



PLANNING SCHEME POLICY

PLANNING SCHEME POLICY NO. 9 DEVELOPER CONTRIBUTION POLICY- WATER SUPPLY IN APPLIN PLACE AND BROADACRES DRIVE, TANNUM SANDS

SUBJECT: WATER PRICING AND DEVELOPER CONTRIBUTION FOR WATER SUPPLY IN APPLIN PLACE AND BROADACRES DRIVE, TANNUM SANDS

OBJECT: To provide an appropriate standard of water reticulation to those existing residents wishing to connect to the water system and to future residents in the Benefitted Area as defined in the Appendix 1, hereto.

RATIONALE:

As a result of the construction of a new reservoir at Broadacres Drive and the associated water mains servicing the new facility, it became feasible to extend the water reticulation system to the small acreage allotments in Applin Place and Broadacres Drive.

After individual consultation with each of the property owners advising them of the likely costs of the new reticulation system, Council decided that the most equitable scenario was to make the determination of joining the scheme an optional one.

It was further reasoned that the extension of the reticulation system along with Applin Place and Broadacres Drive would be funded initially by Council and the cost recouped via a special annual water charge over a ten year period. Residents joining the Scheme subsequent to the starting date would be required to pay an upfront headworks charge so that all consumers would fund the facility in an equitable manner.

POLICY:

The domestic Lake Awoonga water reticulation system at Tannum Sands will be extended to include the Benefitted Area of Applin Place and Broadacres Drive as shown in Appendix No. 1, commencing 1st July 1999.

Each allotment in the Benefitted Area whose owners have consented to joining the scheme prior to 30 June 1999, shall pay a special water charge of \$600 per year for 10 years. The standard service connection fee and standard water consumption charge as determined by Council from time to time shall also apply.

For those residents who join the Scheme after 1st July 1999 and for all allotment reconfigurations, the following arrangements apply:-

- (a) All additional lots and their parent lots in the Benefitted Area shall join the scheme.
- (b) After the 1st July 1999 all new participants in the scheme shall be subject to the following requirements:-

- (i) Payment of the standard water supply headworks appropriate for the Lake Awoonga Treated Water Supply Area in accordance with Planning Scheme Policy No. 2.
- (ii) Payment of a portion of the capital cost of the particular scheme in accordance with the formula
\$5298 - [475 x (10 years - no. of years the scheme has been operating)]
- (iii) Payment of the special water charge of \$600 per year for the balance of the 10 year period.
- (iv) Payment of the standard water consumption charge for the Lake Awoonga Treated Water Scheme as determined by Council from time to time.
- (v) Payment of the standard water connection fee, as determined by Council from time to time.

FIRST ADOPTED: **13 AUGUST 1999 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 19)**

Amendment table

AMENDMENT DESCRIPTION	DATE
Amended to incorporate IPA terminology	13 April 2007

APPENDIX 1

