
Planning Scheme Policy 22 Water Supply and Sewerage Infrastructure Contributions

This policy only has effect for development approvals issued prior to the commencement of Caboolture ShirePlan Planning Scheme Policies PSP21B-G – Trunk Infrastructure Contributions on 29 October 2009.

1.1 Purpose of the Policy

The purpose of this Planning Scheme Policy is:

- (a) To specify the requirements for development contributions for water supply and sewerage.
- (b) To determine when water supply and sewerage contributions are necessary and to enable the accurate calculation of such contributions.
- (c) To ensure development contributions are adequate to provide the works, structures and equipment within the boundaries of the development to Council's schemes for water supply and sewerage.

1.2 Background

Water supply contributions are required to ensure Council can fund the infrastructure required to treat water and distribute it to development. Sewerage contributions are required to ensure Council can fund the infrastructure required to transport sewage from development and then treat it.

Contributions towards water supply infrastructure are required as a condition of development approval in respect of land that may be connected to Council's water supply either immediately or in the future.

Provision of water supply to development is as follows:

Compulsory:

All residential, rural residential, commercial and industrial development that is now, or as a result of the application of this policy will be, within Council's water service area declared from time-to-time in accordance with the Water Act 2000.

By request and at Council's discretion:

Rural, open space and special use development.

Contributions towards sewerage infrastructure are required as a condition of development approval in respect of land that may be connected to Council's sewerage reticulation either immediately or in the future.

Provision of sewerage services to development is as follows:

Compulsory:

All residential (except for rural residential), commercial and industrial development that is now or as a result of the application of this policy will be within Council's sewerage service area declared from time-to-time in accordance with the Water Act 2000.

By request and at Council's discretion

Rural, rural residential, open space and special use development.

A consultancy study has identified the cost of infrastructure that will be required to provide for population growth in the Shire for the next 15 years. The policy operates under the ShirePlan until it is replaced by Priority Infrastructure Plans.

1.3 Requirements

(a) Definitions

For water supply, an **Equivalent Person "EP"** means a standard unit of demand for water based on the average usage of water by a typical person in a residential setting over the long term for drinking, cooking, bathing, washing and cleaning, flushing, irrigation and all other purposes and taking into account the system losses incurred in delivering the water to the person.

For sewerage, an **Equivalent Person "EP"** means a standard unit of sewage generation based on the average generation by a typical person in a residential setting over the long-term by toilet use, cooking, bathing, washing and cleaning, and all other activities and taking into account the infiltration into the reticulation that occurs in transporting the sewage to the treatment plant.

Applicable Credit means a credit expressed in Equivalent Persons (EP) that is based on the zoning of land, the number and size of the allotments on the day immediately before the day the ShirePlan came into force and effect. Where land was included in more than one zone on the day immediately before the day the ShirePlan came into force and effect, the credit is calculated on a pro-rata basis.

Applicable Demand (Reconfigure) means the demand expressed in Equivalent Persons (EP) that is based on the zoning of land the day the development application was received by the Assessment Manager and the number and size of allotments proposed to be created. Where land was included in more than one zone on the day the application was received, the credit is calculated on a pro-rata basis. The Applicable Demand (Reconfigure) is used in the calculation of the amount of headworks contributions for Development Applications for Reconfiguring a Lot.

Applicable Demand (MCU) means the demand expressed in Equivalent Persons (EP) that is the summation of the EP Loadings for the components of the development. The Applicable Demand (MCU) is used in the calculation of the amount of headworks contributions for Development Applications for Material Change of Use.

Schedule means the Water and Sewerage Infrastructure Schedule adopted by Council with this policy or as amended and adopted by Council from time to time, which is used as the basis for determining the Contribution Rate. The Schedule comprises a summary of the value of spare capacity, a list of infrastructure to be built, with details of cost and expected year of construction, and drawings showing the location of the listed infrastructure.

Planning Horizon means a period of 15 years from the date of the adoption of The Schedule by Council.

Pressure Sewerage System means a sewerage system in which each property is served by a prefabricated unit comprising a sump and grinder pump that discharges under pressure into common pressure mains.

Upland Water Supply Area means that part of the Shire containing the area in and around Woodford and D'Aguiar that is fed or will be fed from the water reticulation system upstream of the site of the water pumping station near the junction of Newlands Road, O'Shea Road and Ziviani Road Wamuran and which obtains its water predominantly from the Woodford Water Treatment Plant.

Lowland Water Supply Area means that part of the Shire supplied with water that is not in the Upland Water Supply Area.

Bribie Island STP Catchment means the area of the Shire connected to or to be connected to the sewerage system conveying sewage to the Bribie Island Sewage Treatment Plant. The Bribie STP serves Bribie, Sandstone Point, Godwin Beach and Ningi.

Burpengary East STP Catchment means the area of the Shire connected to or to be connected to the sewerage system conveying sewage to the Burpengary East Sewage Treatment Plant. The Burpengary East STP serves Deception Bay, Narangba, Burpengary and Beachmere.

South Caboolture STP Catchment means the area of the Shire connected to or to be connected to the sewerage system conveying sewage to the South Caboolture Sewage Treatment Plant. The South Caboolture STP serves Caboolture, Caboolture South, Bellmere, Eimbah and Morayfield.

Woodford STP Catchment means the area of the Shire connected to the sewerage system conveying sewage to the Woodford Sewage Treatment Plant. The Woodford STP serves Woodford and D'Aguiar.

Donnybrook STP Catchment means the area of the Shire to be connected to the planned sewerage system conveying sewage to the Donnybrook Sewage Treatment Plant. The Donnybrook STP serves the township of Donnybrook.

Contribution Rate means the rate in dollars per Equivalent Person for water supply or the rate in dollars per Equivalent Person for sewerage (or both) applicable to the area in which the subject land is situated. The Contribution Rates are set out in Table 1, but these may be amended from time to time in annual budgets adopted by Council subsequent to this policy being adopted.

The Infrastructure required to serve development in the Shire over the Planning Horizon has been determined and included in the Schedule. Contribution Rates for each of the 5 sewerage catchment areas and 2 water supply areas has been calculated separately. Contribution Rates have then been determined according to the following methodology:

- (i) For Existing Infrastructure
 - (A) Identifying an element of existing infrastructure that has planned spare capacity that will be used for development.
 - (B) Determining the replacement cost of such infrastructure less any subsidies that were received to construct it.
 - (C) Determining the percentage of spare capacity to total capacity.
 - (D) Calculating the value of the spare capacity from the product of (B) and (C).
 - (E) Adding the value of the spare capacity to a running total for the value of existing infrastructure.
 - (F) Repeating steps (A) to (E) for all such elements of existing infrastructure.

(ii) For Planned Infrastructure

- (A) Identifying an element of planned infrastructure required to serve development over the Planning Horizon.
- (B) Estimating the cost of such infrastructure and year of construction.
- (C) Calculating the present value of the estimated cost.
- (D) Determining the percentage of the new capacity that will be utilised within the Planning Horizon.
- (E) Calculating the value of the new capacity that will be utilised from the product of (C) and (D).
- (F) Adding the value of the new capacity to a running total for the value of planned infrastructure.
- (G) Repeating steps (A) to (F) for all such elements of planned infrastructure.

(iii) Calculation of the Contribution Rate

The Contribution Rate is calculated according to the following formula:

$$\text{Contribution Rate} = (\text{VSC} + \text{VPI}) / \text{EPG}$$

Where VSC is the net present value of spare capacity calculated in accordance with (i) above,

VPI is the value of planned infrastructure calculated in accordance with (ii) above,

EPG is the expected population growth over the Planning Horizon expressed as Equivalent Persons.

(b) Headworks Contributions

Where a development application requires the imposition of headworks contributions for water or sewerage or both, each contribution shall be determined as follows:

(i) Reconfiguring a Lot Applications

Where the Development Application is seeking approval of Reconfiguring a Lot and is seeking development approval to create additional allotments, the value of the headworks contributions is to be determined by the following three step process:-

- (A) Determine the Applicable Credit for the land subject of the application by using Table 2 with this credit being based on the zoning of the land, the number of allotments and the size of the allotments on the day immediately prior to the day on which the ShirePlan commenced.
- (B) Determine the Applicable Demand (Reconfigure) for the development is determined by using Table 3 with this demand being based on the zoning of the land, the number of allotments and the size of the allotments on the day the development application was received by the Assessment Manager.
- (C) Calculate the value of the headworks contributions by taking the difference between the Applicable Credit and the Applicable Demand (Reconfigure) and multiplying this difference by the Contribution Rate set out in Table 1.

(ii) Material Change of Use Applications

Where a Development Application is seeking approval of Material Change of Use the value of the headworks contributions is to be determined by the following three step process:-

- (A) Determine the Applicable Credit for the land subject of the application by using Table 2 with this credit being based on the zoning of the land, the number of allotments and the size of the allotments on the day immediately prior to the day on which the ShirePlan commenced.
- (B) Calculate the Applicable Demand (MCU) for the development by the summation of the EP Loadings for the components of the development as set out in Table 4.
- (C) Calculate the value of the headworks contributions by taking the difference between the Applicable Credit and the Applicable Demand (MCU) and multiplying this difference by the Contribution Rate set out in Table 1.

(c) Works External and Bring-Forward Costs

A contribution for Works External shall be assessed as the cost necessary to provide the works, structures and equipment to connect the water supply and sewerage reticulation contained within the boundaries of the proposed Development to Council's existing schemes, exclusive of the works included in the Schedule. The extent of Works External shall be determined for each application and the contribution amounts applicable for such works shall be set out in the agreement between the Applicant and Council. Where infrastructure identified in the Schedule is capable of use by a specific development because it passes through or is situated in a specific development or can be used to connect to Council's existing reticulation but the infrastructure

would have to be built prior to the date in the Schedule a contribution shall be assessed for bringing forward the construction cost of the infrastructure in accordance with net present value calculations.

(d) Payment of Contributions

(i) For a Material Change of Use Council requires the headworks contributions, contributions for works external and contributions for bringing forward the construction of infrastructure to be lodged:

(A) prior to the release of any plan of survey; or

(B) prior to the issue of a development permit for any structure on the subject land

whichever occurs first, provided that where a Material Change of Use facilitates a development or use other than reconfiguration or the erection of a structure, contributions shall be lodged prior to the commencement of the use facilitated by the Material Change of Use. Where land is to be developed in stages the contribution for any stage shall be based pro-rata on the area of each stage relative to the area of the whole.

(ii) Where Council grants its Material Change of Use approval to use land where it is proposed to erect a structure or structures which require building approval under the provisions of the Building Act, headworks contributions, contributions for works external and contributions for bringing forward the construction of infrastructure shall be lodged prior to the issue of a Building Development Permit for any structure on the subject land. Where Council's approval does not facilitate the erection of structures contributions shall be lodged within 30 days of Council issuing its approval.

(iii) Where Reconfiguration of a Lot results in the normal extension of Council's existing services, the Council requires the headworks contributions, contributions for works external and contributions for bringing forward the construction of infrastructure to be lodged on a per lot basis as each survey plan is lodged for release.

(iv) The provisions of Clauses (d) (i), (ii) and (iii) above shall not apply in circumstances where a development, because of its scale or nature, requires augmentation of infrastructure to be completed prior to, or concurrently with the development of the relevant land. Under such circumstance all works and contributions shall be completed or lodged at such time as specified by the Council as a condition of any relevant Material Change of Use or Reconfiguration of a Lot approval provided that Council will require security to ensure the performance of such requirements to be lodged and maintained as specified in any such approval.

(v) Where infrastructure identified in the Schedule is capable of use by a specific development because it passes through or is situated in a specific development or can be used to connect to Council's existing reticulation and an agreement is made whereby the developer will build the infrastructure for Council then the agreed cost of the infrastructure can be partly or wholly offset against headworks contributions.

(e) Specification of Works

(i) Water Supply Headworks comprises those works pertaining to water supply generally identified as follows:-

(A) Provision of source of supply, including construction of bores and raw water storage;

(B) Construction of Treatment Plants including raw water intake structures, pumping installations and clear water storage;

(C) Construction of Pumping Stations and Trunk Mains to storage reservoirs.

(D) Construction of storage reservoirs;

(E) Construction of Trunk Mains 200mm diameter and over

and specifically including the items of works listed in the Schedule.

(ii) Sewerage Headworks comprises those works pertaining to sewerage generally identified as follows:-

(A) Construction of treatment plants including effluent outfall and effluent disposal areas including infrastructure provided to enable beneficial reuse of effluent as recycled water;

(B) Construction of pressure (rising) mains 100mm diameter and over from pumping stations to point of discharge which are provided for the general benefit of the scheme and not for the specific benefit of individual developments;

(C) Construction of pumping stations connected to pressure (rising) mains as in (e)(ii)(B) above;

(D) Construction of common pressure (rising) mains of 60mm diameter and over in a Pressure Sewerage System which are provided for the general benefit of the scheme and not for the specific benefit of individual developments and the purchase cost of the associated prefabricated sump/grinder pumps that are designed to serve individual households;

(E) Construction of trunk sewers 225mm diameter and over;

- (F) Construction of all infrastructure designed to produce, store and deliver recycled water derived from treated sewage effluent;

and specifically including the items of works listed in the Schedule.

(f) Superseded Planning Scheme

The provisions of this Policy supersede any provision of the Superseded Planning Scheme or decision made by Council in relation to a matter contained in the Policy.

(g) Requirement for Security

Where Council, as a condition of any Material Change of Use or Reconfiguration of a Lot approval requires an applicant to pay headworks contributions, contributions for works external or contributions for bringing forward the construction of infrastructure or to build infrastructure, Council may require the lodgement and maintenance of security either in the form of a cash bond or bank guarantee.

The required security:

- (i) Shall be the cost of contributions or works required by the conditions of the relevant approval plus an additional 25% above such cost at the time of lodgement.
- (ii) Shall be maintained at a value at least equivalent to any outstanding works or contributions applicable to the particular land at any point in time. In this regard where, in the opinion of the Council the value of security held by the Council is less than the cost of any outstanding works or payments applicable to any land, the Council may require the lodgement of additional security to secure the performance of such outstanding payments or works. In the event that additional security is not provided to the Council's satisfaction the Council may call upon the security held by the Council.

TABLE 1 – CONTRIBUTION RATES

Service	Area	Contribution per EP
WATER	Upland Water Supply Area	\$2,902
WATER	Lowland Water Supply Area	\$1,815
SEWERAGE	Bribie STP Catchment Area	\$3,577
SEWERAGE	Burpengary East STP Catchment Area	\$3,139
SEWERAGE	South Caboolture STP Catchment Area	\$2,154
SEWERAGE	Woodford STP Catchment Area	\$6,850
SEWERAGE	Donnybrook STP Catchment Area	\$7,893

Note: The contribution rates in Table 1 are only valid until such time as Council amends them subsequent to this policy being adopted.

TABLE 2 – APPLICABLE CREDITS

Based on the zoning of land on the day immediately prior to the day the ShirePlan came into force and effect, allotment size and location.

Area & Zoning prior to commencement of the ShirePlan	Basis	Water EP	Sewerage EP	
Lowlands Water Supply Area Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres	3.5		
	Per developed lot of 500 square metres and under	2.3		
	Per developed lot between 500 and 1000 square metres	2.9		
Uplands Water Supply Area Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres	3.4		
	Per developed lot of 500 square metres and under	2.25		
	Per developed lot between 500 and 1000 square metres	2.8		
Bribie STP Catchment and Donnybrook STP Catchment Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres		2.7	
	Per developed lot of 500 square metres and under		2.0	
	Per developed lot between 500 and 1000 square metres		2.5	
Burpengary East STP Catchment Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres			3.3
	Per developed lot of 500 square metres and under			2.4
	Per developed lot between 500 and 1000 square metres			3.0
South Caboolture STP Catchment Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres			3.3
	Per developed lot of 500 square metres and under			2.4
	Per developed lot between 500 and 1000 square metres			3.0
Woodford STP Catchment Residential "A" Special Residential, Special Development (Residential not Industrial) & Rural Residential.	Per developed lot of over 1000 square metres			3.1
	Per developed lot of 500 square metres and under			2.25
	Per developed lot between 500 and 1000 square metres			2.8
All Areas Residential "B"	Per Hectare	45		45
All Areas Residential "C"	Per Hectare	66.6		66.6
All areas Residential "D"	Per Hectare	90		90
All Areas Central Commercial	Per Hectare	30	30	
All Areas Local Shopping	Per Hectare	10	10	

Area & Zoning prior to commencement of the ShirePlan	Basis	Water EP	Sewerage EP
All Areas Tourist Business & Residential	Per Hectare	45	45
All Areas Commercial Industry	Per Hectare	30	30
All Areas Light Industry	Per Hectare	15	15
All Areas Waterfront Industry	Per Hectare	30	30
All Areas General Industry	Per Hectare	30	30
All Areas General Industry – Provided that if the land was the subject of a rezoning to General Industry and within the declared service area prior to 1 July 2003	Per Hectare	60	60
All Areas Special Development (applying to Industrial uses)	Per Hectare	30	30
All Areas Special Development (applying to Industrial uses) – Provided that if the land was the subject of a rezoning to Special Development and within the declared service area prior to 1 July 2003	Per Hectare	90	90
All Areas Special Facilities, Special Purpose & Extractive Industry	Per Hectare	10	10
All Areas Rural & Special Rural	Serviced lots: Per lot as per lot-based residential lot of over 1000 square metres.		
All Areas Rural & Special Rural	Unserviced lots	0	0
Public opens space & private open space	No credit	0	0

TABLE 3 – APPLICABLE DEMAND

Based on the ShirePlan zoning, allotment size and location

Area & ShirePlan Zoning	Basis	Water EP	Sewerage EP
Lowlands Water Supply Area Residential A and Rural Residential	Per developed lot of over 1000 square metres	3.5	
	Per developed lot of 500 square metres and under	2.3	
	Per developed lot between 500 and 1000 square metres	2.9	
Uplands Water Supply Area Residential A and Rural Residential	Per developed lot of over 1000 square metres	3.4	
	Per developed lot of 500 square metres and under	2.25	
	Per developed lot between 500 and 1000 square metres	2.8	
Bribie STP Catchment and Donnybrook STP Catchment Residential A and Rural Residential	Per developed lot of over 1000 square metres		2.7
	Per developed lot of 500 square metres and under		2.0
	Per developed lot between 500 and 1000 square metres		2.5
Burpengary East STP Catchment Residential A and Rural Residential	Per developed lot of over 1000 square metres		3.3
	Per developed lot of 500 square metres and under		2.4
	Per developed lot between 500 and 1000 square metres		3.0
South Caboolture STP Catchment Residential A and Rural Residential	Per developed lot of over 1000 square metres		3.3
	Per developed lot of 500 square metres and under		2.4
	Per developed lot between 500 and 1000 square metres		3.0
Woodford STP Catchment Residential A and Rural Residential	Per developed lot of over 1000 square metres		3.1
	Per developed lot of 500 square metres and under		2.25
	Per developed lot between 500 and 1000 square metres		2.8
All Areas Residential B	Per Hectare	66.6	66.6
All Areas Metropolitan Centre	Per Hectare	30	30
All Areas District Centre	Per Hectare	30	30
All Areas Local Centre	Per Hectare	10	10
All Areas Local Industry	Per Hectare	15	15
All Areas District Industry	Per Hectare	15	15
All Areas Regional Industry	Per Hectare	30	30
All Areas District Industry and Regional Industry –	Per Hectare	60	60

Area & ShirePlan Zoning	Basis	Water EP	Sewerage EP
Provided that if the land was the subject of a rezoning to General Industry and within the declared service area prior to 1 July 2003			
All Area District Industry and Regional Industry – Provided that if the land was the subject of a rezoning to Special Development for Industrial use and within the declared service area prior to 1 July 2003	Per Hectare	90	90
All Areas Special Use	Per Hectare	10	10
All Areas Rural	Serviced lots: Per lot as per lot-based residential lot of over 1000 square metres.		
All Areas Rural	Unserviced lots	0	0
All Areas Open Space	No credit	0	0

TABLE 4 – EP LOADINGS FOR VARIOUS USES

Definitions of the terms in this table are those contained within the ShirePlan.

Use	Unit of Basis	Water Supply Contributions EP	Sewerage Contributions EP
Accommodation Building			
Boarding House	per bed	1.1000	1.1000
Hostel	per bed	1.1000	1.1000
Backpacker's Accommodation	per bed	1.1000	1.1000
Serviced Apartments (Summative Components)			
studio unit ²	unit	1.1000	1.1000
1-bedroom unit	unit	1.5000	1.5000
2-bedroom unit	unit	2.0000	2.0000
3 or more bedroom unit	unit	3.3000	3.3000
Any other item identified in this table	As per item	****	****
Agricultural (see Note 4)	Individual Basis	****	****
Animal Husbandry (Intensive) (See Note 4)	Individual Basis	****	****
Animal Husbandry (Non-Intensive) (See Note 4)	Individual Basis	****	****
Aquaculture	Individual Basis	****	****
Brothel (Summative components)			
Bedrooms	bedroom	6.5000	6.5000
Bar	As Motel		
Any other item identified in this table	As per item	****	****
Car Wash	100 square metres use area	3.1000	4.0000
Caravan Park (Summative Components)			
Tent site	site	1.4000	1.4000
Caravan site	site	1.8000	1.8000
Relocatable Homes and Tourist Cabins			
studio unit ²	unit	1.0000	1.0000
1-bedroom unit	unit	1.4000	1.4000
2-bedroom unit	unit	1.8000	1.8000
3 or more bedroom unit	unit	2.9000	2.9000
Office	As Office		
Restaurant	As Restaurant		
Shop	As Shop		
Bar	As Motel		
Any other item identified in this table	As per item		
	As per appropriate dwelling house		
Caretaker's Residence	or multiple dwelling		

Use	Unit of Basis	Water Supply Contributions EP	Sewerage Contributions EP
Cemetery (Summative Components)			
Any item identified in this table	As per item	****	****
Child Care Centre			
without laundry	child	0.1750	0.1750
with laundry	child	0.2250	0.2250
Corrective Institution	inmate	1.2000	1.2000
Dependent Person's Accommodation	No additional charge over main dwelling	0.0000	0.0000
Display Home	As per the home type on display As per 2 dwelling houses		
Dual Occupancy	each on half the lot	****	****
Dwelling House			
lots sized up to and including 500 square metres	As per the credit for Residential A from Table 2	****	****
lots sized 501 to 1000 square metres	As per the credit for Residential A from Table 2	****	****
lots sized greater than 1000 square metres	As per the credit for Residential A from Table 2	****	****
Educational Establishment			
Schools (Summative Components)			
Non-boarding students	student	0.2100	0.2100
Students boarding on premises	student	1.1000	1.1000
Further Education Establishments	student	0.2600	0.2600
Addition for areas irrigated by potable mains water	per 100 square metres under irrigation	0.0500	0.0000
Entertainment & Recreation (Indoors)			
Cinema	seat	0.0500	0.0500
Licensed Clubs & Organisations	As Motel	****	****
Swimming Pools	Pool volume cubic metres	0.0100	0.0050
Gymnasiums and Fitness Centres ¹			
Water Closet	Pedestal	0.7000	0.7000
Urinal (Stall)	Stall	0.1250	0.2000
Urinal (Trough)	metre	0.2500	0.3000
Shower Bath	shower	0.4000	0.2500
Wash Basin	basin	0.2000	0.2000
Commercial Clubs & Organisations	As Motel	****	****
Community Service or not-for-profit Clubs and Organisations			
With no gaming or liquor licence			

Use	Unit of Basis	Water Supply Contributions	Sewerage Contributions
with facilities for the frequent provision of cooked food	100 square metres gross floor area	1.0000	1.0000
without facilities for the frequent provision of cooked food	100 square metres gross floor area	0.5000	0.5000
Other Types (See note 4)	Individual Basis	****	****
Entertainment and Recreation (Outdoors) (Summative Components)			
Swimming Pools	Pool volume cubic metres	0.0100	0.0050
Changing Rooms, Showers and Toilets ¹			
Water Closet	Pedestal	0.7000	0.7000
Urinal (Stall)	Stall	0.1250	0.2000
Urinal (Trough)	metre	0.2500	0.3000
Shower Bath	shower	0.4000	0.2500
Wash Basin	basin	0.2000	0.2000
Drinking fountains and standpipes	fountain/standpipe	0.2000	0.0000
Areas irrigated by potable mains water	per 100 square metres under irrigation	0.1000	0.0000
Any other item identified in this table	As per item	****	****
Estate Sales Office (Choose 1)			
Where the office will be removed upon completion of sales		0.0000	0.0000
Where the office is home to be sold eventually	As per the home type being used	****	****
Where the office will be retained for a use identified in this table	As per the scheduled use	****	****
Extractive Industry (Summative Components)			
	Staff member	0.2500	0.2500
Load from industrial process (See note 4)	individual calculation	calculated	calculated
Fuel Depot	As Warehouse	****	****
Funeral Parlour (Summative Components)			
Mortuary Area	100 square metres use area	5.0000	5.0000
Other Area	100 square metres use area	2.0000	2.0000
General Industry			
Greater of: Area Charge	As the appropriate As of Right Credit	****	****
or			
Specific Calculation (Summative Components)			
Staff	employee	0.2500	0.2500
Load from industrial process (See Note 4)	individual calculation	calculated	calculated
Home Based Business (Summative Components)			

Use	Unit of Basis	Water Supply Contributions EP	Sewerage Contributions EP
Any items identified in this table	As per item		
Credit for resident staff already counted in dwelling	per resident staff member	-0.2500	-0.2500
Hospital			
In-patients	per bed	1.5000	1.5000
Out-patients	100 square metres use area	1.5000	1.5000
Restaurant	As Restaurant	****	****
Shop	As Shop	****	****
Mortuary	100 square metres use area	5.0000	5.0000
Office	As Office	****	****
Overnight accommodation for staff or relatives	As per relevant accommodation type	****	****
Any other item identified in this table	As per item	****	****
Hotel (Summative Components)			
single room (without kitchen facilities)	room	0.9000	0.9000
double room (without kitchen facilities)	room	1.3000	1.3000
Suites or rooms with kitchen facilities	As Serviced Apartments	****	****
Restaurant	As Restaurant	****	****
Shop	As Shop	****	****
Bar and Gaming Areas	100 square metres use area	4.0000	5.0000
Beer Garden	100 square metres use area	3.0000	3.7500
Function Rooms	100 square metres use area	2.0000	2.5000
Swimming Pools	Pool volume cubic metres	0.0100	0.0050
Any other item identified in this table	As per item	****	****
Landscape Supplies Production	Staff member	0.2500	0.2500
Landscape Supply Centre (Summative Components)			
Dwelling House	As Dwelling House	****	****
Plant Nursery	Per 100 square metres under irrigation	0.1000	0.0000
Shop	As Shop	****	****
Any other item identified in this table	As per item	****	****
Marina (Summative Components)			
General	berth	0.3000	0.3000
Any other item identified in this table	As per item	****	****
Market	No charge	0.0000	0.0000
Medical Centre	100 square metres use area	1.5000	1.5000
Motor Vehicle Repair Station	As Service Industry	****	****
Multiple Dwelling			

Use	Unit of Basis	Water Supply Contributions	Sewerage EP Contributions
(Summative Components)			
studio unit ²	unit	1.0000	1.0000
1-bedroom unit	unit	1.4000	1.4000
2-bedroom unit	unit	1.8000	1.8000
3 or more bedroom unit	Unit. As per the credit for Residential A from Table 2	****	****
Office			
Greater of:			
Area based calculation; or	100 square metres of use area	2.5000	2.5000
Staff-based calculation	Staff members	0.2500	0.2500
Park	As Outdoor Entertainment	****	****
Place of Worship	100 square metres of gross floor area	0.5000	0.5000
Public Utility			
Post Office Retail	As Shop	****	****
Post Office Sorting Facility	As Warehouse	****	****
Fire Station Ambulance Station	100 square metres of use area	1.0000	1.0000
Police Station	As per Office	****	****
Water Treatment Plant Sewage Treatment Plant	Exempt	0.0000	0.0000
Landfill and Tip	staff member	0.2500	0.2500
Relocatable Home Park	As per Caravan Site	****	****
Restaurant			
Café / Coffee shop/ Cafeteria/ Bistro	100 square metres of use area	3.0000	4.0000
Fast Food Restaurant	100 square metres of use area	5.0000	6.2500
Other Restaurants	100 square metres of use area	4.0000	5.2500
Retail Showroom	100 square metres use area	0.9000	0.9000
Retirement Village (Summation of the following Components)			
Accommodation for residents and staff	As Multiple Dwellings	****	****
Office	As Office	****	****
Medical Centres and Clinics	As Medical Centre	****	****
Restaurant	As Restaurant	****	****
Shop	As Shop	****	****
Rural Service Industry	As General Industry	****	****
Rural Worker's Dwelling	As Multiple Dwellings	****	****
Recycling Yard	As Office		
Sales or Hire Yard			
Office	As Office	****	****

Use	Unit of Basis	Water Supply Contributions EP	Sewerage Contributions EP
Cleaning or Service Area	As Service Industry	****	****
Service Industry			
Laundries and Laundromats	100 square metres use area	6.0000	6.0000
Repair Shops and General	100 square metres use area	0.7500	0.7500
Service Station (Summative Components)			
Pump Sets	pump	0.2500	0.2500
Repair / Service Area	As Service Industry	****	****
Shop	As Shop	****	****
Any other item identified in this table	As per item	****	****
Shop			
Hairdressers, beauty salons, barbers (summative Components)			
General Retail Loading	100 square metres use area	0.9000	0.9000
Installed Washbasins	basin	0.2000	0.2000
Other Shops	100 square metres use area	0.9000	0.9000
Special Care Facility	As Retirement Village	****	****
Special Industry	As per General Industry		
Greater of: Area Charge	As the appropriate As of Right Credit	****	****
or			
Specific Calculation (Summative Components)			
Staff	employee	0.2500	0.2500
Load from industrial process (See Note 4)	individual calculation	calculated	calculated
Storage Facility	100 square metres use area	0.1000	0.1000
Take Away Food Outlet	100 square metres of use area	4.0000	4.0000
Telecommunications Facility	No Charge	0.0000	0.0000
Transport Depot	100 square metres use area	0.7500	0.7500
Vehicle Sales and Service (Summative Components)			
Showroom	As Retail Showroom	****	****
Service Facilities	As Service Industry	****	****
Veterinary Establishment	100 square metres use area	1.5000	1.5000
Warehouse	100 square metres of use area	0.9000	0.9000
Winery (Summative Components)			
Restaurant	As Restaurant	****	****
Shop	As Shop	****	****
Bar and Gaming Areas	100 square metres use area	4.0000	5.0000
Beer Garden	100 square metres use area	3.0000	3.7500

Use	Unit of Basis	Water Supply Contributions EP	Sewerage Contributions EP
Function Rooms	100 square metres use area	2.0000	2.5000
Any other item identified in this table	As per item	****	****
Load from wine making and bottling process (See Note 4)	individual calculation	calculated	calculated

NOTES Pertaining to the Use of Table 4

Note 1: Only charged when the facility is available to customers not resident in the facility.

Note 2: A studio unit is a unit designed for single occupancy, which has either no separate bedroom or only one separate bedroom of insufficient size to place a double bed.

Note 3: Where demand for water is partly met by Council's recycled water, a consequential reduction shall be made to the Eps used to calculate Water Headworks contributions.

Note 4 Load from industrial process: As advised by the applicant and determined by Council as being a reasonable estimate of the demand attributable to the process. Conversion to EP for water demand shall be on the basis of 1EP = 324 litres/day. Conversion to EP for sewage generation shall be on the basis of 1EP = 240 litres/day.

Note 5. This Table is applicable to all water supply areas and all sewage catchments.

END NOTES

(1) Changes adopted 12 February 2008. Section 1.3(a) Definitions; Section 1.3(e)(ii) Specification of Works; Table 1 – Contribution Rates; Table 2 – Applicable Credits; Table 3 – Applicable Demand. Effective from 10 March 2008.

(2) Changes adopted 17 June 2008. Section 1.3(a) Definitions; 1.3(a)(iii) Calculation of Contribution Rate; 1.3(d)(ii); Table 1 – Contribution Rates; Table 4 NOTES Pertaining to the Use of Table 4. Effective from 1 July 2008.

(3) Changes adopted 8 September 2009. Explanatory note added to clarify that the policy only has effect for development approvals issued prior to the commencement of *Caboolture ShirePlan Planning Scheme Policies PSP21B-G – Trunk Infrastructure Contributions*. Effective from 29 October 2009.