



PLANNING SCHEME POLICY

PLANNING SCHEME POLICY NO. 8 DEVELOPER CONTRIBUTION POLICY – CONSTANT FLOW WATER SUPPLY IN THE UPTON ROAD/BOUNDARY ROAD BENEFITTED AREA

**SUBJECT: DEVELOPER CONTRIBUTION POLICY – CONSTANT FLOW WATER
SUPPLY IN THE UPTON ROAD/BOUNDARY ROAD BENEFITTED AREA**

OBJECT: To provide an appropriate standard of water reticulation to new consumers in the Upton Road/Boundary Road Benefitted Area as defined in Planning Policy No. 8.

RATIONALE:

Council has recognised through its planning scheme that there is a demand for small acreage blocks of land with a high level of service, but still retaining a rural atmosphere. This demand can be met by development in the Rural Residential Zone as set out in Council's planning scheme.

The provisions of the Planning Scheme set out that a constant flow water supply system will allow subdivision in the Rural Residential Zone to a minimum lot size of 10,000m².

Since the only reticulated water supply available to this area is sourced from the existing Beecher Area Constant Flow Water Supply Scheme, then the Upton Rd/ Boundary Rd Benefitted Area water reticulation must also be of the constant flow type.

The reticulation main to be constructed along Road "A-B" is a common feeder main capable of serving many allotments which would be the result of several land reconfigurations by different developers.

In order to share the cost of this common main in a fair and equitable manner, Council has determined that each lot created in the benefited area should contribute an equal amount towards its provision in the form of a headworks.

Since the Upton Rd/Boundary Rd Benefitted Area derives its water from the Beecher Area constant flow water supply scheme, it will also be subject to the payment of water headworks in accordance with Planning Scheme Policy No. 6 for the Beecher scheme.

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:

In accordance with the Provisions of the Integrated Planning Act 1997, Council has resolved that developer contributions are required to be paid to Council for Water Supply facilities along Road A-B in the Upton Rd. Boundary Rd constant flow water supply Benefited Area.

The Upton Rd/Boundary Rd Constant Flow Water Supply Benefited Area is defined by the shaded map attached hereto and marked Appendix 1.

Each allotment created within the defined Benefited Area under the Planning Scheme pay to Council Water Supply Headworks in the following quantum:-

- a. Water Headworks in accordance with the provisions of Planning Scheme Policy No. 6 for the Beecher Area - Constant Flow Water Supply Scheme. Currently this amounts to \$14,976 per lot.
- b. The subdivider contribution is payable to Council at the time of sealing the Plan of Survey and shall be varied in accordance with the movement of the Consumer Price Index (All Groups) Brisbane as published on a quarterly basis.
- c. The provision of appropriate water reticulation to each lot within the Benefited Area is the responsibility of the developer at his sole cost with the exception for lots fronting Road "A-B" which are exempted from further construction costs upon payment of the water headworks defined herein.
- d. All costs are to be indexed in accordance with 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.

The above headworks charges and construction costs are exclusive of the individual service connection costs to each lot which are payable by the respective owners on submission of the formal approved application.

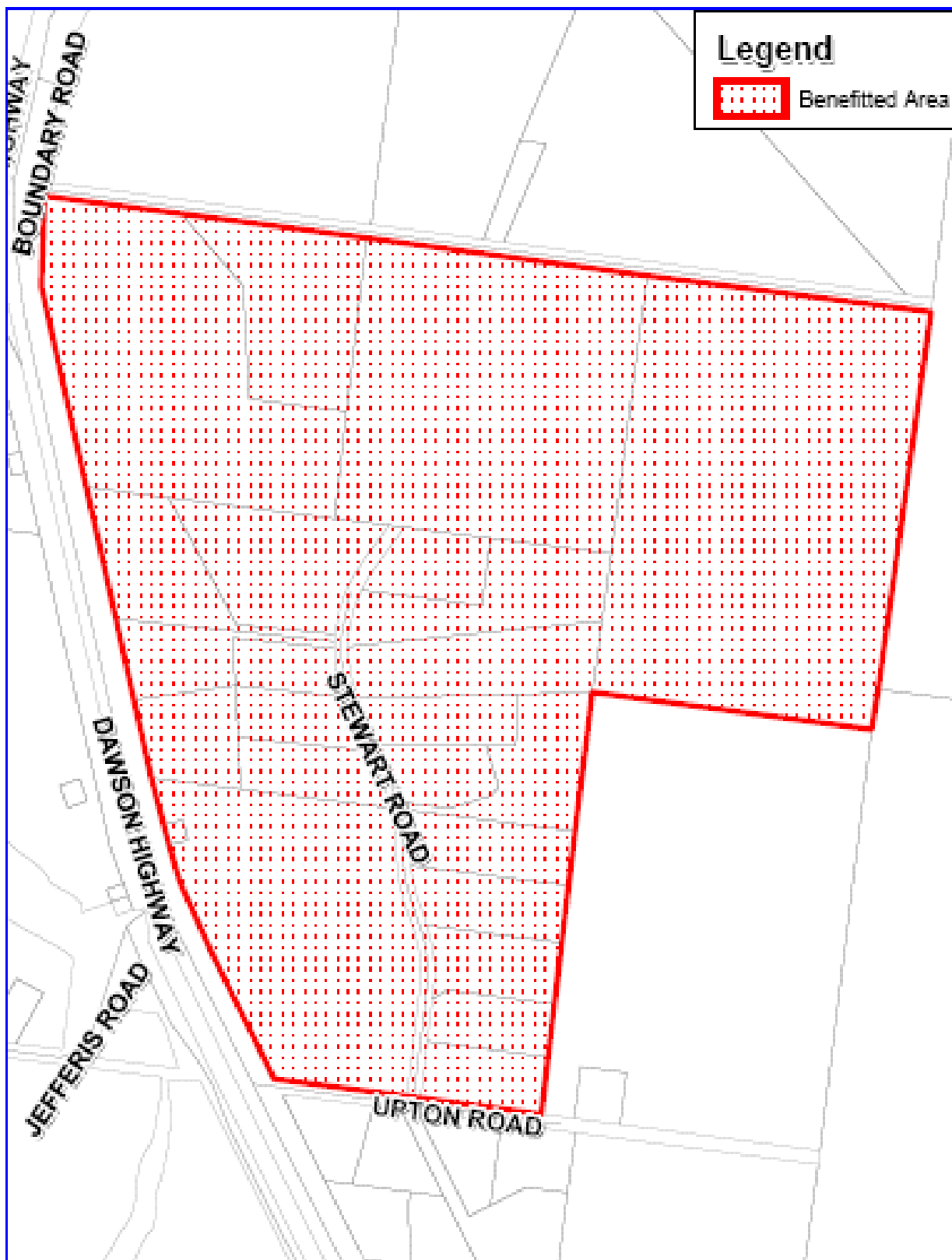
FIRST ADOPTED: **28 FEBRUARY 1997 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 18)**

Amendment table

AMENDMENT DESCRIPTION	DATE
Amended to incorporate IPA terminology	13 April 2007
Amended to incorporate revision of Capital works requirements	6 October 2009

Amended Policy took effect: 12 October 2009

APPENDIX 1





Legend

 Benefitted Area

DISCLAIMER

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Appendix 1
Upton Road / Boundary Road Benefitted Area

  Map Produced: June 2009

Infrastructure Planning

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 **GLADSTONE REGIONAL COUNCIL**

Originally A4 Size