



PLANNING SCHEME POLICY

PLANNING SCHEME POLICY NO. 6 DEVELOPER CONTRIBUTION POLICY – CONSTANT FLOW WATER SUPPLY IN THE BEECHER AREA

**SUBJECT: DEVELOPER CONTRIBUTION POLICY – CONSTANT FLOW WATER
SUPPLY IN THE BEECHER AREA**

SCOPE: To provide an appropriate standard of water reticulation to new and existing consumers in the Beecher area in a fair and equitable manner.

RATIONALE:

Council has recognised through its Planning Scheme that there is a demand for larger residential blocks of land with a high level of service but still retaining a rural atmosphere.

To facilitate in part for this demand, Council has constructed a constant flow water supply scheme in the Beecher area as defined in Appendix No. 1 attached hereto, because a reliable treated water reticulation system was seen as being an essential prerequisite for this type of development.

In order to be fair and equitable, any new/additional consumer who is to be connected to the Beecher Area constant flow water supply scheme should contribute \$5,164/equivalent person (\$14,976/ET).

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 in the Beecher Area Constant Flow Water Supply Scheme in the following manner:-

1. The quantum of the contribution for headworks shall be determined as follows:-
 - a. Estimated Capital Cost of Future Capital Works = \$2,508,079
 - b. Present Value of Future Capital Works = \$2,154,499
 - c. Estimated Current Cost Replacement cost of Existing Assets = \$4,134,603
 - d. Current ET loading of Beecher area = 309 ET
 - e. Predicted Total Future lots in Beecher area = 509 ET
 - f. Present Value of New Lots = 111 ET
 - g. Total contribution is therefore \$14,976/ET which shall be indexed according to 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

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

2. The equivalent person rating of a development proposal shall be determined in accordance with the Town Plan and the provisions of Table 3 in Planning Scheme Policy No. 2 - "Developer Contribution Policy - Water Supply". (The Lake Awoonga Treated Water Supply Scheme).
3. The timing and methodology of payment of developer contributions for the Beecher area constant flow water supply shall be in accordance with the provisions of Planning Scheme Policy No. 2 - "Developer Contributions Policy - Water Supply". (The Lake Awoonga Treated Water Supply Scheme).
4. An allotment generated under Planning Scheme Policy No. 12 : "Use of Council's Discretionary Powers for the consideration of Development in the Rural Zone" and connected to the Beecher Area Constant Flow Water Supply Scheme shall have an equivalent population of 2.9 per allotment.

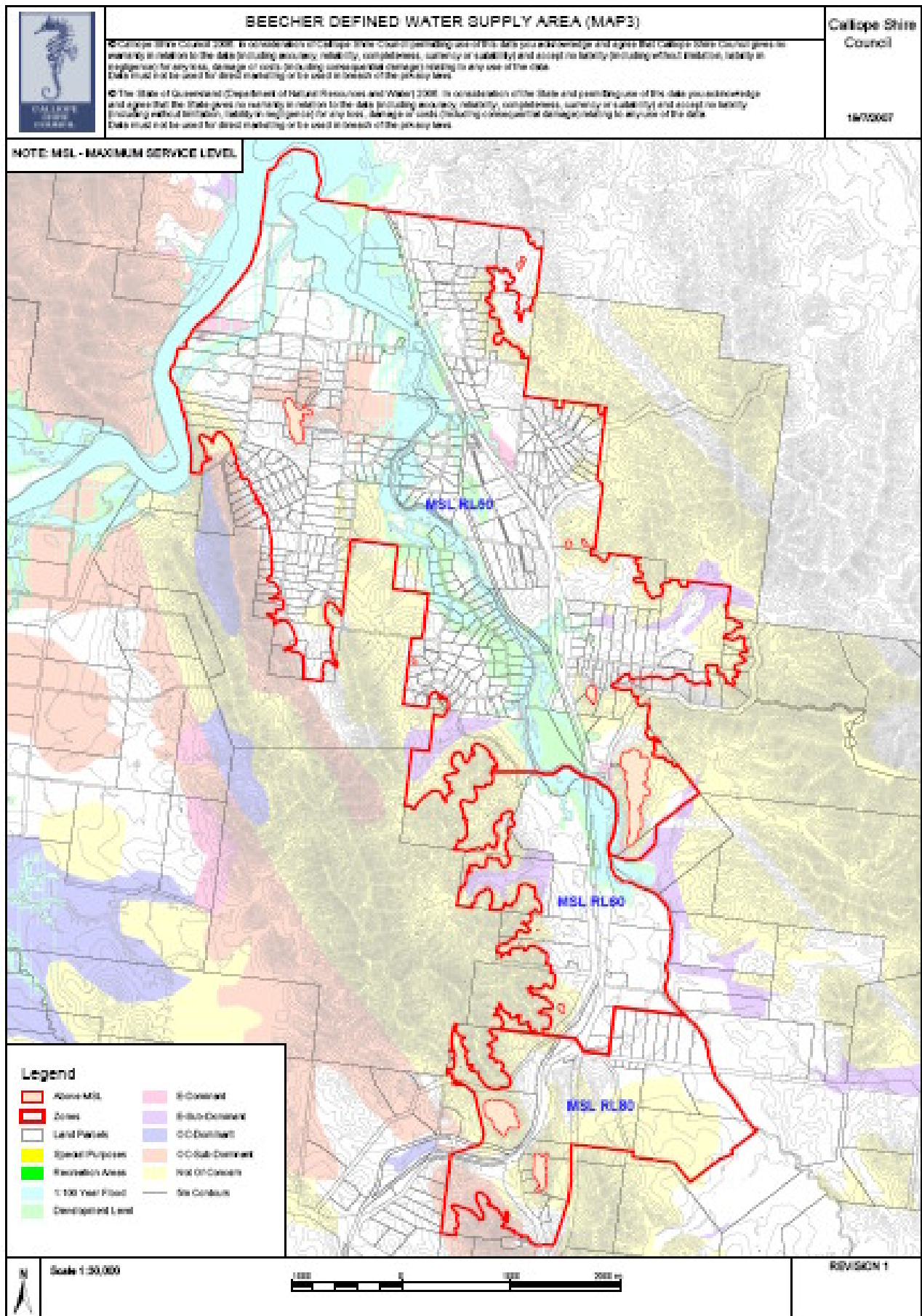
FIRST ADOPTED: **4 JULY 1997 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 13)**

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



Amended Policy took effect: 12 October 2009