%	2.010	\$ 53,000	\$ 95,344															y					
SPS T2 - Duplication of Pressure Main	1161			0%	2.009	\$ 414,000	\$ 744,765													y				y	y	y	
SPS T2 - Extension of 300 dia	322			0%	2.009	\$ 183,056	\$ 329,308																				
SPS ST1 Upgrade	0			0%	2.010	\$ 389,000	\$ 699,791																y	y	y	y	
SPS ST3 Upgrade	0			0%	2.011	\$ 142,000	\$ 255,451																				
SPS ST4 Upgrade	0			0%	2.026	\$ 194,000	\$ 378,079																				
SPS ST6 Upgrade	0			0%	2.030	\$ 22,000	\$ 42,875																				
SPS ST3 - 150mm RM	1331			0%	2.011	\$ 404,594	\$ 727,845																				y
SPS ST4 - 200mm RM	3850			0%	2.026	\$ 1,372,869	\$ 2,675,532																				y
SPS ST1 - 375mm RM	1451			0%	2.010	\$ 1,596,765	\$ 2,872,499																				y
Line T2 - 150mm duplication	0			0%	2.006	\$ 30,000	\$ 53,968																				y
SPS ST1 subcatchment	1263			0%	2.009	\$ 688,479	\$ 1,238,539																				y
SPS ST3 subcatchment	1957			0%	2.011	\$ 737,886	\$ 1,327,419																				y
Gravily Main DS of ST3 RM	1470			0%	2.011	\$ 801,318	\$ 1,441,530																				y
SPS ST4 subcatchment	2977			0%	2.026	\$ 1,622,804	\$ 3,162,621																				y
	0			0%	-	\$ -	\$ -																				

5.0 Supporting Information

The following documentation has been used in determining the scope of capital works and associated charges:

- Gladstone City Council and Calliope Shire Council Engineering and Development Guidelines: Sewerage Design Standards 2003;
- Kellogg Brown and Root (KBR) Pty td, “Water and Wastewater Planning Studies -2030: Water Supply report”, 17th December 2004;
- Kellogg Brown and Root (KBR) Pty Ltd, “Water and Wastewater Planning Studies – 2030: Wastewater Final Report”, 20th December 2004.
- Integran Pty Ltd, “Review of Headworks Charges for Water Supply and Sewerage Services” December 2005

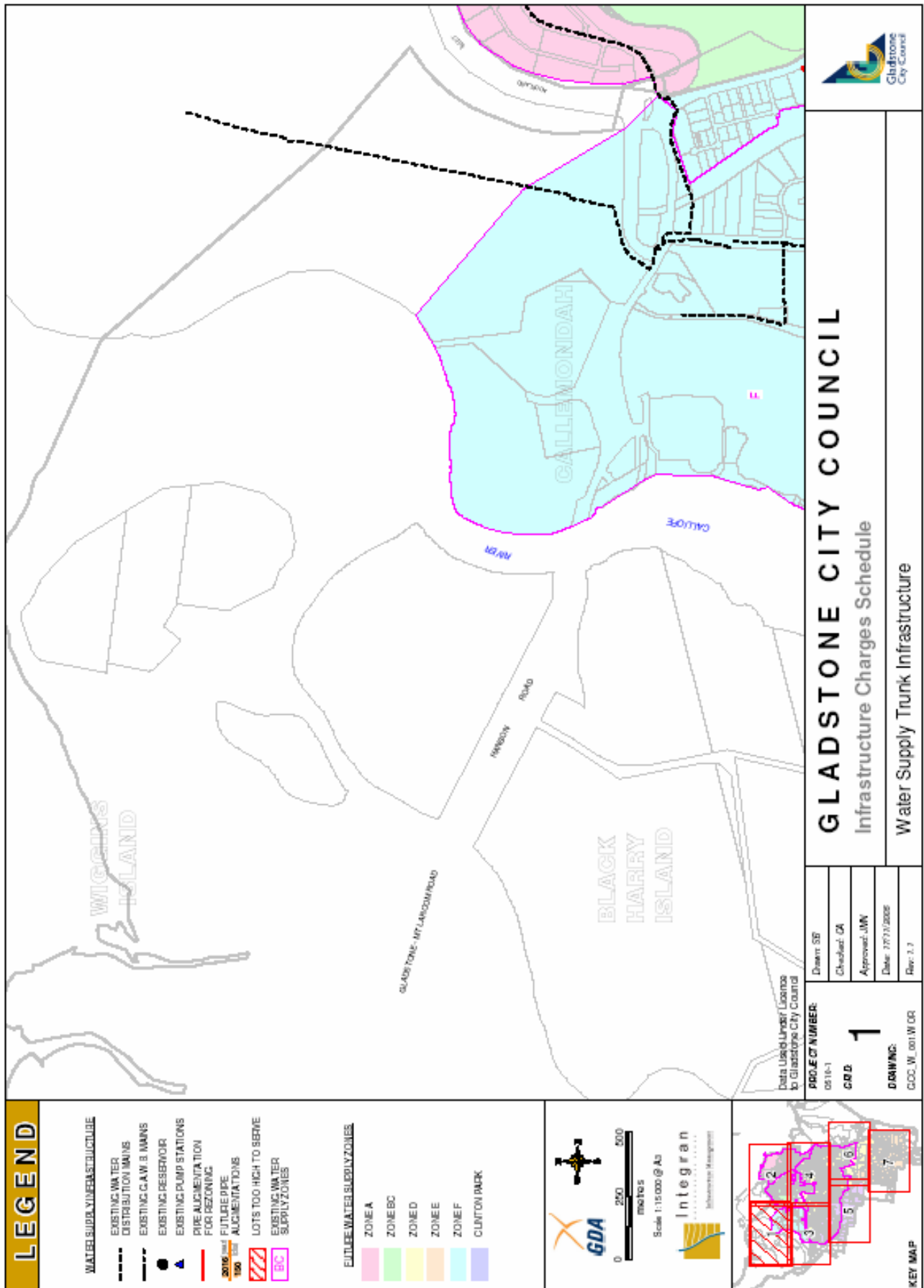
6.0 Amendment Table

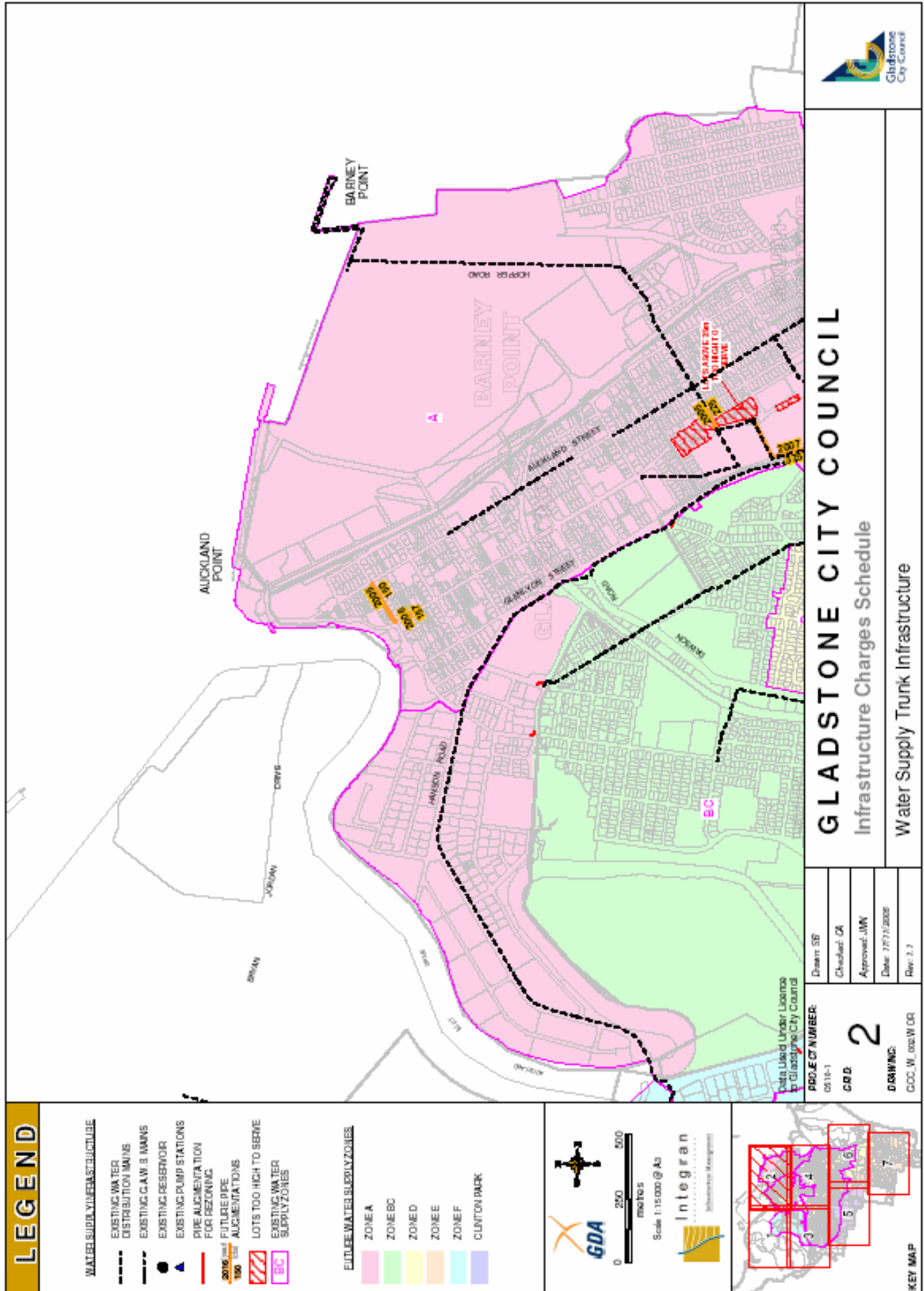
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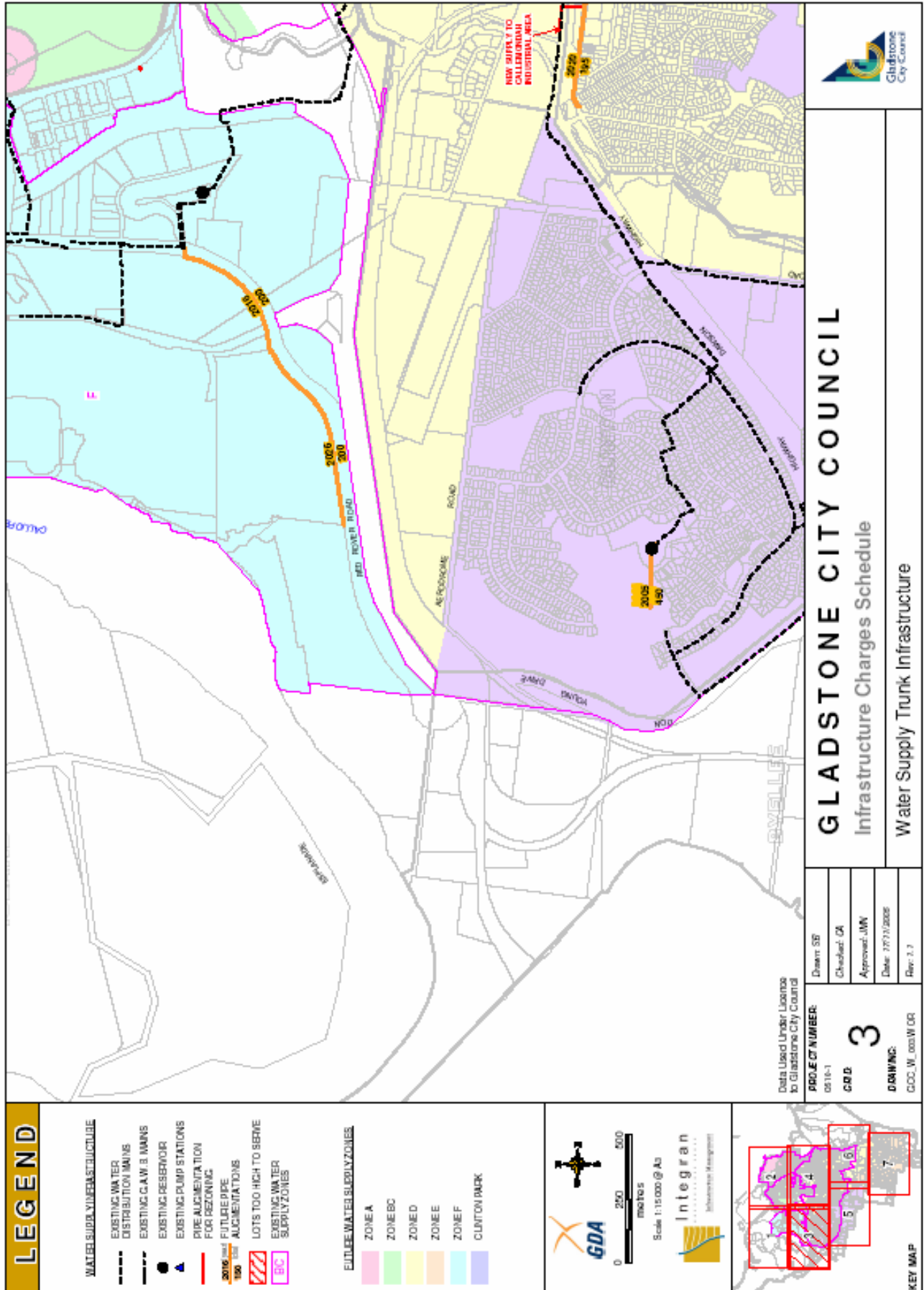
AMENDMENT DESCRIPTION	DATE
Adopted in conjunction with IPA Planning Scheme	12 December 2006
Amended to incorporate revision of Capital works requirements	6 October 2009

APPENDIX A

AREA MAPS WATER NETWORK







LEGEND

WATER SUPPLY INFRASTRUCTURE

- EXISTING WATER DISTRIBUTION MAINS
- EXISTING C.A.W. & MAINS
- EXISTING RESERVOIR
- EXISTING PUMP STATIONS
- PIPE AUGMENTATION FOR REZONING
- 2006 and FUTURE PIPE 150mm AUGMENTATIONS
- LOTS TOO HIGH TO SERVE
- EXISTING WATER SUPPLY ZONES

EXISTING WATER SUPPLY ZONES

- ZONE A
- ZONE BC
- ZONE D
- ZONE E
- ZONE F
- CLINTON PARK

WATER SUPPLY INFRASTRUCTURE

0 250 500 meters

Scale 1:15,000 @ A3

Integrin
Infrastructure Management

KEY MAP

1 2 3 4 5 6 7



GLADSTONE CITY COUNCIL
 Infrastructure Charges Schedule
 Water Supply Trunk Infrastructure

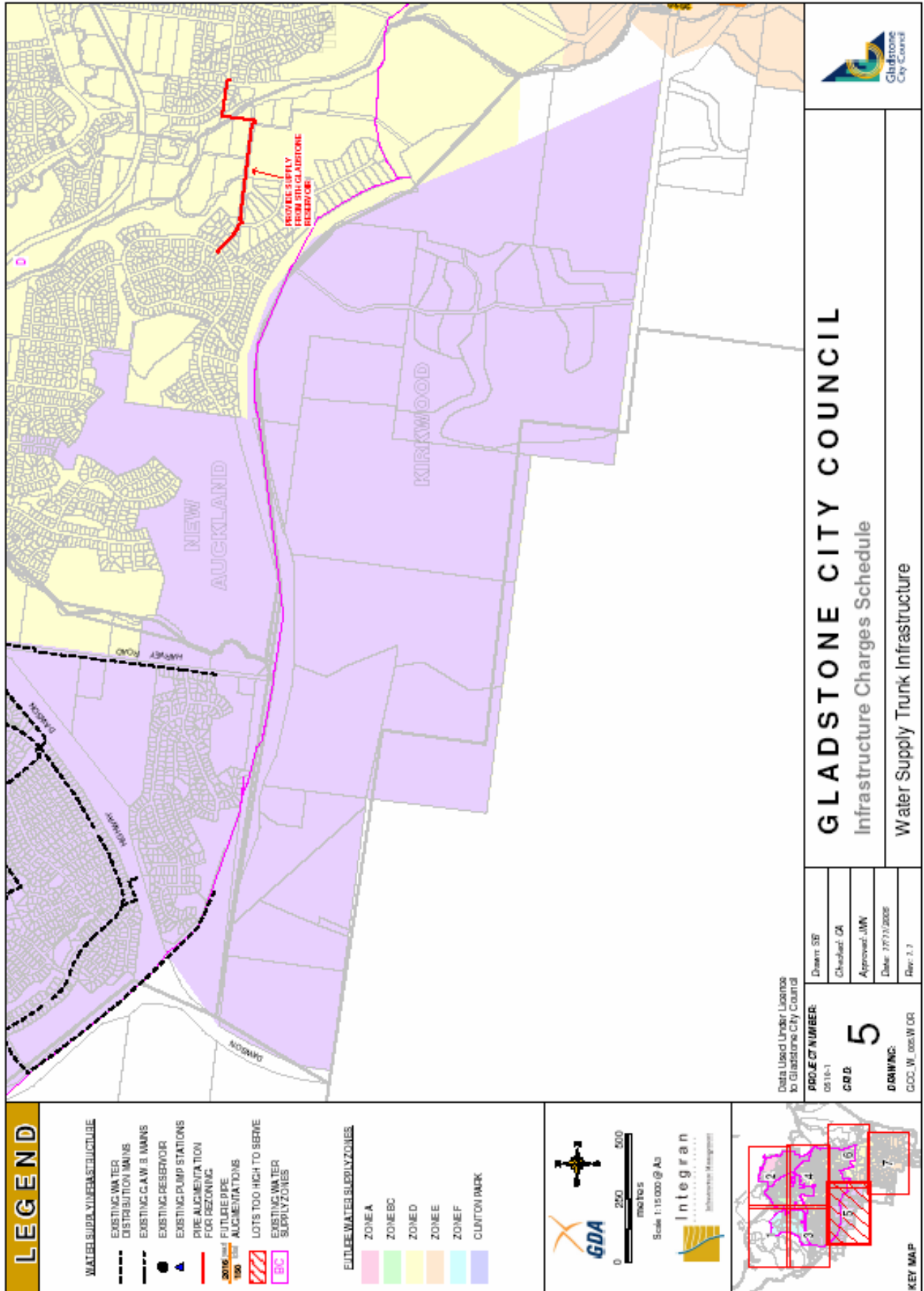
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Checked: CA
Approved: JMN
Date: 17/11/2006
Rev: 1.1

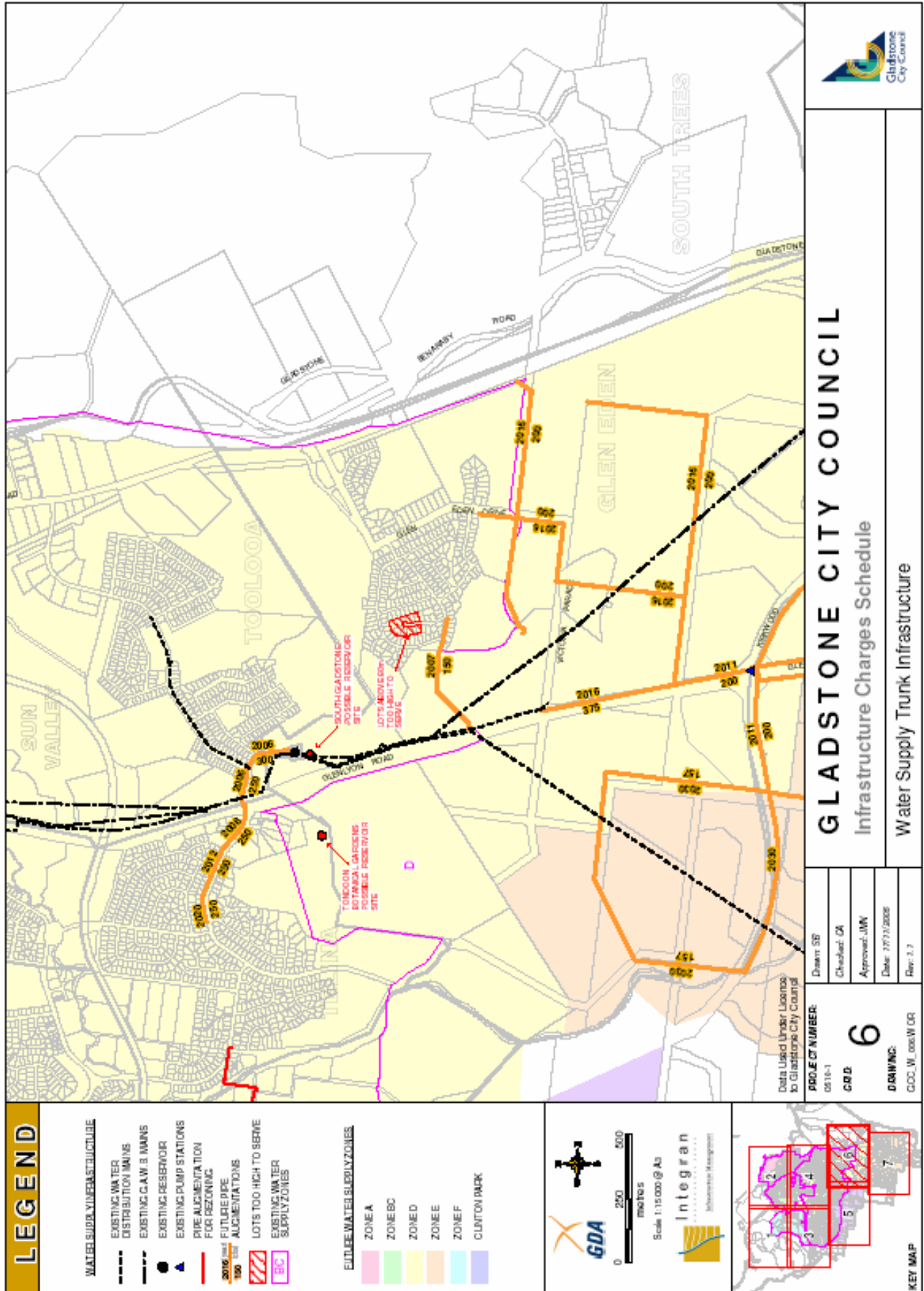
Data Used Under Licence to Gladstone City Council

PROJECT NUMBER:
0516-1

CRD: 3

DRAWING:
CCC_W_000W CR





GLADSTONE CITY COUNCIL
 Infrastructure Charges Schedule
 Water Supply Trunk Infrastructure

Drawn: SB
 Checked: CA
 Approved: JMV
 Date: 17/12/2005
 Rev: 1.7

PROJ. CT NUMBER:
 0516-1
6
 DRAWING:
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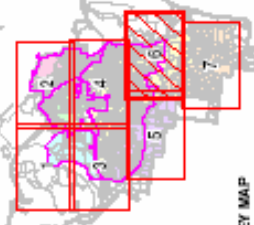
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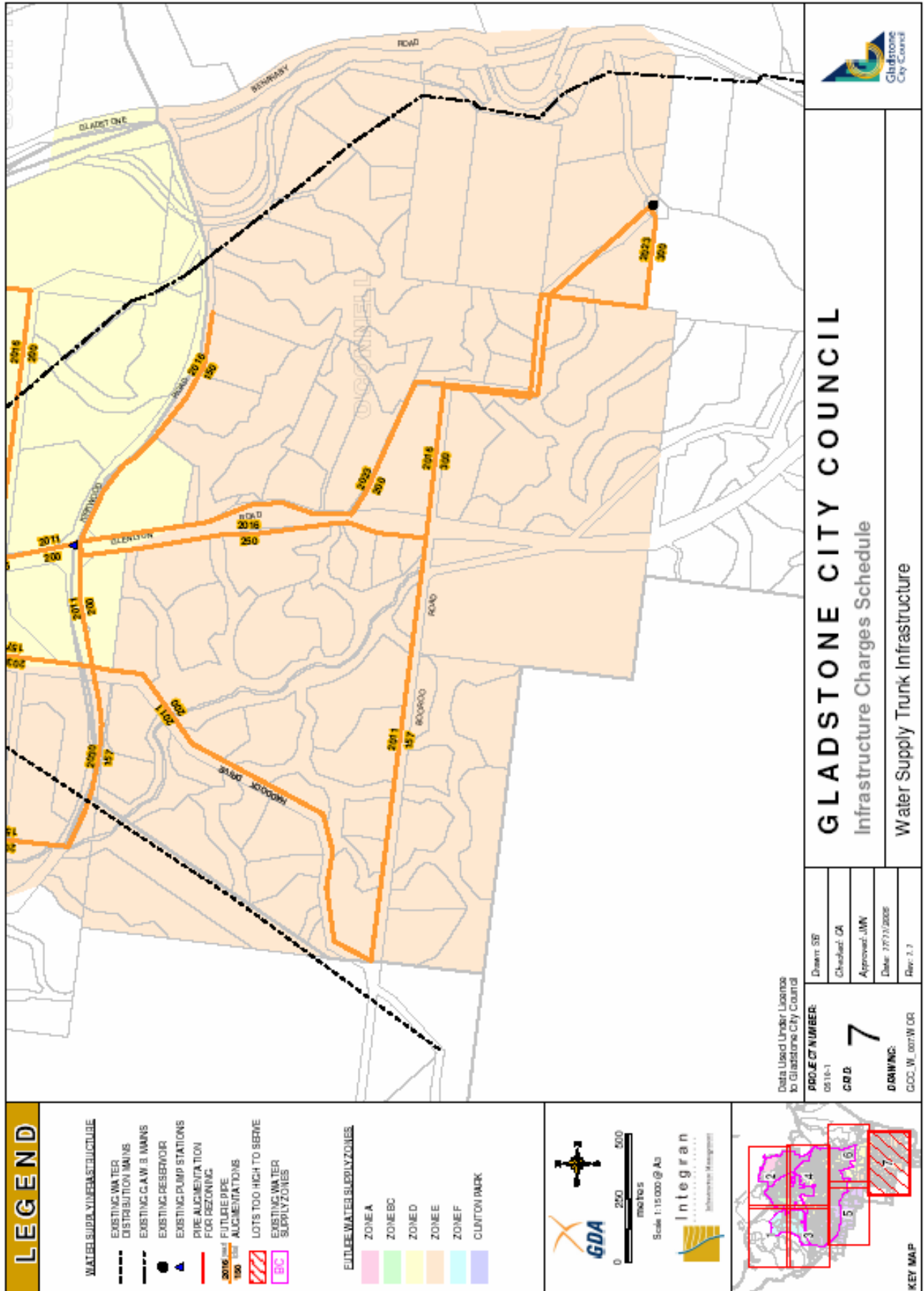
- WATER SUPPLY INFRASTRUCTURE**
- EXISTING WATER DISTRIBUTION MAINS
 - EXISTING C.A.W. & MAINS
 - EXISTING RESERVOIR
 - EXISTING PUMP STATIONS
 - PIPE AUGMENTATION FOR REZONING
 - 2016 and 2018 FUTURE PIPE AUGMENTATIONS
 - LOTS TOO HIGH TO SERVE
 - EXISTING WATER SUPPLY ZONES
- FUTURE WATER SUPPLY ZONES**
- ZONE A
 - ZONE BC
 - ZONE D
 - ZONE E
 - ZONE F
 - CLUNTON PARK

GDA

Scale 1:15,000 @ A3

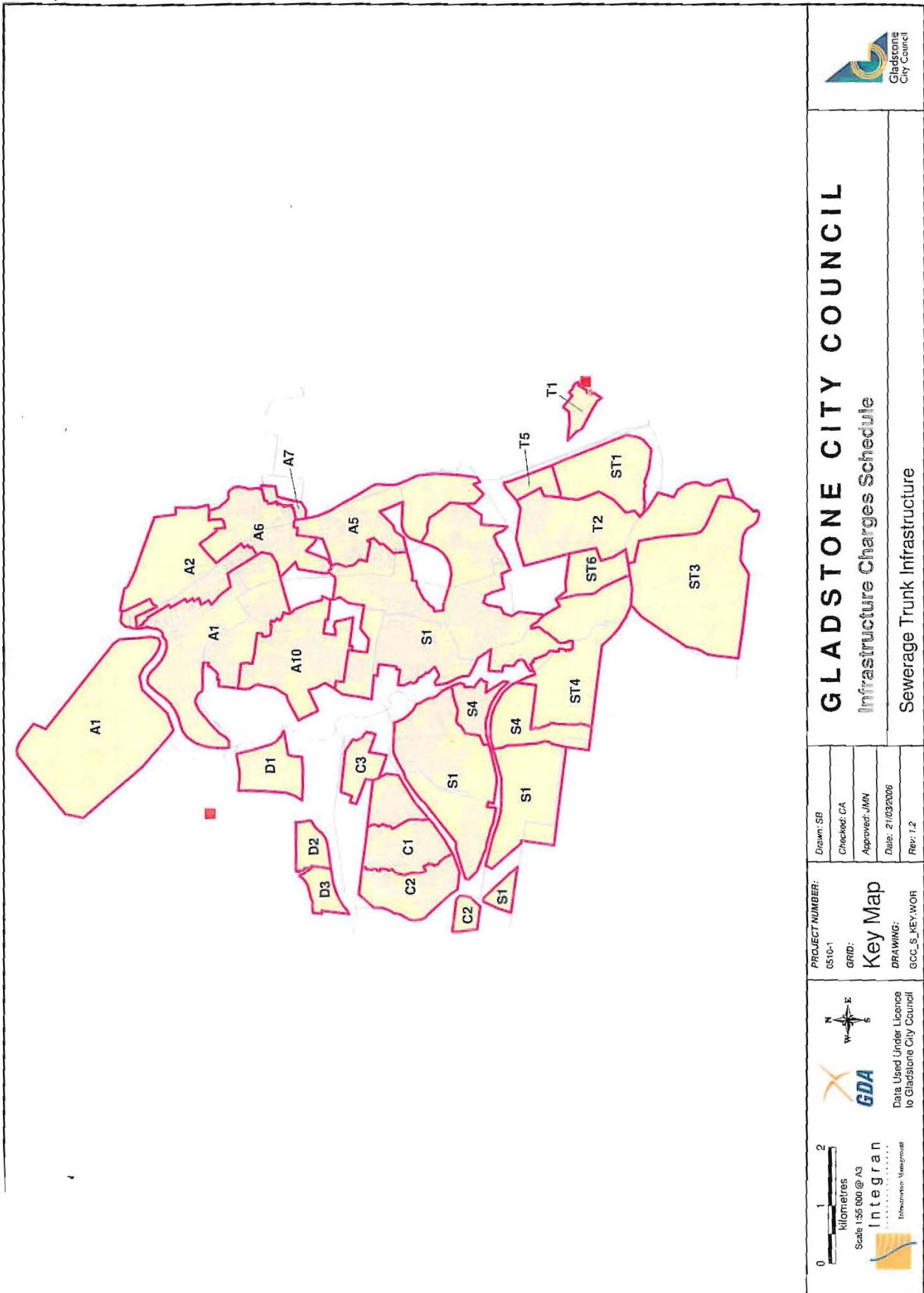
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 Infrastructure Management





APPENDIX B

AREA MAPS SEWER NETWORK



GLADSTONE CITY COUNCIL

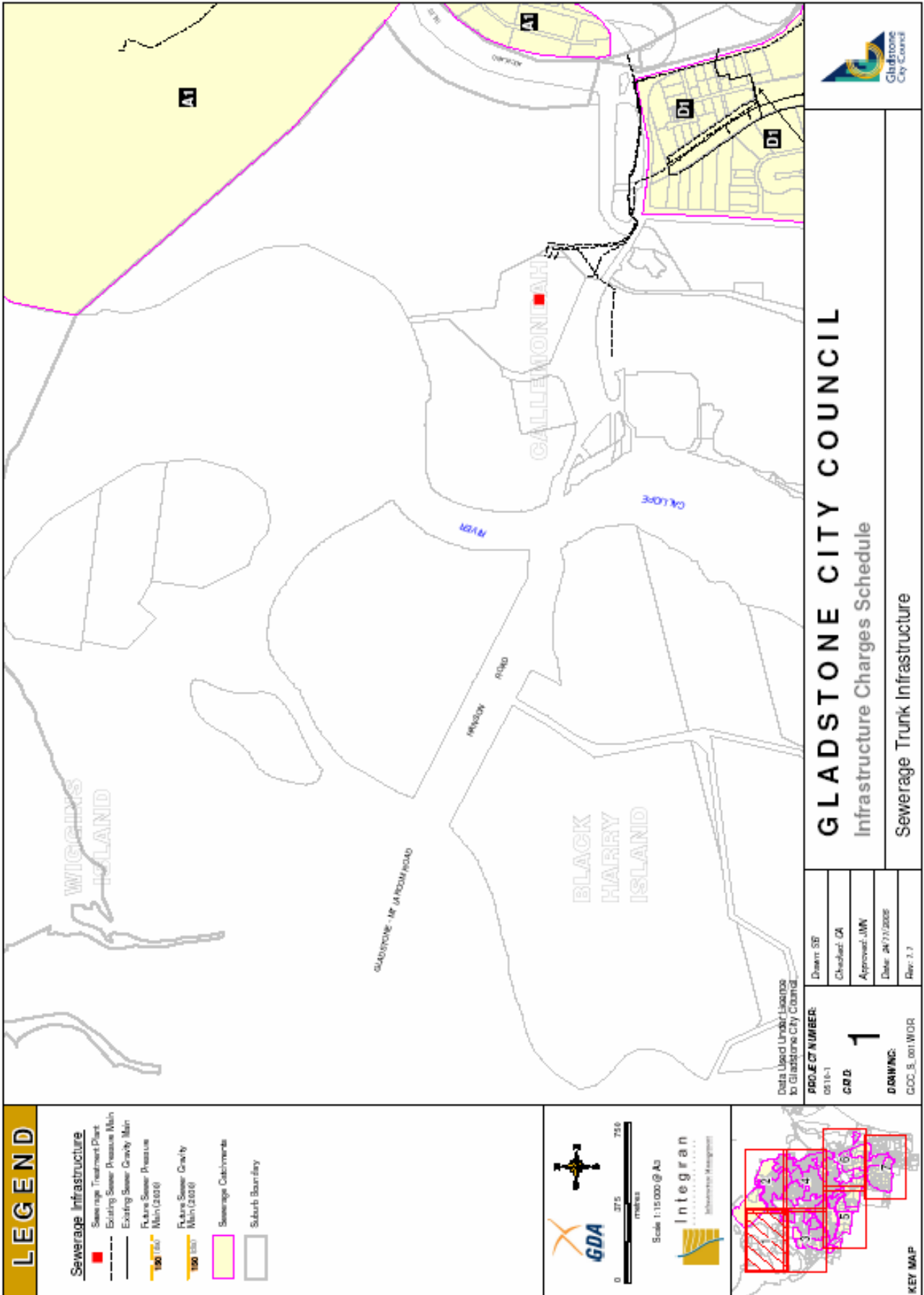
Infrastructure Charges Schedule

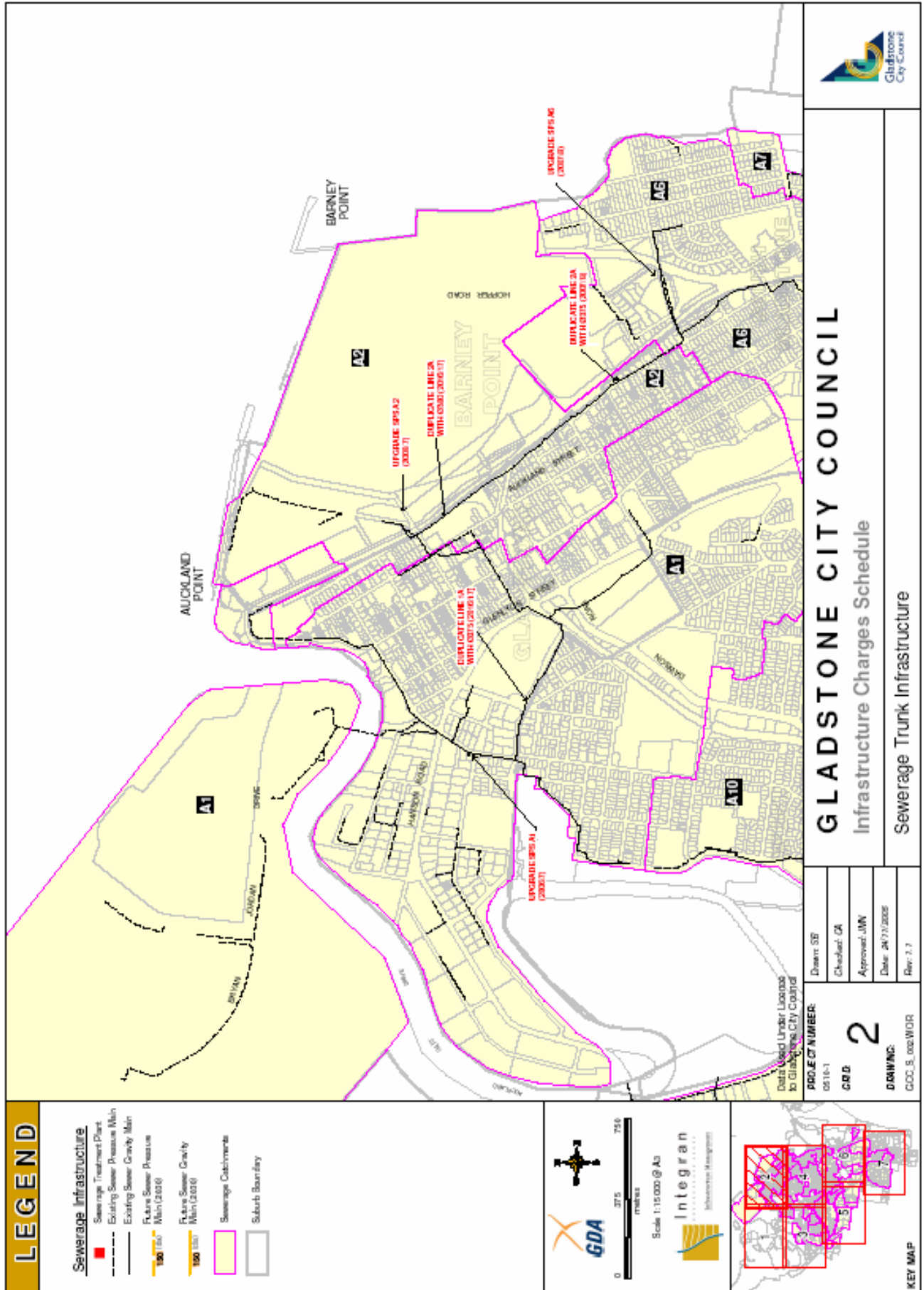
Sewerage Trunk Infrastructure

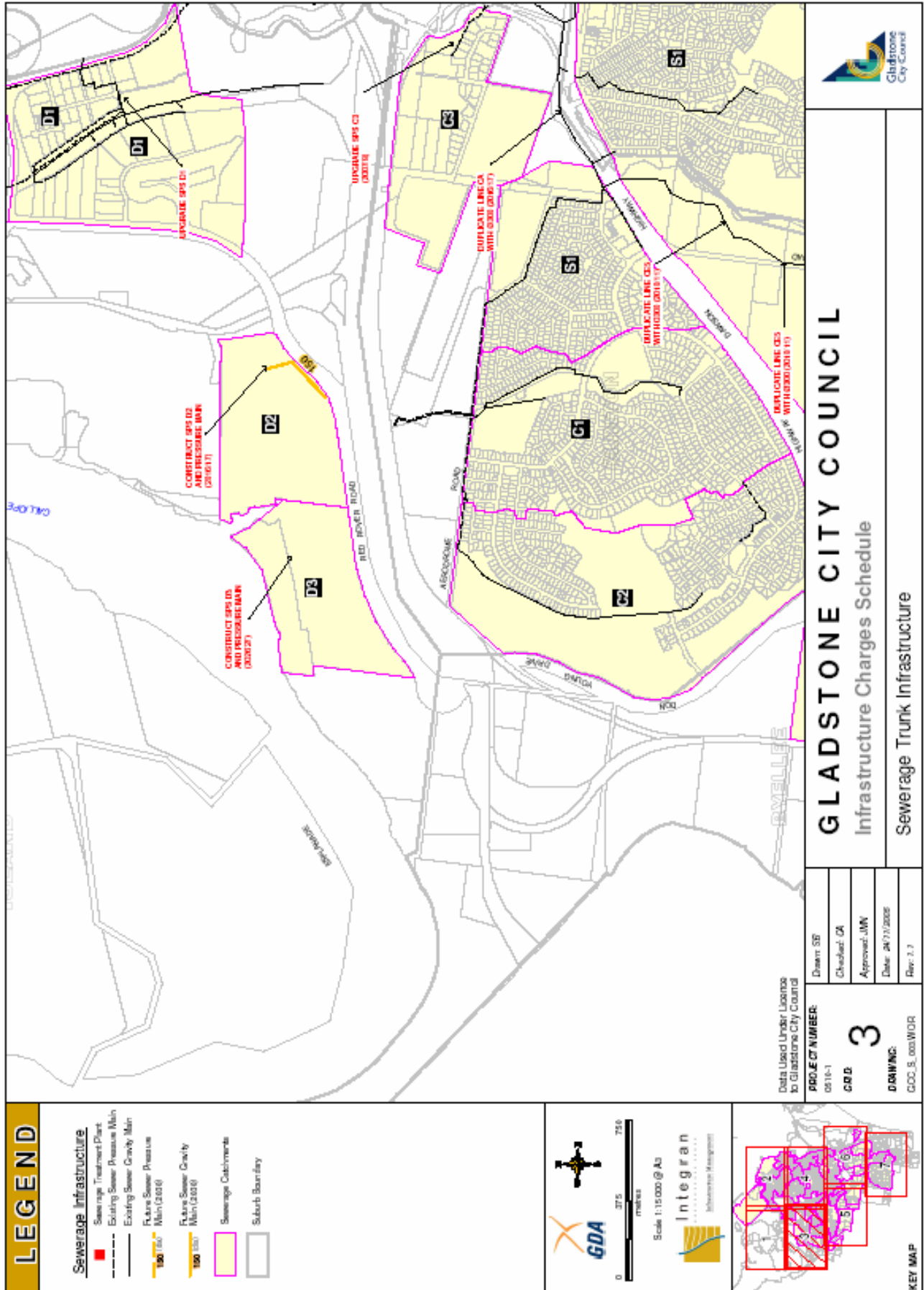
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GRID: Key Map	Checked: CA
DRAWING: GCC_S_KEYWOR	Approved: JMN
	Date: 21/03/2006
	Rev: 1.2

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Infrastructure Management

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to Gladstone City Council







GLADSTONE CITY COUNCIL
Infrastructure Charges Schedule
Sewerage Trunk Infrastructure

Drawn: SB
Checked: CA
Approved: JMN
Date: 26/7/2006
Rev: 1.7

Data Used Under Licence to Gladstone City Council
PROJECT NUMBER:
 0516-1
CD D: 3
DRAWING:
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LEGEND

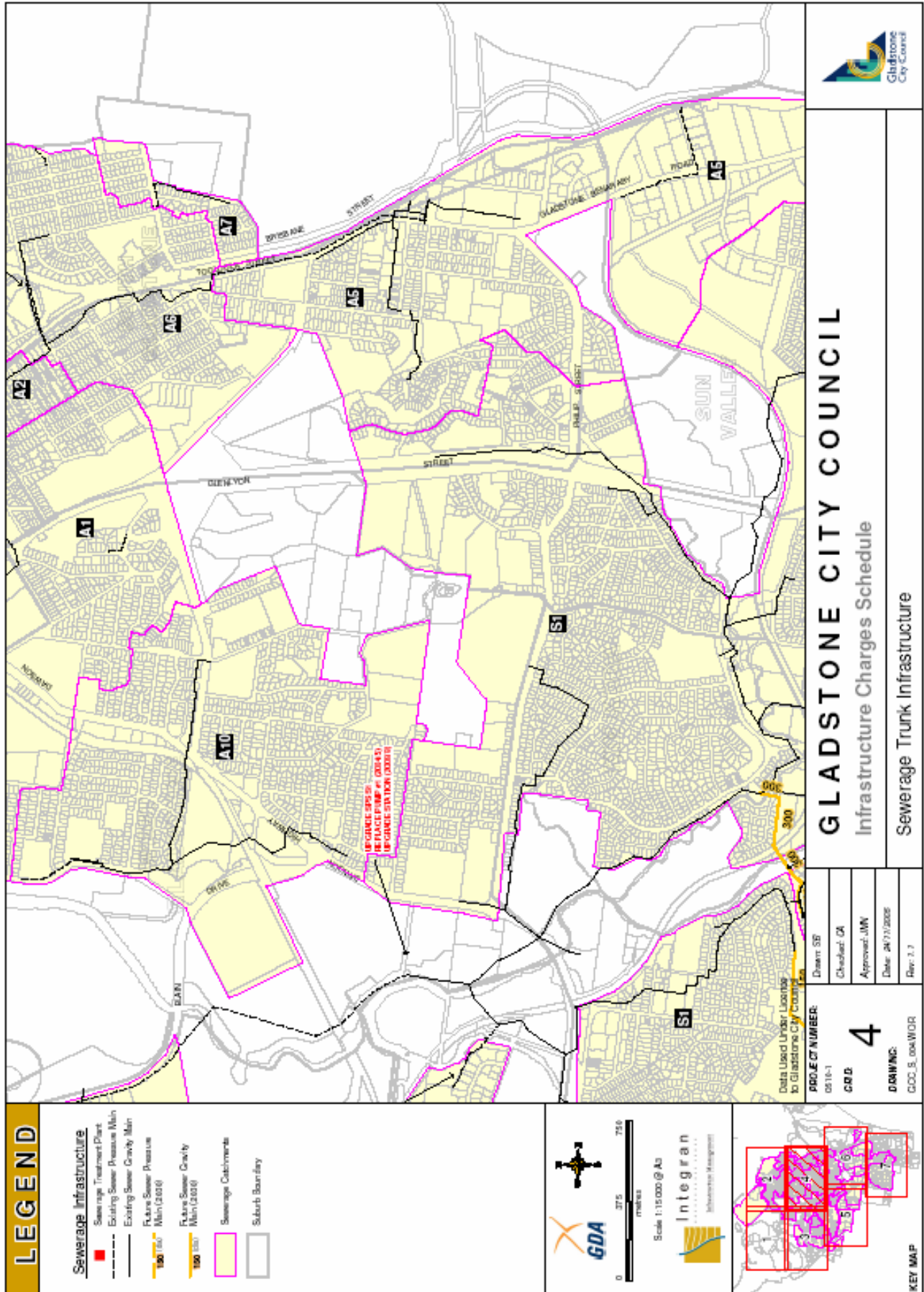
- Sewerage Infrastructure**
- Sewerage Treatment Plant
 - Existing Sewer Pressure Main
 - Existing Sewer Gravity Main
 - Future Sewer Pressure Main (2016)
 - Future Sewer Gravity Main (2016)
 - Sewerage Catchments
 - Suburb Boundary

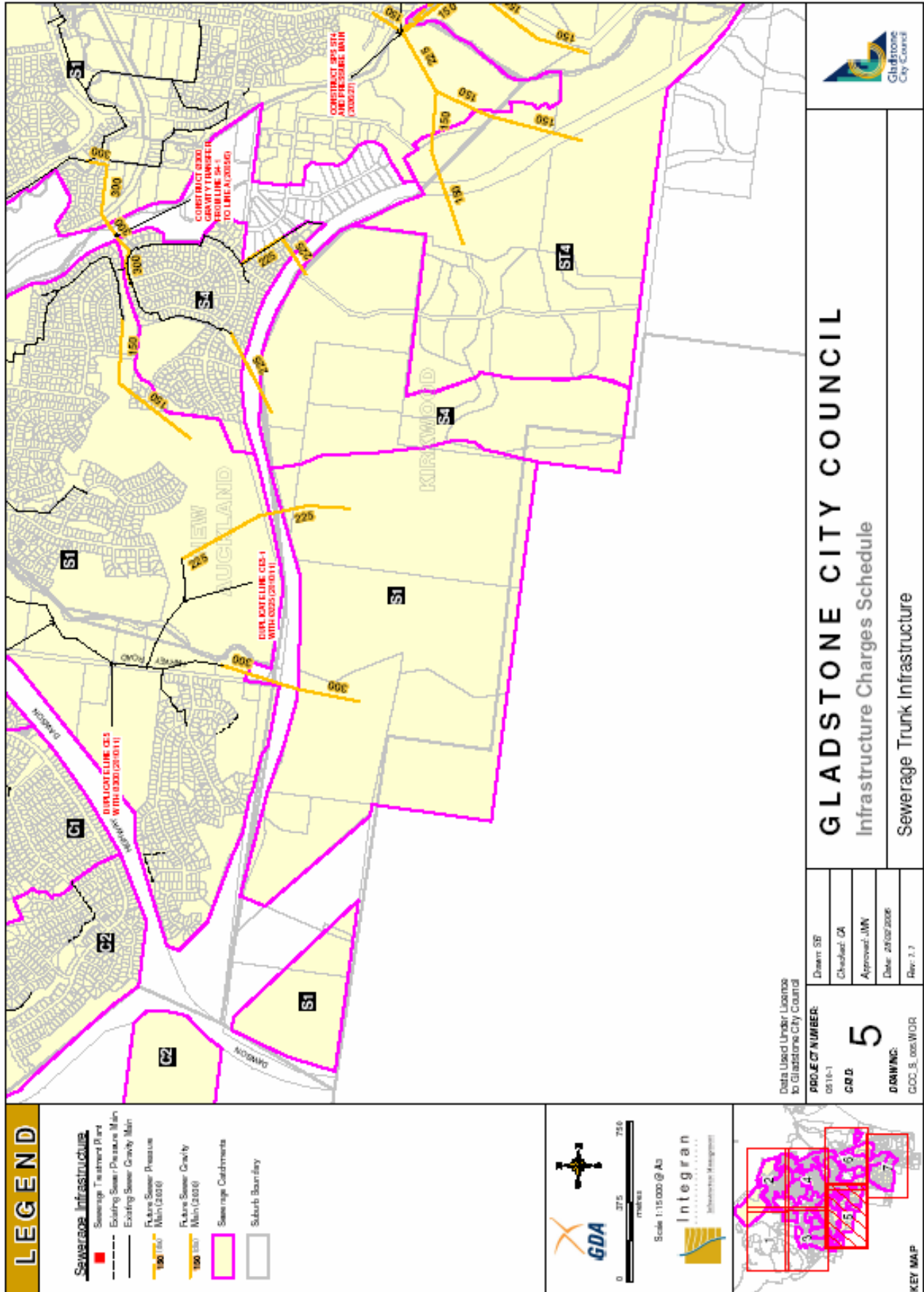
GDA

Scale 1:15,000 @ A3

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LEGEND

- Sewerage Infrastructure**
- Sewerage Treatment Plant
 - Existing Sewer Pressure Main
 - Existing Sewer Gravity Main
 - Future Sewer Pressure Main (2010)
 - Future Sewer Gravity Main (2010)
 - Sewerage Catchments
 - Suburb Boundary

GDA

Scale 1:15000 @ A3

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DATE OF NUMBER: 05/10/11

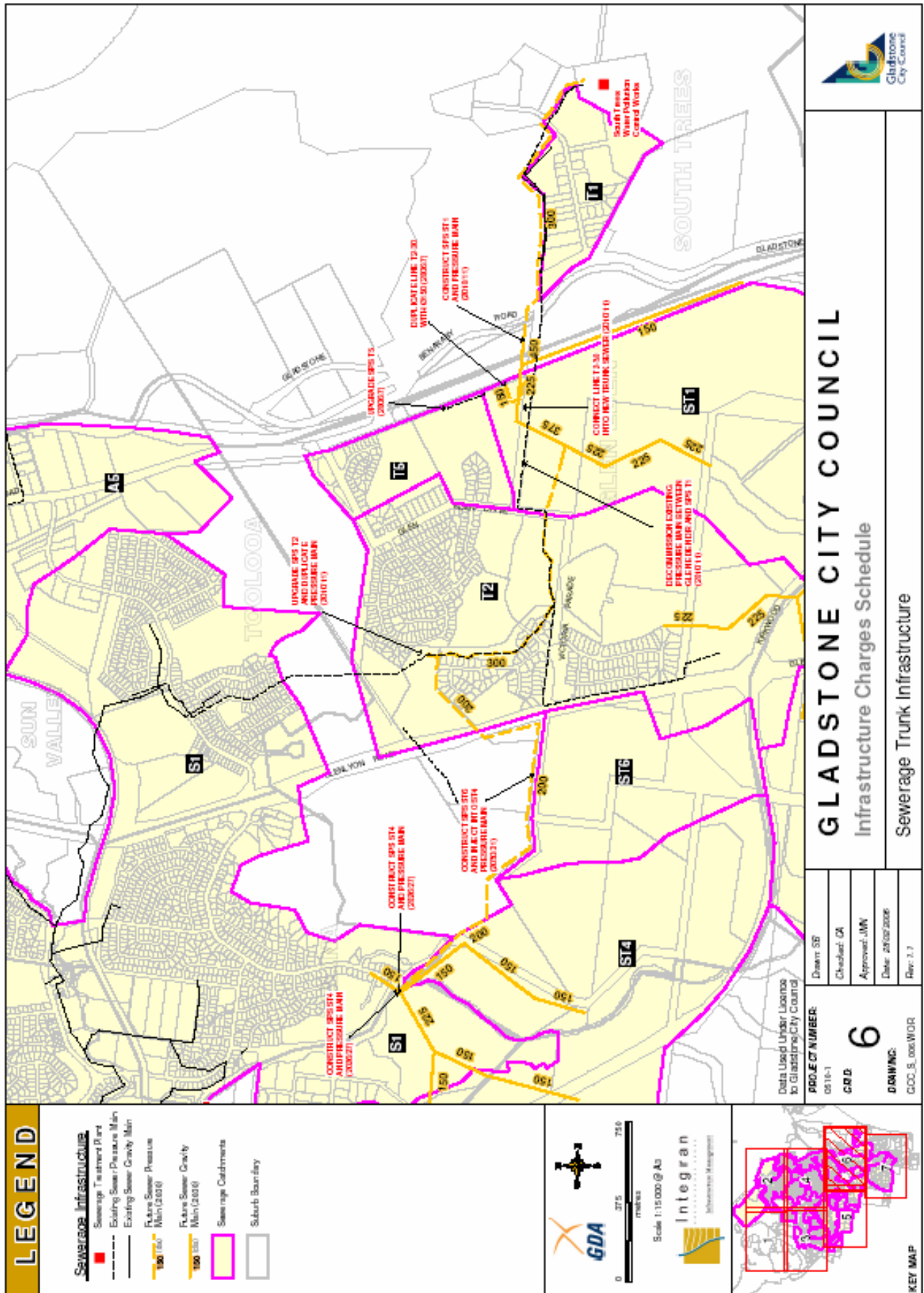
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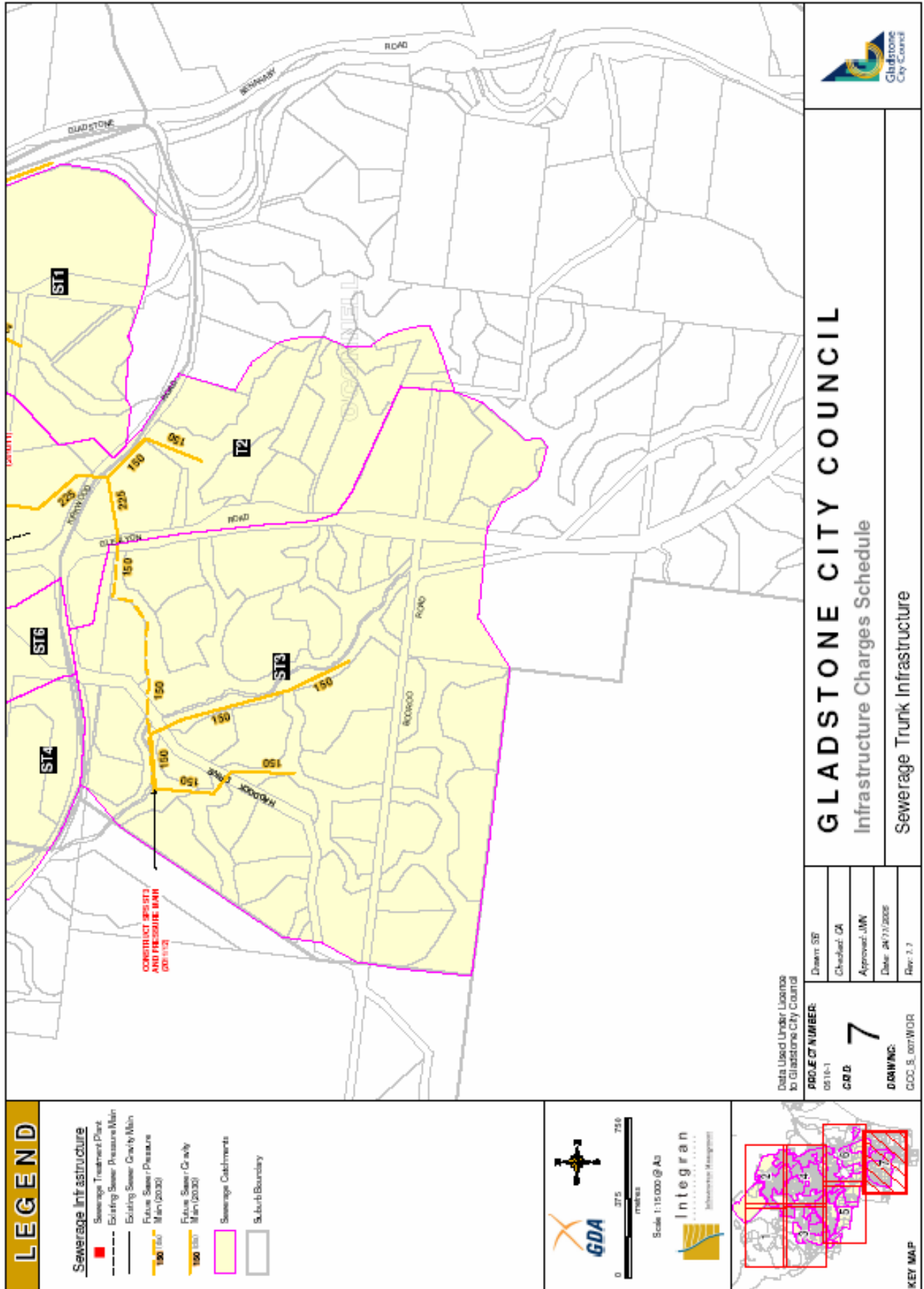
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Rev: 2.7

GLADSTONE CITY COUNCIL
 Infrastructure Charges Schedule
 Sewerage Trunk Infrastructure

Drawn: SF
Checked: CA
Approved: JMN
Date: 28/02/2006
Rev: 2.7





GLADSTONE CITY COUNCIL
 Infrastructure Charges Schedule
 Sewerage Trunk Infrastructure

Drawn: SB
Checked: CA
Approved: JMW
Date: 26/12/2005
Rev: 1.1

Data Used Under Licence
 to Gladstone City Council

PROJECT NUMBER:
 0516-1

CD: **7**

DRAWING:
 GDC_S_001WDR

LEGEND

- Sewerage Infrastructure**
- Sewerage Treatment Plant
 - Existing Sewer Pressure Main
 - Existing Sewer Gravity Main
 - Future Sewer Pressure
 - 150 (150) (Jan 2030)
 - 200 (200) (Jan 2030)
 - 225 (225) (Jan 2030)
 - 250 (250) (Jan 2030)
 - Sewerage Catchments
 - Suburb Boundary

