

Planning Scheme Policy 19A Stormwater Network Developer Contributions

TABLE OF CONTENTS

1. PRELIMINARY	3
1.1 Title.....	3
1.2 Commencement.....	3
1.3 Purpose of the Planning Scheme Policy	3
1.4 Authorising legislation.....	3
1.5 Relationship to the planning scheme and other instruments and studies	3
1.6 Application of the Planning Scheme Policy.....	3
1.7 Planning horizon of this planning scheme policy	4
1.8 Conditions imposed in addition to this policy	4
2. INTERPRETATIONS AND DEFINITONS.....	5
2.1 Interpretation.....	5
2.2 Definitions	5
3. TRUNK STORMWATER INFRASTRUCTURE	5
3.1 Types of trunk infrastructure.....	5
3.2 Non trunk Infrastructure.....	6
3.3 Existing and future infrastructure inclusions.....	6
4. DESIRED STANDARDS OF SERVICE.....	6
4.1 Introduction	6
5. COST APPORTIONMENT	8
5.1 Principles of cost apportionment	8
5.2 Method of valuing stormwater infrastructure	9
5.3 Ongoing administration costs	9
5.4 Valuation of land for waterways.....	9

6. PLANS FOR TRUNK INFRASTRUCTURE.....	9
7. INFRASTRUCTURE CHARGE RATES	9
7.1 Charge areas	9
7.2 Measures of demand for stormwater infrastructure	9
7.3 How infrastructure charge rates are expressed	10
7.4 Stormwater infrastructure charge rates	10
8. STORMWATER INFRASTRUCTURE CONTRIBUTIONS	10
8.1 Types of infrastructure contribution	10
8.2 Form of the infrastructure contribution	11
8.3 Reconfiguring a lot.....	11
8.4 Material Change of Use and all other assessable developments.....	11
8.5 Stormwater infrastructure credits.....	11
8.6 Indexing charge rates and contributions	11
8.7 Determining a financial stormwater contribution	12
8.8 Land Contribution.....	12
8.9 Works contribution	12
8.10 Mixed contribution.....	12
8.11 Timing of the infrastructure contribution	13
SCHEDULE 1	14
SCHEDULE 2	15
SCHEDULE 3	16
SCHEDULE 4	27
SCHEDULE 5	28

1. Preliminary

1.1 Title

This Planning Scheme Policy may be cited as Planning Scheme Policy 19A Stormwater Network Developer Contributions 2007.

1.2 Commencement

This Planning Scheme Policy commences on the day Council resolves to adopt the Policy.

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

1.3 Purpose of the Planning Scheme Policy

The purpose of this Planning Scheme Policy is to assist with the implementation of the Caboolture Shire Plan (2005) and to ensure contributions are paid towards the provision of stormwater infrastructure in a way that reflects the cost of providing trunk stormwater infrastructure.

This Planning Scheme Policy identifies trunk stormwater infrastructure and specifies the standards of service to which it is to be supplied.

The way that infrastructure contributions for stormwater infrastructure are to be calculated is also defined in this Planning Scheme Policy.

1.4 Authorising legislation

This Planning Scheme Policy is made pursuant to s 6.1.20 of the *Integrated Planning Act 1997 (IPA)*.

1.5 Relationship to the planning scheme and other instruments and studies

This Planning Scheme Policy is to be read in conjunction with:

- a) Section 6.1.31 (Conditions about infrastructure for applications) of the *Integrated Planning Act 1997*;
- b) Part 7 Division 16 Reconfiguring a Lot code;
- c) All applicable overlay codes in Part 6 Division 4 of the Caboolture Shire Plan (2005); and
- d) All adopted Regional flood studies, Stormwater or Local Stormwater Management Plans.

1.6 Application of the Planning Scheme Policy

This planning scheme policy applies in respect of a development application for:

-
- a) A development permit for reconfiguring a lot or a material change of use that is assessable development, or combined material change of use and reconfiguring a lot; or
 - b) Preliminary approval to which section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997* applies; where the development which is the subject of the preliminary approval is stated to be self assessable development.

This planning scheme policy applies to any other assessable development that generates a demand for trunk stormwater infrastructure.

The physical area covered by this planning scheme policy is defined by the boundaries of the 32 major creek catchments identified in Map 1.

This planning scheme policy does not apply:

- a. Where an Infrastructure Charges Schedule (ICS) which deals with infrastructure charges in respect of trunk stormwater infrastructure has been adopted by Council or
- b. Where a legally binding agreement exists between Caboolture Shire Council and the applicant that deals with trunk stormwater infrastructure in respect of the land to which the development applies.

This planning scheme policy does not apply to a Master Planned community where an agreement exists between Caboolture Shire Council and the master developer about trunk stormwater infrastructure, including the following areas:

- Pacific Harbour,
- Central Lakes,
- Sandstone Lakes,
- Dux Creek,
- Riverside - PEET

These areas are defined on Map 10, Infrastructure Agreements.

1.7 Planning horizon of this planning scheme policy

Future infrastructure is defined as that required to support the full development potential defined by the provisions of the Caboolture ShirePlan (2005), in a catchment.

1.8 Conditions imposed in addition to this policy

This policy only covers 'trunk' waterways infrastructure. Pursuant to s 5.1.2 of IPA, non-trunk infrastructure will be conditioned as part of the development approval process in addition to conditions arising from this policy, for the purposes of:

- Waterways infrastructure internal to the premises;
- Connecting the premises to the external trunk stormwater network; and

-
- Protecting or maintaining the safety or operational efficiency of the stormwater network of which the non- trunk infrastructure is a component.

All development will be conditioned to identify a lawful point of discharge for stormwater run-off and demonstrate how the development proposes to establish access to the lawful point of discharge. In addition, a development may be conditioned to create no adverse impact on downstream stormwater infrastructure. This may be achieved through conditions to detain stormwater and to propose a release strategy that achieves the no adverse impact requirements..

Development will also be conditioned to meet council's Water Quality objectives on site. The degree to which these objectives are met on site may also be offset against the Water Quality contribution under this PSP.

2. INTERPRETATIONS AND DEFINITONS

2.1 Interpretation

Terms used in the planning scheme policy which are not defined in Schedule 1 (Dictionary – Trunk Stormwater Infrastructure) of this policy is to be given the meaning in:

- a) Part 2 of Caboolture ShirePlan (2005); or
- b) *The Integrated Planning Act 1997*

2.2 Definitions

The dictionary in Schedule 1 (Dictionary – Trunk Stormwater Infrastructure) defines particular words used in this policy.

3. TRUNK STORMWATER INFRASTRUCTURE

3.1 Types of trunk infrastructure

This planning scheme policy includes a charge for the provision of both water quantity and quality infrastructure.

This policy includes land and/or works for the following types of trunk stormwater infrastructure:

- Natural waterway corridors;
- Engineered waterways;
- Overland flow paths;
- Piped drainage with a diameter equal to or greater than 450 mm and associated access and inspection structures;
- Culverts and bridges;
- Non return valves;
- Bank stabilisation and rehabilitation of riparian areas on Rivers, creeks and waterways;

- Regional detention facilities; and
- Regional wetlands and Stormwater Quality Improvement Devices (SQIDs).

3.2 Non trunk Infrastructure

Non trunk stormwater infrastructure is that part of the stormwater network that is not trunk infrastructure identified in Maps 1 -9 of this PSP and is required to carry the run-off from the development that is the subject of an application to the trunk network. It is generally internal to the premises or is stormwater infrastructure required to connect the premises or site to the external stormwater network that is defined as trunk infrastructure in Maps 1 to 9.

Non trunk infrastructure may consist of local waterways not included in the Catchment Protection Overlay of Caboolture ShirePlan, or local detention or water quality devices provided on a premise and piped drainage generally below 450mm diameter.

3.3 Existing and future infrastructure inclusions

This planning scheme policy includes the use of existing and future stormwater infrastructure defined in the plans for trunk infrastructure in this Planning Scheme Policy. Land for waterways and overland flow paths that was brought into public ownership for waterway purposes prior to January 1990 has not been included in this planning scheme policy.

4. DESIRED STANDARDS OF SERVICE

4.1 Introduction

Stormwater infrastructure is a component of the water cycle management infrastructure. It includes infrastructure for collecting, conveying and treating stormwater, stream management and flood mitigation.

Development may be required to complement infrastructure funded through the planning scheme policy with 'at source' controls. In combination, these types of infrastructure are intended to optimise the cost of the stormwater system over the life of the system, taking into account operating and maintenance costs as well as capital.

The stormwater system is intended to achieve both the Planning Criteria and Design Criteria that are outlined below.

<i>Table 1 - Stormwater Network Planning Criteria</i>	
Measure	Desirable Outcomes
Collect and convey stormwater flows to a lawful point of discharge in a safe manner that minimises nuisance, the inundation of building floors and protects life.	<ul style="list-style-type: none"> • The free and safe drainage of urban land • Ensure protection of building floors. • Minimise the impact of development on water quality and

<i>Table 1 - Stormwater Network Planning Criteria</i>	
Measure	Desirable Outcomes
	the ecological health of waterways.
Minimise the whole of life costs and adverse environmental impacts of an integrated system of natural channels, piped drainage with overland flowpaths, regional detention and water quality infrastructure that maximises the use and retention of natural waterways.	<ul style="list-style-type: none"> • Minimise the cost of maintaining the stormwater system. • Minimise the impact on flooding by preserving flood storage capacity in the system • Protect the environmental values of waterway systems • Protect areas of natural riparian vegetation and key habitat areas.
Ensure shared infrastructure takes into account the use of water sensitive urban design and other types of on site detention/retention facilities and the conservation of natural waterways.	<ul style="list-style-type: none"> • Minimise the impact of development on natural waterways by maintaining the existing flow, velocity and flood storage parameters and control of peak flows. • Improve water quality and waterway health at the least cost to the community as a whole
Preserve sufficient buffers from urban development along waterways wherever appropriate for ecological links, including fauna movement and riparian vegetation.	<ul style="list-style-type: none"> • Retain ecological values, scenic amenity and cater for long term morphological processes.
Meet water quality objectives for receiving waters at all times through an appropriate balance of regional infrastructure and on site treatment.	<ul style="list-style-type: none"> • Provide for primary and secondary water contact. • Minimise the amount of public land required for stormwater system. • Improve the quality of receiving waters and minimise the impacts on the natural marine environment, particularly Moreton Bay. • Minimise the whole of life cycle costs for stormwater quality improvement devices

<i>Table 2 - Stormwater Network Design Criteria</i>	
Measure	Desirable Outcomes
Design of all elements of the stormwater system will comply with established codes and standards.	<ul style="list-style-type: none"> • Caboolture Shire Plan including Stormwater Code and Planning Scheme Policy No. 4 Design and Development Manual

<i>Table 2 - Stormwater Network Design Criteria</i>	
Measure	Desirable Outcomes
Employ no net worsening (no adverse impact) criteria on all development.	<ul style="list-style-type: none"> • Stormwater Code S06 • Stormwater Code S09 • Stormwater Code S014
Design bridges and culverts to provide appropriate level of flood immunity	<ul style="list-style-type: none"> • Stormwater Code S010 • Stormwater Code S011
Ensure that overland flow paths combine with all elements of the stormwater system to carry both low and high flow events	<ul style="list-style-type: none"> • Optimise the balance between natural channels, the piped network and overland flow. • Stormwater Code S012 • Stormwater Code S015 • Stormwater Code S016
Utilise a system of regional and local on site detention facilities to minimise the adverse impact of peak run off for all events up to and including the 100 year ARI event	<ul style="list-style-type: none"> • Stormwater Code S014
Provide sufficient space in the waterway corridors to accommodate wetlands and stormwater quality improvement devices	<ul style="list-style-type: none"> • Minimise the quantity of water quality devices. • Improve water quality at minimum cost to the community.
Ensure major crossroad structures maintain fauna and recreation linkages	<ul style="list-style-type: none"> • Maintain ecological and recreation values.
Employ water sensitive urban design criteria to maximise on site quantity and quality treatment and limit discharges off site.	<ul style="list-style-type: none"> • Maximise the water quality of the site. • Minimise the cost to the community of dealing with water quantity off site.

5. COST APPORTIONMENT

5.1 Principles of cost apportionment

Average cost apportionment is used in this planning scheme policy. Under average cost apportionment, the total estimated value of existing and future trunk infrastructure within a charge area or catchment is apportioned across the total combined existing and future demand. The full cost of infrastructure has been used in this PSP to fix the infrastructure contribution rates.

The program of future works is identified in Schedule 5 of this PSP.

Impervious area is used as the demand measure for both water quantity and quality infrastructure in this Planning Scheme Policy.

Discounting has not been used in this planning scheme policy, as the stream of capital investment is consistent with the rate of growth in demand in each charge area.

5.2 Method of valuing stormwater infrastructure

Only land required for stormwater purposes that has come into public ownership after January 1990 has been included in the establishment cost of trunk infrastructure. Existing piped drainage has been valued at the current replacement cost based on the use of contemporary materials and construction techniques. Future water quality works has been valued using current construction rates.

On-costs for planning, design and construction supervision and construction and land contingencies are applied to future infrastructure cost estimates in accordance with Table 5.1.

Table 5.1 On-costs applied to stormwater infrastructure

Item	Short Term	Middle Term	Long Term
Planning	5%	5%	5%
Design	5%	5%	5%
Construction supervision	3%	3%	3%
Construction contingency	5%	10%	15%
Land contingency	5%	5%	5%
Total on-cost (excluding land)	18%	23%	28%

5.3 Ongoing administration costs

This planning scheme policy uses a 1.5% surcharge to cover the cost of administering and updating infrastructure charge rates.

5.4 Valuation of land for waterways

Where land is included in the establishment cost of existing or future waterways it is valued at \$7.00 per square metre.

6. PLANS FOR TRUNK INFRASTRUCTURE

The maps in Schedule 3 identify existing and future water quality and quantity infrastructure across the Shire.

7. INFRASTRUCTURE CONTRIBUTION RATES

7.1 Charge areas

Infrastructure contribution rates are provided in respect of individual charges areas across the Shire.

Charge areas are defined in Map 1 of this planning scheme policy.

7.2 Measures of demand for stormwater infrastructure

Impervious area is the measure of demand used in this planning scheme policy for assessing the demand for both water quantity and quality infrastructure.

Impervious area is calculated as the product of the 'developable' area and the coefficient of run-off for the general category into which the development type falls for the Q100 rainfall event, provided in Table 1 of Schedule 2 of this planning scheme policy.

Development type categories used for determining impervious area in a catchment are defined in Table 7.1.

Table 7.1 Development categories used for assessing stormwater demands

Development Type Category
Residential – A
Residential – B
Rural Residential
Rural
Metropolitan Centre
District Centre
Local Centre
Regional Industry
District Industry
Local Industry
Special Uses
Open Space

7.3 How infrastructure charge rates are expressed

Infrastructure charge rates are expressed as (2006) dollars per impervious developable hectare. Charge rates can be calculated for individual categories of development using equivalent impervious conversion rates.

7.4 Stormwater infrastructure charge rates

The stormwater infrastructure charge rates are specified in Schedule 4.

8. STORMWATER INFRASTRUCTURE CONTRIBUTIONS

8.1 Types of infrastructure contribution

An infrastructure contribution for stormwater may be in the form of:

A **financial contribution** being the provision of money, and/or

A **land contribution** but only associated with infrastructure identified in the Plans For Trunk Infrastructure, and/or

A **works contribution**, being the carrying out of works for the provision of physical stormwater infrastructure, rehabilitation and revegetation works identified in the Planning for Trunk Infrastructure (PFTI), and/or

A **mixed contribution** involving a combination of a land contribution, a works contribution, and a financial contribution.

8.2 Form of the infrastructure contribution

Caboolture Shire Council will specify the form the stormwater infrastructure contribution will take.

8.3 Reconfiguring a lot

A stormwater contribution for reconfiguring will be based on the planned impervious area of the lot in the category associated with the Caboolture ShirePlan using the developable site area and the appropriate coefficient of run-off identified in Schedule 2. Where the reconfiguration occurs in the Rural Residential zone a stormwater contribution of \$1500 will apply for each allotment, such contributions will be indexed as described in section 8.6.

8.4 Material Change of Use and all other applications

Developments within the Rural Residential Zone that are deemed to be minor are exempt from the charge. Uses within the Rural Residential Zone exempt from a stormwater contribution are:

- Dependent Person's Accommodation;
- Home Based Business;
- Rural Worker's Dwelling; and
- Surgery.

For a material change of use and all other applications a stormwater contribution will be based on the greater of the planned demand as described in section 8.7 or the demand derived from the proposal. .

8.5 Stormwater infrastructure credits

Council may credit any prior payments for stormwater infrastructure contributions that can be shown to have been previously paid on the land that is the subject of an assessment for a trunk stormwater infrastructure contribution, against that contribution.

Council may also provide a credit against a stormwater infrastructure contribution for an existing lawful use on a site, or in the case of a vacant lot, a self-assessable use on that site.

An infrastructure credit will only be to a maximum value equal to the stormwater contribution. Council will not provide a financial payment in the event that an existing credit exceeds the assessed contribution.

8.6 Indexing charge rates and contributions

Council applies a quarterly index for stormwater infrastructure charge rates and contributions based on the Non-residential Building Construction Index (class 4113) published quarterly by the Australian Bureau of Statistics (ABS).

Quarterly indexation occurs on:

1 January;
1 April;
1 July; and
1 October.

8.7 Determining a financial stormwater contribution

A financial contribution for stormwater is calculated in accordance with the following formula;

$S = [(A1 \times Cor) - (A2 \times Cor) \times SWcr] \times I$; where

S = Total stormwater contribution expressed as (\$)

[A1 x Cor] is the greater of the impervious area of the site for the zone in which the development is located or the proposed impervious area of the development,

[A2 x Cor] is the existing impervious area of the site in the case of an existing lawful use or the equivalent impervious area for a self assessable use in the case of a vacant site,

A1 is the developable area of the site,

A2 is the existing equivalent area in the case of an existing lawful use or the equivalent developable area for a self assessable use on a vacant site,

Cor is the coefficient of run off specified for a development category Table 1, Schedule 2
SWcr is the stormwater infrastructure charge rate for water quantity and water quality for the location in question obtained from Table 1, Schedule 4, and

I is the index applied to the date of assessment of the charge

8.8 Land Contribution

A land contribution for stormwater is the greater of an area of land for a waterway below the Q100 flood line defined in a regional or local flood study, or in the absence of a flood study, the area protected by the catchment Protection Overlay of the Caboolture Shire Plan (2005) or as modified by Council in considering local flooding or the stream order of the waterway for which the land is required.

8.9 Works contribution

A works contribution for stormwater is works to the value of an amount equal to or less than the total financial contribution calculated in accordance with section 8.6 (Financial Contribution) for works identified in the PFTI at a value identified in the Schedule of Works less the contingency sum.

A works contribution shall only be accepted by Caboolture Shire Council where Council has agreed to the developer providing a works contribution and has approved detailed construction plans and costs for the proposed works.

8.10 Mixed contribution

A mixed contribution for stormwater is one or more of land for stormwater, a monetary sum, or works for stormwater infrastructure to a combined amount equal to the financial contribution calculated in accordance with section 8.6.

8.11 Timing of the infrastructure contribution

An infrastructure contribution for stormwater is to be provided to Caboolture Shire Council:

- i) At the time specified in the development approval;
- ii) If no time is specified in the development approval, then prior to;
 - (1) Commencement of the use of the development; and/or
 - (2) In the case of a reconfiguring of a lot:
 - (a) The sealing of the survey plan for the development.

Schedule 1

Dictionary – Stormwater

‘Developable area’ – means the total area of a site less the physical constraints identified through the provisions and overlays of the *Caboolture Shire Plan* (2005).

‘Lawful point of discharge’ – means the point in the stormwater network to the receiving waters below which no adverse impact arises as a result of increasing the existing or approved peak flows.

‘Existing Lawful Use’ – means a use that was approved to exist on a site by Caboolture Shire Council, as at the day a development application was lodged for the site.

‘Infrastructure credit’ – means an imputed infrastructure contribution for a site based on an existing lawful use or for a single detached dwelling or lot or an actual infrastructure contribution that can be shown by the proponent to have been previously paid for the site, for trunk stormwater infrastructure.

‘Infrastructure contributions’ – means the calculated financial contribution for waterways infrastructure for a site or application.

‘Legally binding agreement’ – means a legally constituted and executed agreement (An Infrastructure Agreement) between Caboolture Shire Council and a developer about the provision of trunk stormwater infrastructure.

For clarity, the following specific areas containing Master Planned communities are areas to which the PSP does not apply:

- Pacific Harbour,
- Central Lakes,
- Sandstone Lakes,
- Dux Creek, and
- Riverside – PEET

These areas are defined on Map 10, Infrastructure Agreements.

‘Offset’ – means an equivalent cash amount for land or works or land and works approved by Caboolture Shire Council to be supplied by a proponent in respect of trunk waterways infrastructure identified in the PFTI of this planning scheme policy.

‘On-costs and contingencies’ – means in the case of on-costs a proportion of the cost of works added for planning, design, and for construction supervision. And in the case of contingencies, means an amount of the cost of works added to cover unforeseen additional construction costs.

‘Plans for trunk infrastructure (PFTI)’ – means the plans and text that define the existing and future trunk infrastructure included in determining a trunk stormwater infrastructure contribution rate.

‘Receiving Waters’ – means Moreton Bay.

Schedule 2
Coefficient of Run-off for Q100 Storm Events

The demand for trunk stormwater infrastructure is based on the coefficient of run-off for the Q100 storm event.

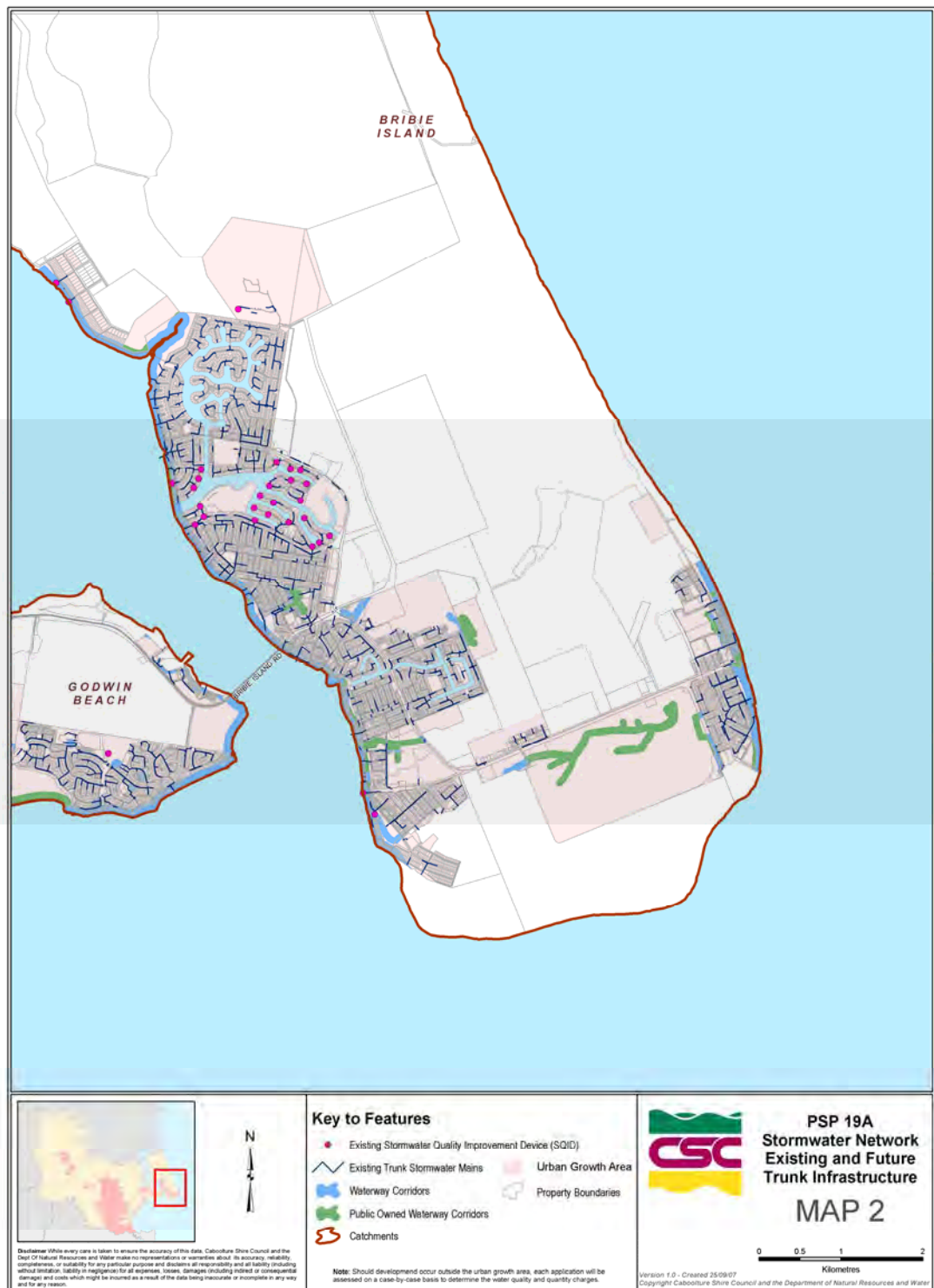
Table 1 – Coefficients of Run-off

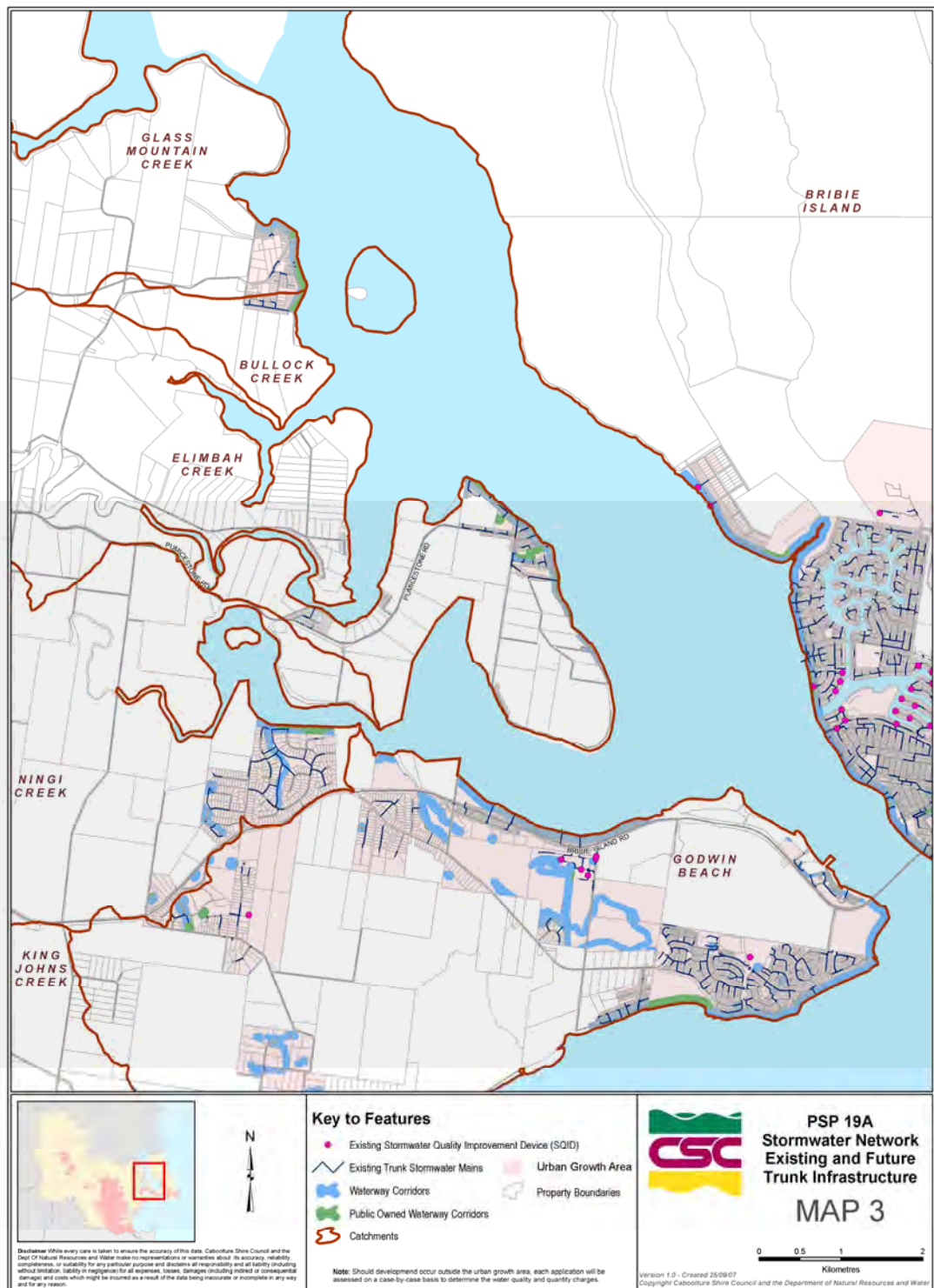
Development Type Category	Sub Area Definition	Coefficient of Run-off
Rural Residential Type	Park Living	0.95
	Buffer Precinct	0.95
	Transitional Precinct	0.95
Rural	All	0.85
Residential - A	All	0.95
Residential - B	All	0.96
Metropolitan Centre	All	1.00
District Centre	All	1.00
Local Centre	All	1.00
Regional Industry	All	1.00
District Industry	All	1.00
Local Industry	All	1.00
Special Uses	All	1.00
Open Space	All	0.85

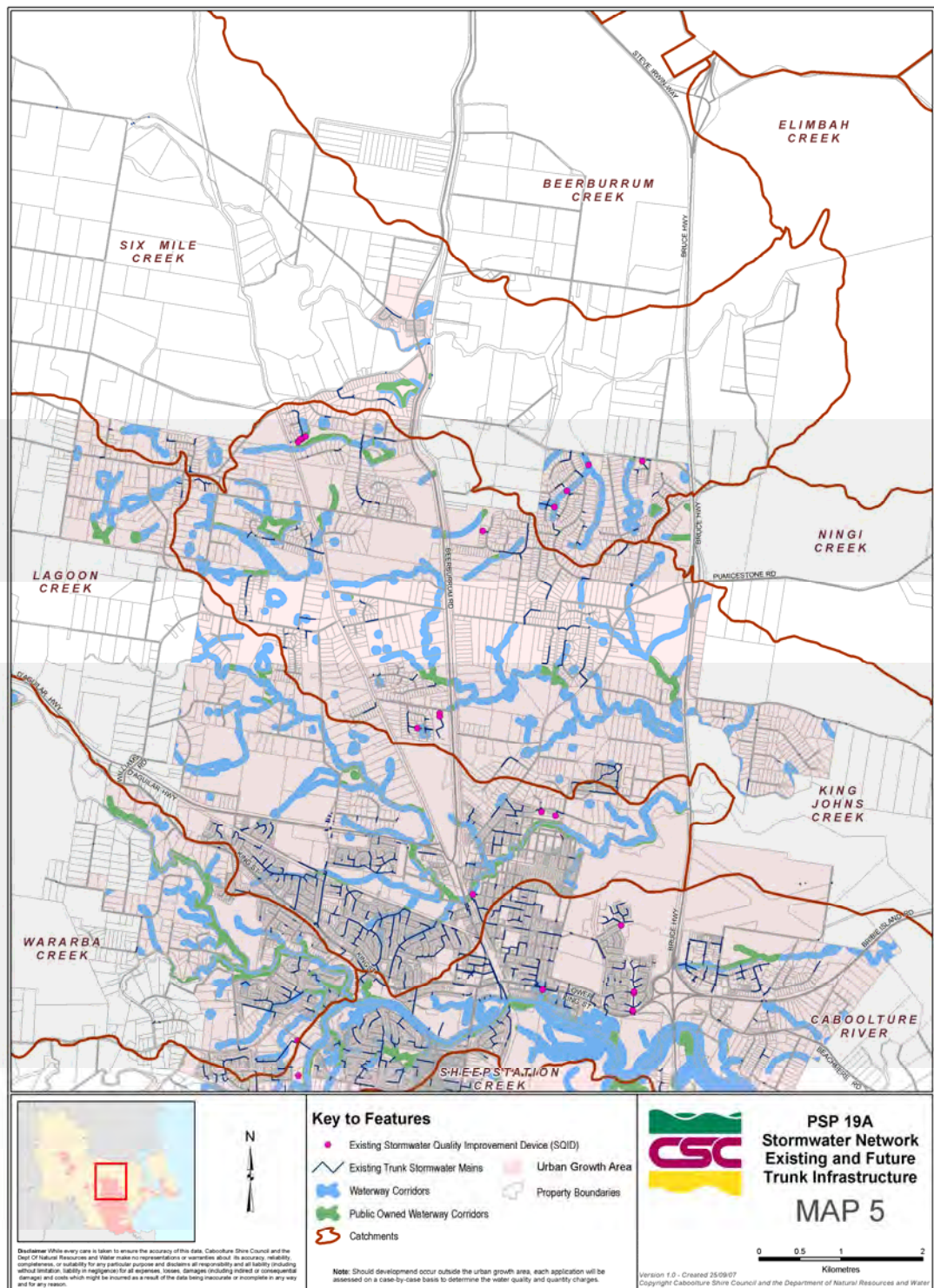
Schedule 3

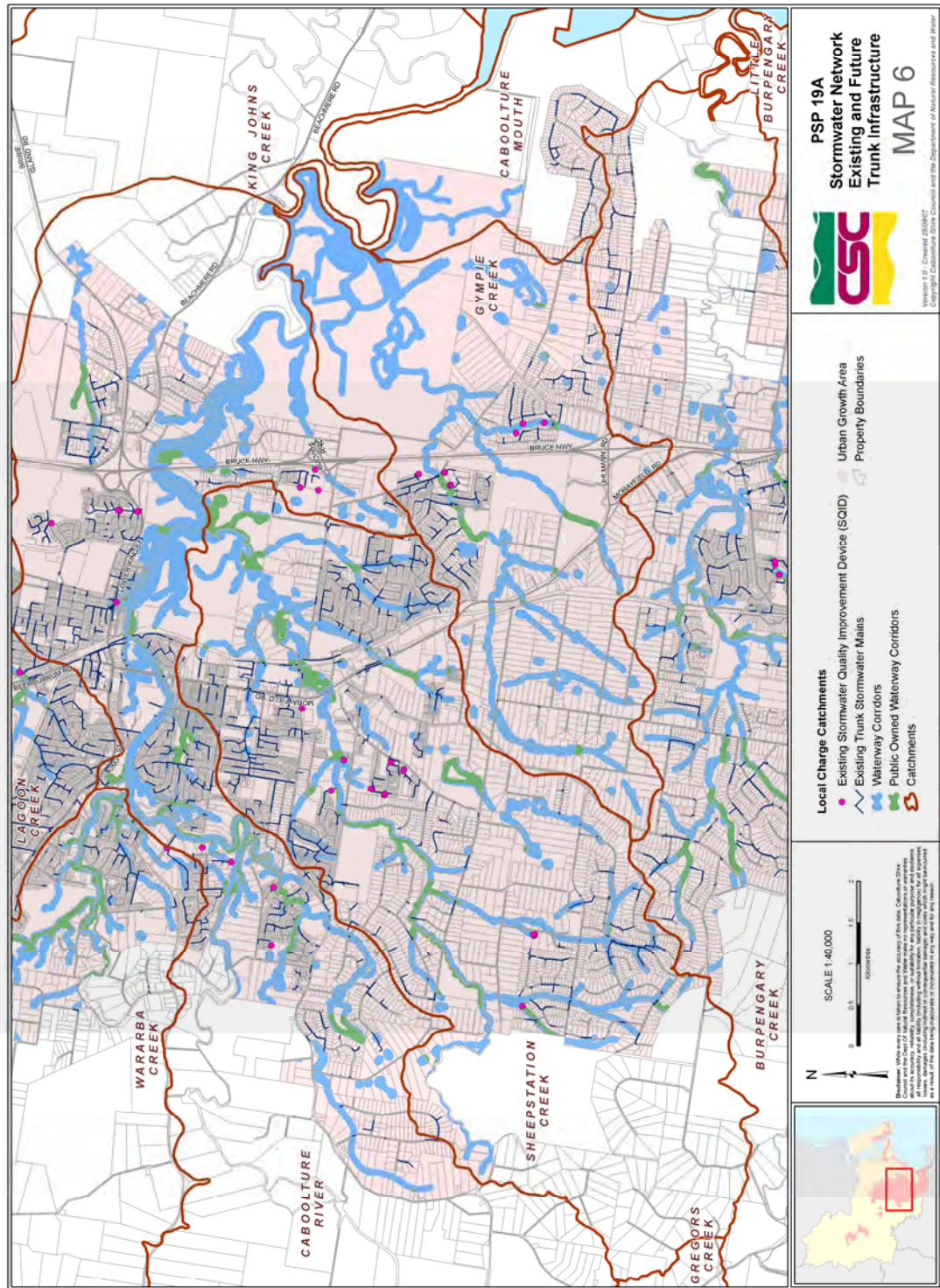
Plans for Trunk Stormwater Infrastructure

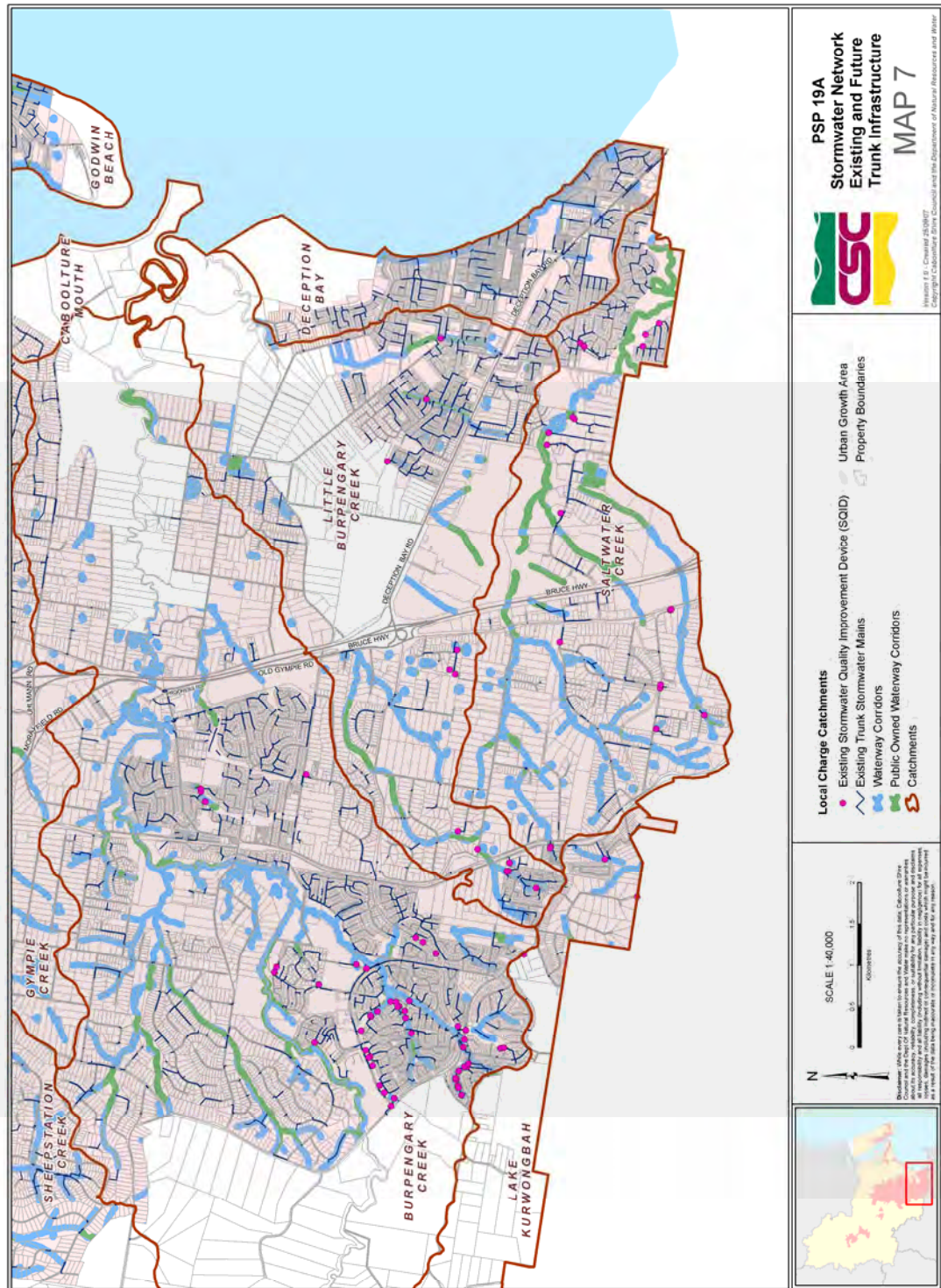
Plans for Trunk infrastructure are presented in the maps in this Schedule.

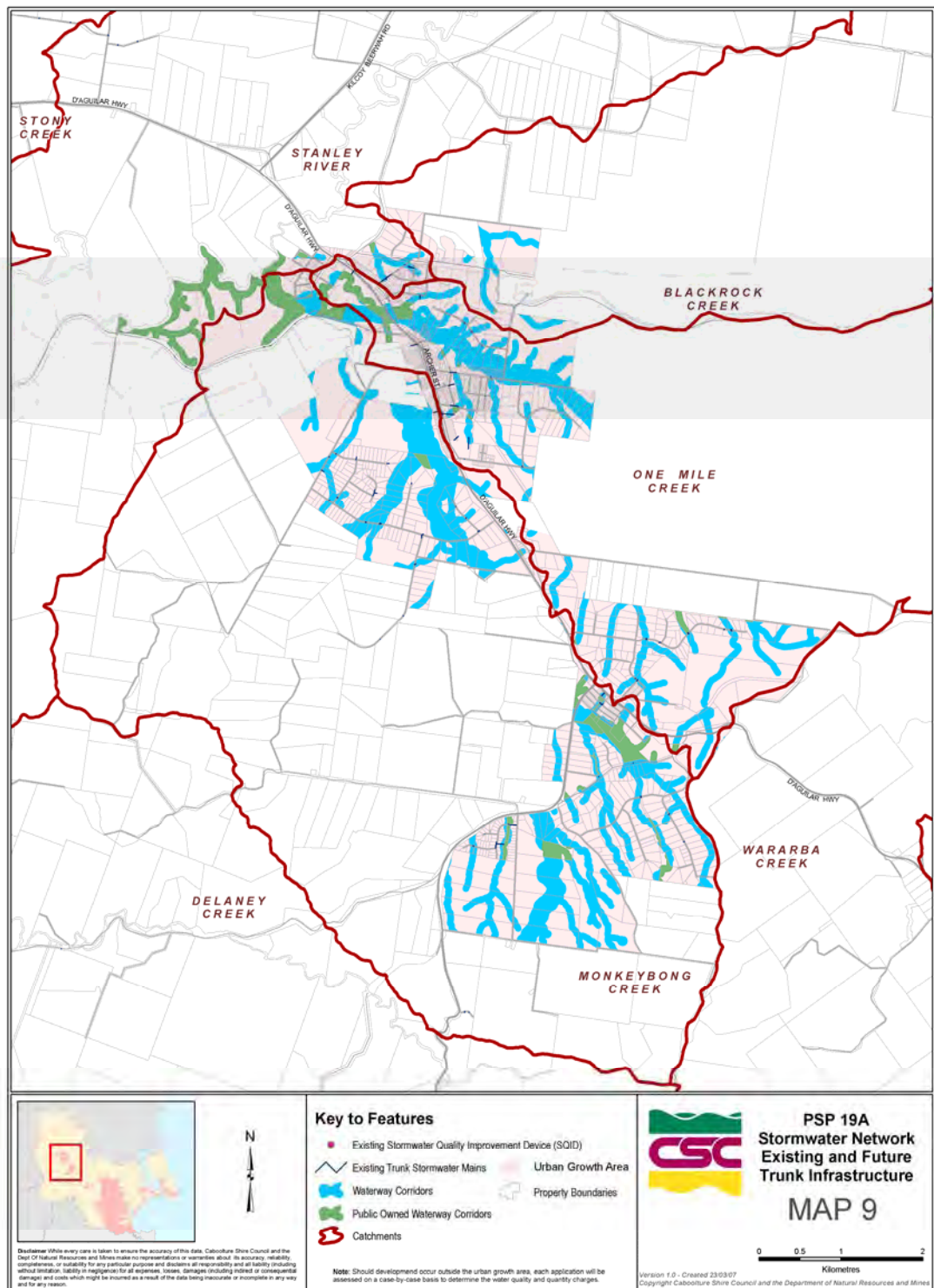


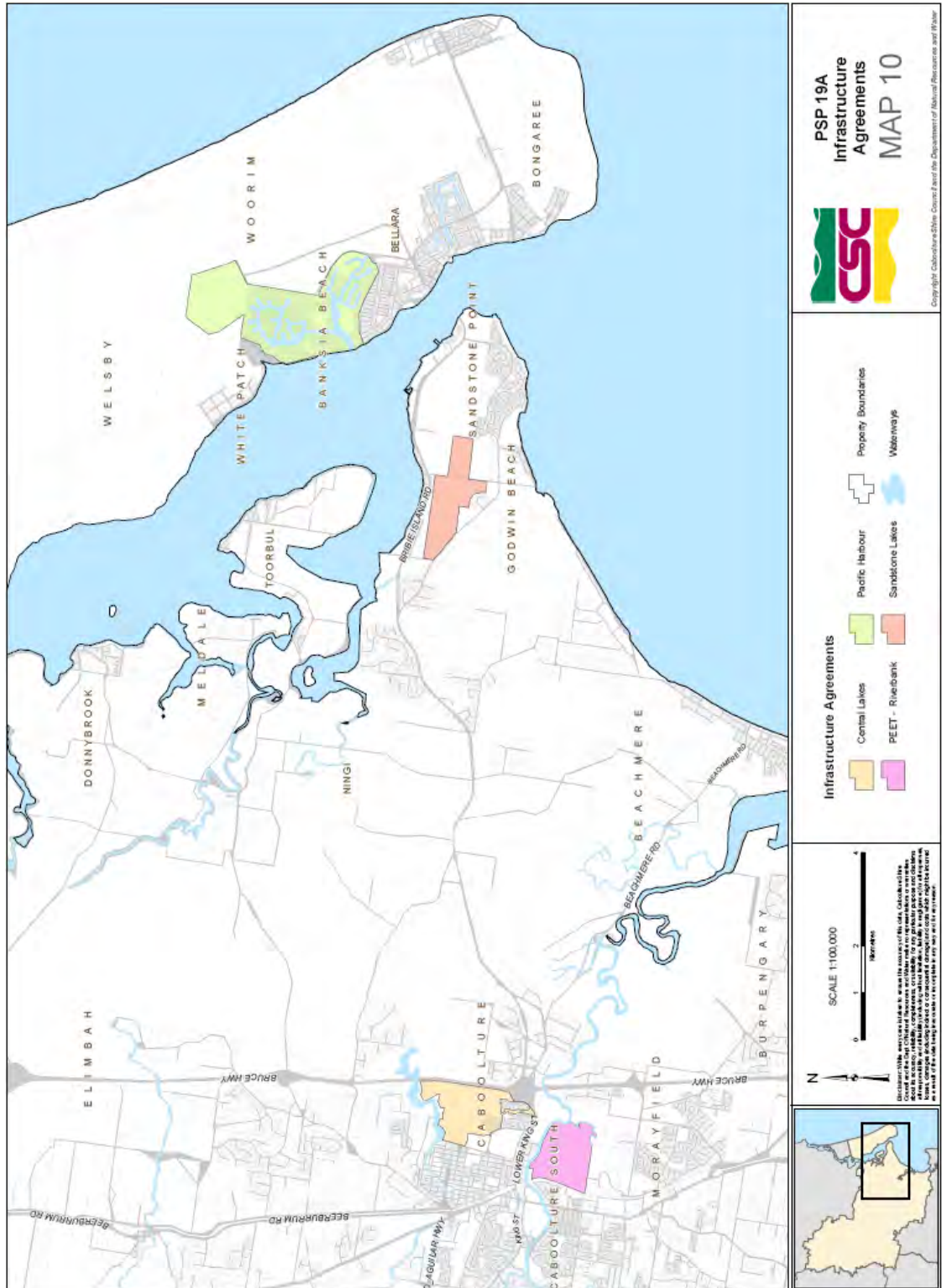












Schedule 4

Stormwater Infrastructure Charge Rates

Charge rates presented in Table 1 apply to the charge areas defined in Map 1.

Table 1 Stormwater infrastructure Charge rates

Charge Area (Catchment)	Water Quantity Charge Rate (\$/ha)	Water Quality Charge Rate (\$/ha)
BEERBURRUM CREEK	***	***
BLACKROCK CREEK	\$12,969.10	\$27,553.28
BRIBIE ISLAND	\$19,896.46	\$20,957.51
BULLOCK CREEK	\$6,122.22	\$20,388.49
BURPENGARY CREEK	\$26,587.77	\$25,783.32
BYRON CREEK	***	***
CABOOLTURE MOUTH	\$27,262.05	\$34,954.94
CABOOLTURE RIVER	\$21,001.33	\$28,979.35
DECEPTION BAY	\$61,310.11	\$24,467.50
DELANEY CREEK	***	***
ELIMBAH CREEK	\$23,954.60	\$23,366.64
GLASS MOUNTAIN CREEK	\$20,619.58	\$26,815.97
GODWIN BEACH	\$32,132.98	\$30,165.04
GREGORS CREEK	***	***
GYMPIE CREEK	\$18,827.26	\$31,386.66
KING JOHNS CREEK	\$13,007.93	\$26,785.68
LAGOON CREEK	\$22,111.42	\$9,965.05
LAKE KURWONGBAH	\$8,663.22	\$24,595.75
LITTLE BURPENGARY CREEK	\$23,323.53	\$25,743.15
MARY RIVER	***	***
MONKEYBONG CREEK	\$25,193.90	\$37,062.57
NEURUM CREEK NORTH	***	***
NEURUM CREEK SOUTH	***	***
NINGI CREEK	\$10,030.80	\$22,543.16
ONE MILE CREEK	\$18,609.01	\$32,242.05
RUNNING CREEK	***	***
SALTWATER CREEK	\$17,757.24	\$27,001.33
SHEEPSTATION CREEK	\$15,565.89	\$26,526.68
SIX MILE CREEK	\$13,622.93	\$27,291.69
STANLEY RIVER	\$27,059.89	\$38,968.40
STONEY CREEK	***	***
WARARBA CREEK	\$18,217.83	\$30,188.39

*** It is assumed these catchments will not be developed. Should development occur in these catchments, each application will be assessed on a case-by-case basis to determine the water quality and quantity charge.

Schedule 5

Program of works

BLACKROCK CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$253,906.14	-	-	-	-
Revegetation/Bank Stabilisation		\$200,231.11	\$200,231.11	\$200,231.11	\$200,231.11
Land for Waterways	-	\$280,323.55	\$280,323.55	\$280,323.55	\$280,323.55
Regional Wetlands		\$530,183.52	\$530,183.52	\$530,183.52	\$530,183.52

BRIBIE ISLAND	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$33,279,613.86	-	-	-	-
Revegetation/Bank Stabilisation	-	\$429,318.86	\$429,318.86	\$429,318.86	\$429,318.86
Land for Waterways	-	\$601,046.41	\$601,046.41	\$601,046.41	\$601,046.41
Regional Wetlands	-	\$8,967,372.32	\$8,967,372.32	\$8,967,372.32	\$8,967,372.32

BULLOCK CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$228,264.41	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,974.20	\$3,974.20	\$3,974.20	\$3,974.20
Land for Waterways	-	\$5,563.88	\$5,563.88	\$5,563.88	\$5,563.88
Regional Wetlands	-	\$204,598.80	\$204,598.80	\$204,598.80	\$204,598.80

BURPENGARY CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$43,732,600.55	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,419,477.47	\$3,419,477.47	\$3,419,477.47	\$3,419,477.47
Land for Waterways	\$5,664,614.36	\$3,371,114.87	\$3,371,114.87	\$3,371,114.87	\$3,371,114.87
Regional Wetlands	-	\$11,825,300.49	\$11,825,300.49	\$11,825,300.49	\$11,825,300.49

CABOOLTURE MOUTH	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$1,134,307.46	-	-	-	-
Revegetation/Bank Stabilisation	-	\$652,576.99	\$652,576.99	\$652,576.99	\$652,576.99
Land for Waterways	-	\$906,035.69	\$906,035.69	\$906,035.69	\$906,035.69
Regional Wetlands	-	\$872,724.11	\$872,724.11	\$872,724.11	\$872,724.11

CABOOLTURE RIVER	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$14,189,298.65	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,778,383.24	\$3,778,383.24	\$3,778,383.24	\$3,778,383.24
Land for Waterways	\$5,499,947.09	\$3,914,749.77	\$3,914,749.77	\$3,914,749.77	\$3,914,749.77
Regional Wetlands	-	\$8,415,714.60	\$8,415,714.60	\$8,415,714.60	\$8,415,714.60

DECEPTION BAY	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$17,145,084.32	-	-	-	-
Revegetation/Bank Stabilisation	-	\$347,810.23	\$347,810.23	\$347,810.23	\$347,810.23
Land for Waterways	\$313,876.48	\$408,465.20	\$408,465.20	\$408,465.20	\$408,465.20
Regional Wetlands	-	\$1,557,069.63	\$1,557,069.63	\$1,557,069.63	\$1,557,069.63

ELIMBAH CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$3,492,865.60	-	-	-	-
Revegetation/Bank Stabilisation	-	\$152,786.12	\$152,786.12	\$152,786.12	\$152,786.12
Land for Waterways	\$568,395.26	\$71,801.75	\$71,801.75	\$71,801.75	\$71,801.75
Regional Wetlands	-	\$907,647.71	\$907,647.71	\$907,647.71	\$907,647.71

GLASS MOUNTAIN CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$416,266.89	-	-	-	-
Revegetation/Bank Stabilisation	-	\$64,033.66	\$64,033.66	\$64,033.66	\$64,033.66
Land for Waterways	\$29,480.44	\$82,277.01	\$82,277.01	\$82,277.01	\$82,277.01
Regional Wetlands	-	\$187,893.12	\$187,893.12	\$187,893.12	\$187,893.12

GODWIN BEACH	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$21,682,213.22	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,077,889.67	\$3,077,889.67	\$3,077,889.67	\$3,077,889.67
Land for Waterways	\$6,606,386.05	\$2,657,449.02	\$2,657,449.02	\$2,657,449.02	\$2,657,449.02
Regional Wetlands	-	\$6,055,833.37	\$6,055,833.37	\$6,055,833.37	\$6,055,833.37

GYMPIE CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$14,189,298.65	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,727,522.33	\$3,727,522.33	\$3,727,522.33	\$3,727,522.33
Land for Waterways	\$3,570,166.69	\$4,325,989.58	\$4,325,989.58	\$4,325,989.58	\$4,325,989.58
Regional Wetlands	-	\$6,547,172.48	\$6,547,172.48	\$6,547,172.48	\$6,547,172.48

KING JOHNS CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$6,534,272.08	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,159,903.69	\$3,159,903.69	\$3,159,903.69	\$3,159,903.69
Land for Waterways	\$889,017.92	\$4,201,610.69	\$4,201,610.69	\$4,201,610.69	\$4,201,610.69
Regional Wetlands	-	\$9,313,444.76	\$9,313,444.76	\$9,313,444.76	\$9,313,444.76

LAGOON CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$12,075,494.98	-	-	-	-
Revegetation/Bank Stabilisation	-	\$2,249,920.61	\$2,249,920.61	\$2,249,920.61	\$2,249,920.61
Land for Waterways	\$3,659,361.42	\$2,235,048.49	\$2,235,048.49	\$2,235,048.49	\$2,235,048.49
Regional Wetlands	-	\$530,183.52	\$530,183.52	\$530,183.52	\$530,183.52

LAKE KURWONGBAH	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$296,823.51	-	-	-	-
Revegetation/Bank Stabilisation	-	\$152,985.53	\$152,985.53	\$152,985.53	\$152,985.53
Land for Waterways	-	\$214,179.74	\$214,179.74	\$214,179.74	\$214,179.74
Regional Wetlands	-	\$665,770.11	\$665,770.11	\$665,770.11	\$665,770.11

LITTLE BURPENGARY CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$15,389,984.82	-	-	-	-
Revegetation/Bank Stabilisation	-	\$1,445,825.90	\$1,445,825.90	\$1,445,825.90	\$1,445,825.90
Land for Waterways	\$871,305.96	\$1,806,329.76	\$1,806,329.76	\$1,806,329.76	\$1,806,329.76
Regional Wetlands	-	\$5,034,961.36	\$5,034,961.36	\$5,034,961.36	\$5,034,961.36

MONKEYBONG CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$1,180,144.69	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,853,691.64	\$3,853,691.64	\$3,853,691.64	\$3,853,691.64
Land for Waterways	\$3,126,250.22	\$4,613,605.74	\$4,613,605.74	\$4,613,605.74	\$4,613,605.74
Regional Wetlands	-	\$4,517,128.27	\$4,517,128.27	\$4,517,128.27	\$4,517,128.27

NINGI CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$2,072,826.37	-	-	-	-
Revegetation/Bank Stabilisation	-	\$203,678.83	\$203,678.83	\$203,678.83	\$203,678.83
Land for Waterways	\$585,269.10	\$138,833.09	\$138,833.09	\$138,833.09	\$138,833.09
Regional Wetlands	-	\$1,601,780.51	\$1,601,780.51	\$1,601,780.51	\$1,601,780.51

ONE MILE CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$956,203.29	-	-	-	-
Revegetation/Bank Stabilisation	-	\$1,990,615.41	\$1,990,615.41	\$1,990,615.41	\$1,990,615.41
Land for Waterways	\$2,914,265.93	\$2,058,295.09	\$2,058,295.09	\$2,058,295.09	\$2,058,295.09
Regional Wetlands	-	\$3,252,094.36	\$3,252,094.36	\$3,252,094.36	\$3,252,094.36

SALTWATER CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$8,322,656.49	-	-	-	-
Revegetation/Bank Stabilisation	-	\$1,831,142.19	\$1,831,142.19	\$1,831,142.19	\$1,831,142.19
Land for Waterways	\$1,502,532.75	\$2,187,965.89	\$2,187,965.89	\$2,187,965.89	\$2,187,965.89
Regional Wetlands	-	\$5,230,840.43	\$5,230,840.43	\$5,230,840.43	\$5,230,840.43

SHEEPSTATION CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$12,637,501.70	-	-	-	-
Revegetation/Bank Stabilisation	-	\$3,174,355.52	\$3,174,355.52	\$3,174,355.52	\$3,174,355.52
Land for Waterways	\$4,699,598.06	\$3,236,438.22	\$3,236,438.22	\$3,236,438.22	\$3,236,438.22
Regional Wetlands	-	\$9,727,314.13	\$9,727,314.13	\$9,727,314.13	\$9,727,314.13

SIX MILE CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$1,159,300.36	-	-	-	-
Revegetation/Bank Stabilisation	-	\$618,911.64	\$618,911.64	\$618,911.64	\$618,911.64
Land for Waterways	\$71,584.48	\$848,580.17	\$848,580.17	\$848,580.17	\$848,580.17
Regional Wetlands	-	\$1,697,581.44	\$1,697,581.44	\$1,697,581.44	\$1,697,581.44

STANLEY RIVER	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$98,099.63	-	-	-	-
Revegetation/Bank Stabilisation	-	\$922,765.84	\$922,765.84	\$922,765.84	\$922,765.84
Land for Waterways	\$158,214.40	\$1,252,318.58	\$1,252,318.58	\$1,252,318.58	\$1,252,318.58
Regional Wetlands	-	\$972,950.73	\$972,950.73	\$972,950.73	\$972,950.73

WARARBA CREEK	Existing	2011	2016	2021	Beyond
Existing Piped Drainage	\$3,612,465.69	-	-	-	-
Revegetation/Bank Stabilisation	-	\$2,327,038.09	\$2,327,038.09	\$2,327,038.09	\$2,327,038.09
Land for Waterways	\$5,399,585.82	\$1,907,956.87	\$1,907,956.87	\$1,907,956.87	\$1,907,956.87
Regional Wetlands	-	\$4,568,020.01	\$4,568,020.01	\$4,568,020.01	\$4,568,020.01

END NOTES

(1) Changes adopted 17 June 2008. Section 8.3 Reconfiguring a Lot; Section 8.4 Material Change of Use and all other applications. Effective from 1 July 2008.

(2) 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.

