



## 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.

The cost of the Beecher area constant flow water supply scheme in Appendix No. 1 was estimated to be \$850,000.

By resolution of Council and by agreement with the existing consumers the cost of providing the water reticulation would be by means of payment of a capital contribution of \$4500 per allotment or (by conversion) \$1552 per equivalent person (EP) under the terms of the Planning Scheme.

Therefore 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 also contribute \$1552/equivalent person plus the interest that has accrued since the inception of the scheme. This has been calculated as \$171/EP over the period November 93 to June 97.

However the Beecher Area Constant Flow Water Supply Scheme draws its water from the Calliope Water Supply Scheme and therefore the provisions of Planning Scheme Policy No. 2, "Developer Contribution Policy - Water Supply" should also apply to any development in the Beecher Area constant flow water supply scheme.

**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. Capital Contribution Nov. 93 = \$1552/EP
  - b. plus interest November 93 to June 97 = \$171/EP

- c. plus contribution in accordance with Planning Scheme Policy No. 2 - "Developer Contribution Policy - Water Supply" (The Lake Awoonga Treated Water Supply Scheme June 97 = \$467/EP
  - d. Total contribution is therefore \$2190/EP which shall be indexed according to the Consumer Price Index-all groups Brisbane
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

# APPENDIX 1

APPENDIX 1

Thu Oct 13 1994 08:54:26

Generated By KER  
SCALE=1:21000 Scale With Caution

