# Whitsunday Regional Council

## Adopted Infrastructure Charges Resolution (No. 2 of 2015)

## Bowen Shire Council Planning Scheme 2006 and Whitsunday Shire Council Planning Scheme 2009

This resolution is made under section 630 of the Sustainable Planning Act 2009 (SPA)

## 1. Application to local government area

(1) This resolution declares that an adopted charge applies for the entire Whitsunday Regional Council local government area.

## 2. When resolution has effect

(1) This resolution has effect on and from 12 November 2015.

## 3. Priority infrastructure area

(1) The priority infrastructure area for Whitsunday Regional Council is identified on the maps listed below, which are contained in Attachment 1 (Priority Infrastructure Area Maps) of this resolution:

(a) Priority Infrastructure Area Whitsunday RICS 2008 – Town of Proserpine;

(b) Map 1: Bowen Priority Infrastructure Area;

(c) Map 2: Whitsunday Shores Priority Infrastructure Area;

(d) Map 3: Merinda Priority Infrastructure Area;

(e) Map 4: Collinsville/Scottville Priority Infrastructure Area; and

(f) Priority Infrastructure Area Whitsunday 2011 – Town of Whitsunday.

## 4. Comparison of planning scheme use categories and State Planning Regulatory Provision charge categories

(1) To assist in the application of the Adopted infrastructure charges schedule (Schedule 1 of the *State Planning Regulatory Provision (adopted charges) July 2012*), Table 1 provides use categories of both the *Bowen Shire Council Planning Scheme 2006* and *Whitsunday Shire Planning Scheme 2009* and equates each to the charge categories provided in Schedule 1.

**Table 1 - Planning scheme use categories and State Planning Regulatory Provision (adopted charges) July 2012 (SPRP) charge categories**

| Bowen Shire Council Planning Scheme use categories | Whitsunday Shire Council Planning Scheme use categories | SPRP (adopted charges) charge categories |
|---|---|---|
| **Residential** | | |
| Display home<br>Dwelling house | Dwelling house<br>Rural workers dwelling | Dwelling house |
| Dual occupancy | Dual occupancy | Dual occupancy |
| Caretaker's residence | Caretaker's residence | Caretaker's accommodation |
| Multiple dwelling units | Multiple dwelling units | Multiple dwelling |
| **Accommodation (short term)** | | |
| Hotel | Hotel | Hotel |
| Accommodation building<br>Annexed apartment<br>Bed and breakfast<br>Institutional residence<br>Tourist facility | Guest accommodation<br>Bed and breakfast accommodation<br>Accommodation units<br>Caravan park<br>Integrated resort<br>Community facility<br>Health facility<br>Institution | Short-term accommodation |
| Caravan park | Integrated resort<br>Caravan park | Tourist park |
| **Accommodation (long term)** | | |
| Special purpose | Community facility<br>Health facility<br>Institution | Community residence |
| Accommodation building | Accommodation units<br>Health facility<br>Institution | Hostel |
| Caravan park | Caravan park | Relocatable home park |
| Retirement village | Multiple dwelling units<br>Health facility | Retirement facility |
| **Places of assembly** | | |
| Indoor entertainment | Indoor entertainment | Club |
| Special purpose | Special purpose<br>Community facility<br>Local utility | Community use |
| Indoor entertainment | Community facility | Function facility |
| Funeral parlour | | Funeral parlour |
| Special purpose | Community facility | Place of worship |

| | | |
|---|---|---|
| **Commercial (bulk goods)** | | |
| Produce store<br>Sales or hire premises | Sales or hire premises<br>Showroom<br>Storage yard<br>Warehouse | Agricultural supplies store |
| Landscape supplies | Bulk landscape supplies<br>Storage yard | Bulk landscape supplies |
| Garden centre | Landscape supplies<br>Showroom<br>Storage yard | Garden centre |
| Sales or hire premises | Sales or hire premises<br>Showroom<br>Storage yard<br>Warehouse | Hardware and trade supplies |
| Sales or hire premises | Sales or hire premises<br>Showroom<br>Storage yard<br>Warehouse | Outdoor sales |
| Showroom | Showroom | Showroom |
| **Commercial (retail)** | | |
| Adult products shop | Adult shop | Adult store |
| Restaurant<br>Take-away food store | Refreshment premises | Food and drink outlet |
| Light industry | | Service industry |
| Car wash<br>Service station | Service station<br>Vehicle washing station | Service station |
| Shop | Shop | Shop |
| Shop | Shop<br>Retail/commercial complex | Shopping centre |
| **Commercial (office)** | | |
| Office | Office | Office |
| Office<br>Display home | Office | Sales office |
| **Education facility (excluding Flying Start facilities)** | | |
| Child care centre | Child care centre | Child care centre |
| Special purpose | Community facility | Community care centre |
| Special purpose | Educational facility | Educational establishment |
| **Flying Start Education facility** | | |
| Child care centre<br>Special purpose | Child care centre<br>Educational facility | Educational establishment - Flying Start for Queensland Children program |

| Entertainment | | |
|---|---|---|
| Hotel | Hotel | Hotel (non-residential component) |
| Indoor entertainment | Indoor recreation | Nightclub |
| Indoor entertainment<br>Local utility | Indoor recreation<br>Local utility<br>Outdoor recreation<br>Community facility | Theatre |
| **Indoor sport and recreational facility** | | |
| Indoor sports facility<br>Local utility | Local utility<br>Indoor recreation<br>Community facility | Indoor sport and recreation |
| **Industry** | | |
| General industry<br>Light industry | Bulk store<br>Low impact industry<br>Mixed industry and business area | Low impact industry |
| Environmentally assessable industry<br>Machinery repair station | Medium impact industry<br>Mixed industry and business area | Medium impact industry |
| Environmentally assessable industry<br>General industry | | Research and technology industry |
| Environmentally assessable industry<br>Rural service industry | Rural service industry | Rural industry |
| Storage premises<br>Vehicle depot | Vehicle depot<br>Storage yard<br>Warehouse | Warehouse |
| General industry<br>Environmentally assessable industry<br>Transport terminal | Marine industry<br>High impact industry<br>Mixed industry and business area | Waterfront and marine industry |
| **High impact industry** | | |
| Environmentally assessable industry | High impact industry | High impact industry |
| Environmentally assessable industry | High impact industry | Noxious and hazardous industries |
| **Low impact rural** | | |
| Farming | Animal husbandry | Animal husbandry |
| Farming | Agriculture | Cropping |
| | | Permanent plantations |
| Major utility | Major utility | Wind farm |

| High impact rural | | |
|---|---|---|
| Aquaculture | Aquaculture | Aquaculture |
| Intensive animal husbandry | Intensive animal husbandry | Intensive animal industries |
| Farming<br>Forestry business | Agriculture | Intensive horticulture |
| Farming | Agriculture | Wholesale nursery |
| | | Winery |
| **Essential services** | | |
| Major utility | Institution | Correctional facility |
| Special purpose<br>Local utility | Local utility<br>Special purpose | Emergency services |
| Health centre<br>Special purpose | Medical centre<br>Community facility<br>Health facility<br>Institution | Health care services |
| Special purpose | Health facility | Hospital |
| Institutional residence<br>Special purpose | Community facility<br>Health facility<br>Institution | Residential care facility |
| Veterinary services | Veterinary clinic | Veterinary services |
| **Specialised uses** | | |
| Local utility<br>Major utility<br>Transport terminal<br>Vehicle depot | Local utility<br>Transport terminal<br>Vehicle depot | Air services |
| Animal keeping | Kennels | Animal keeping |
| Car park<br>Vehicle depot | Car park<br>Vehicle depot | Car park |
| Special purpose | Major utility | Crematorium |
| Extractive industry | Extractive industry | Extractive industry |
| Major utility<br>Tourist facility | Outdoor recreation | Major sport recreation and entertainment facility |
| Outdoor sport and recreation | Outdoor recreation | Motor sport |
| Outdoor sport and recreation | Outdoor recreation | Outdoor sport and recreation |
| Local utility<br>Major utility<br>Transport terminal<br>Vehicle depot | Local utility<br>Transport terminal<br>Vehicle depot<br>Marina | Port services |
| Tourist facility | Integrated resort<br>Outdoor recreation | Tourist attraction |
| Local utility<br>Major utility | Local utility<br>Major utility | Utility installation |

| Minor uses | | |
|---|---|---|
| Advertising hoarding<br>On premises sign | | Advertising device |
| Special purpose | | Cemetery |
| Home-based business | Home-based business | Home based business |
| Local utility<br>Transport terminal<br>Vehicle depot | Local utility<br>Transport terminal<br>Vehicle depot<br>Marina | Landing |
| Market | Market | Market |
| Local utility | Local utility | Outdoor lighting |
| Park | Park | Park |
| Farming | Roadside stall | Roadside stalls |
| Local utility<br>Major utility<br>Telecommunications facility (medium impact) | Local utility<br>Major utility | Telecommunications facility |
| | | Temporary use |

# 5 Adopted infrastructure charges

(1) The Whitsunday Regional Council (the Council) resolves to adopt the infrastructure charges in Table 2, Column 3, for any development for a use mentioned in Table 2, Column 2.

(2) The Council declares that an adopted infrastructure charge in Table 2, Column 3, applies to the entire Whitsunday Regional Council local government area.

**Table 2 – Adopted infrastructure charge schedule**

| **Column 1**<br>**Adopted infrastructure charge category** | **Column 2**<br>**Use** | **Column 3**<br>**Adopted infrastructure charge** |
|---|---|---|
| Residential | • Dwelling house<br>• Dual occupancy<br>• Caretaker's accommodation<br>• Multiple dwelling | For all residential uses:<br>• $20 000 per 1 or 2 bedroom dwelling; or<br>• $28 000 per 3 or more bedroom dwelling. |

| Column 1<br>Adopted infrastructure charge category | Column 2<br>Use | Column 3<br>Adopted infrastructure charge |
|---|---|---|
| Accommodation (short-term) | • Hotel<br>• Short-term accommodation<br>• Tourist park | For a tent or caravan site in a tourist park:<br>• $10 000 per 1 or 2 tent/caravan sites; or<br>• $14 000 per 3 tent/caravan sites.<br><br>***Example:***<br>*The charge for seven caravan sites is $38 000. This is calculated as below:*<br>• *$14 000 x 2 (for 2 x 3 caravan sites) = $28 000; and*<br>• *$10 000 (for 1 site) = $10 000.*<br>*Therefore the total charge for seven caravan sites = $38 000.* |
| | | For a cabin in a tourist park:<br>• $10 000 per 1 or 2 bedroom cabin; or<br>• $14 000 per 3 or more bedroom cabin. |
| | | For a hotel or short-term accommodation:<br>• $10 000 per suite (with 1 or 2 bedrooms); or<br>• $14 000 per suite (with 3 or more bedrooms); or<br>• $10 000 per bedroom (for a bedroom that is not within a suite).<br><br>***Examples:***<br>• *The adopted charge for a hotel containing suites with 3 bedrooms is $14 000 per suite.*<br>• *The adopted charge for a motel with studio rooms is $10 000 per room.*<br>• *The adopted charge for a bedroom (which is not in a suite) in a backpacker is $10 000.* |
| Accommodation (long-term) | • Community residence<br>• Hostel<br>• Relocatable home park<br>• Retirement facility | For a relocatable home park:<br>• $20 000 per 1 or 2 bedroom relocatable dwelling site; or<br>• $28 000 per 3 or more bedroom relocatable dwelling site. |
| | | For a community residence, retirement facility or hostel:<br>• $20 000 per suite (with 1 or 2 bedrooms); or<br>• $28 000 per suite (with 3 or more bedrooms); or<br>• $20 000 per bedroom (for a bedroom that is not within a suite). |

| Column 1<br>Adopted infrastructure charge category | Column 2<br>Use | Column 3<br>Adopted infrastructure charge |
|---|---|---|
| Places of assembly | • Club<br>• Community use<br>• Function facility<br>• Funeral parlour<br>• Place of worship | $70 per $m^2$ of Gross Floor Area (GFA) plus $10 per $m^2$ of impervious area.<br><br>***Note:*** *'Impervious area' means the area of the premises that is impervious to rainfall, including all roofed, decked, paved, concrete, asphalt or bitumen sealed areas.* |
| Commercial (bulk goods) | • Agricultural supplies store<br>• Bulk landscape supplies<br>• Garden centre<br>• Hardware and trade supplies<br>• Outdoor sales<br>• Showroom | $140 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Commercial (retail) | • Adult store<br>• Food and drink outlet<br>• Service industry<br>• Service station<br>• Shop<br>• Shopping centre | $180 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Commercial (office) | • Office<br>• Sales office | $140 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Education facility except an educational establishment for the Flying Start for Queensland Children program | • Child care centre<br>• Community care centre<br>• Educational establishment except an educational establishment for the Flying Start for Queensland Children program | $140 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Educational establishment for the Flying Start for Queensland Children program | • Educational Establishment for the Flying Start for Queensland Children program | Nil charge. |
| Entertainment | • Hotel (non-residential component)<br>• Nightclub<br>• Theatre | $200 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Indoor sport and recreational facility | • Indoor sport and recreation | $20 per $m^2$ of court floor area, plus $200 per $m^2$ of remaining GFA, plus $10 per $m^2$ of impervious area. |
| Industry | • Low impact industry<br>• Medium impact industry<br>• Research and technology industry<br>• Rural industry<br>• Warehouse<br>• Waterfront and marine industry | $50 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |

| **Column 1**<br>**Adopted infrastructure charge category** | **Column 2**<br>**Use** | **Column 3**<br>**Adopted infrastructure charge** |
|---|---|---|
| High impact industry | • High impact industry<br>• Noxious and hazardous industries | $70 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Low impact rural | • Animal husbandry<br>• Cropping<br>• Permanent plantations<br>• Wind farms | Nil charge. |
| High impact rural | • Aquaculture<br>• Intensive animal industries<br>• Intensive horticulture<br>• Wholesale nursery<br>• Winery | $20 per $m^2$ of GFA for the high impact rural facility. |
| Essential services | • Correctional facility<br>• Emergency services<br>• Health care services<br>• Hospital<br>• Residential care facility<br>• Veterinary services | $140 per $m^2$ of GFA plus $10 per $m^2$ of impervious area. |
| Specialised uses | • Air services<br>• Animal keeping<br>• Car park<br>• Crematorium<br>• Extractive industry<br>• Major sport, recreation and entertainment facility<br>• Motor sport<br>• Non-resident workforce accommodation<br>• Outdoor sport and recreation<br>• Port services<br>• Tourist attraction<br>• Utility installation | The maximum adopted charge is the charge (in Column 3) for the charge category (in Column 1) that the Council decides should apply for the use at the time of assessment. |
| Minor uses | • Advertising device<br>• Cemetery<br>• Home based business<br>• Landing<br>• Market<br>• Outdoor lighting<br>• Park<br>• Roadside stalls<br>• Telecommunications facility<br>• Temporary use | Nil charge. |

| Column 1<br>Adopted infrastructure charge category | Column 2<br>Use | Column 3<br>Adopted infrastructure charge |
|---|---|---|
| Other uses | A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use. | The maximum adopted charge is the charge (in Column 3) for the charge category (in Column 1) that the Council decides should apply for the use at the time of assessment. |

# 6 Additional demand

(1) An adopted charge may only be levied for additional demand placed upon trunk infrastructure that will be generated by the development.

(2) In working out additional demand, the demand on trunk infrastructure generated by the following must not be included:

(a) if the use is lawful and already taking place on the premises, an existing use on the premises;

(b) if the use was lawful at the time it was carried out, a previous use that is no longer taking place on the premises; or

(c) if the development may be lawfully carried out without the need for a further development permit, other development on the premises.

(3) However, the demand generated by a use or development mentioned in subsection (2) may be included, if an infrastructure requirement that applies, or applied, to the use or development has not been complied with.

(4) Also, the demand generated by development mentioned in subsection (2)(c) may be included, if:

(a) an infrastructure requirement applies to the land on which the development will be carried out; and

(b) the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the land.

# 7 Trunk infrastructure

(1) Until a local government infrastructure plan is made:

(a) the trunk infrastructure networks to which the adopted charge applies are:

(i) water supply network;

(ii) sewer network;

(iii) stormwater network;

(iv) transport network; and

(v) public parks and land for community facilities network;

(b) the standard of service for each trunk infrastructure network, mentioned above, is set out in Attachment 2 (Desired Standards of Service) of this resolution; and

(c) the definitions of trunk infrastructure and non-trunk infrastructure are set out in Attachment 3 (Definitions) of this resolution.

## 8 Indexing adopted infrastructure charges

(1) After the adopted infrastructure charge is levied, but before it is paid, a charge for development may be increased.

(2) The increase must be calculated using the following method:

(a) the rate of indexation (Rate) is specified as the 3 yearly Producer Price Index – Road and bridge construction index for Queensland (PPI) average, calculated as follows:

$$Rate = \left( \left(PPI_{now} / PPI_{(now-3years)}\right)^{(1/3)}\right) - 1$$

***Where:*** ***$PPI_{now}$ = PPI at the payment date of the charge; and***

***$PPI_{(now - 3 years)}$ = The PPI 3 years prior to the payment date.***

(b) then, indexation is applied, as follows:

$$Indexed\ Charge = Levied\ Charge \text{ multiplied by } (1 + Rate)^{y}$$

***Where:*** ***y = Number of years (or part thereof) between the date the charge was levied and the payment date of the charge.***

(c) then, the charge rate payable is determined as the lesser of:

(i) the Indexed Charge; and

(ii) the maximum adopted infrastructure charge defined in the SPRP.

## 9 Method for calculating the establishment cost of trunk infrastructure for offset or refund

(1) The method outlined in this section must be used to calculate the establishment cost of trunk infrastructure for offset or refund.

(2) This section applies if:

(a) a development approval imposes a necessary infrastructure condition for trunk infrastructure which services, or is planned to service, undeveloped land; and

(b) an adopted infrastructure charge applies to the development.

(3) Where the infrastructure specified in a necessary infrastructure condition is existing, the total cost of the trunk infrastructure is calculated by adding:

(a) the current replacement cost of the trunk infrastructure, as reflected in the relevant local government's asset register; and

(b) the before and after valuation of any land necessary for the provision of the trunk infrastructure.

(4) Where the infrastructure specified in a necessary infrastructure condition does not yet exist, the total cost of the trunk infrastructure is calculated by adding:

(a) the current estimate of the trunk infrastructure, including the cost of designing, constructing and commissioning of the infrastructure; and

(b) the before and after valuation of any land necessary for the provision of the trunk infrastructure.

(5) When determining the value of land using the before and after method of valuation, two valuations of the subject land must be undertaken:

(a) in the first instance, the value of the original land is determined before any land is transferred to the Council, using the direct comparison method at the site specific level. This will include:

(i) those portions of the land which are able to be developed to the yield approved in a development application; and

(ii) the value of those portions of the land which will be used for trunk infrastructure;

***Note:*** *Assuming that the land to be used for infrastructure is undeveloped land, these portions of the land should be valued based on applying reasonable density.*

(b) the value of the remaining land that will not be transferred to the Council is then determined, again using the direct comparison method at the site specific level; and

(c) then the value of subsection 5(b) is subtracted from the value of subsection 5(a) to arrive at the value of the land necessary for the provision of trunk infrastructure.

***Note:*** *This method ensures that the land is not valued as a stand-alone allotment, but rather as a part of the overall land holding of the owner and that the valuation reflects any enhancement or diminution of value of the remaining land that may occur as a result of the portion to be transferred to the Council.*

(6) To calculate the establishment cost of the trunk infrastructure specified in a necessary infrastructure condition the total cost of trunk infrastructure must be multiplied by the *Surplus Service* number, the *Surplus Service* number must be calculated using the following method:

(a) apply a reasonable density to areas of undeveloped land that will be serviced by the trunk infrastructure, to calculate the number of *Additional Lots*;

(b) add the *Additional Lots* to the total number of lots proposed by the development, to calculate the number of *Total Lots*;

(c) divide the *Additional Lots* by the *Total Lots*, to calculate the percentage of *Surplus Service* (in decimal form); and

(d) then multiply the total cost of the trunk infrastructure by the *Surplus Service* number to calculate the *Establishment Cost* of the trunk infrastructure.

(7) Where the establishment cost of the trunk infrastructure required by the necessary infrastructure condition is equal to, or less than, the amount worked out by applying the adopted infrastructure charge to the development, the cost must be offset against that amount.

(8) Where the establishment cost of the trunk infrastructure is more than the amount worked out by applying the adopted charge to the development:

(a) there is no amount payable for the development approval; and

(b) the local government must refund the applicant an amount equal to the difference between the establishment cost of the trunk infrastructure and the amount worked out by applying the adopted infrastructure charge to the development.

(9) An infrastructure charges notice (ICN) provided by Council must state all of the following for the levied charge:

(a) its current amount;

(b) how it has been worked out;

(c) the land;

(d) when it will be payable;

(e) if an automatic increase provision applies:

(i) that it is subject to automatic increases; and

(ii) how the increases are worked out under the provision;

(f) whether an offset or refund under this part applies and, if so, information about the offset or refund, including when the refund will be given.

# 10 Methods for recalculating the establishment cost

(1) Where an application is made under section 657 of the SPA, the methods outlined in this section must be used to recalculate the establishment cost.

### 10.1 Trunk infrastructure that is works

(1) The establishment cost of trunk infrastructure that is works (trunk infrastructure other than land) must be costed using a first principles estimating approach.

(2) The first principles estimating approach must be implemented through the following procedural requirements:

(a) the Council must provide to the applicant the scope of works, including:

(i) the standard to which the trunk infrastructure is to be provided; and

(ii) the location of the trunk infrastructure (the scope of works); and

(b) the applicant must, at their cost, provide to the Council:

(i) a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities); and

(ii) a first principles estimate for the cost of designing, constructing and commissioning of the trunk infrastructure specified in the bill of quantities (the cost estimate).

(3) To determine the establishment cost of the trunk infrastructure the cost estimate must be multiplied by the *Surplus Service* number, the *Surplus Service* number must be calculated using the following method:

(a) apply a reasonable density to areas of undeveloped land that will be serviced by the trunk infrastructure, to calculate the number of *Additional Lots*;

(b) add the *Additional Lots* to the total number of lots proposed by the development, to calculate the number of *Total Lots*;

(c) divide the *Additional Lots* by the *Total Lots*, to calculate the percentage of *Surplus Service* (in decimal form); and

(d) then multiply the cost estimate by the *Surplus Service* number to determine the *Establishment Cost* of the trunk infrastructure.

(4) The Council may accept the bill of quantities and cost estimate provided by the applicant, and:

(a) if the Council accepts the bill of quantities and the cost estimate, the cost estimate multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if the Council does not accept the bill of quantities and cost estimate provided by the applicant, it must, at its cost, have an assessment undertaken by an appropriately qualified person to:

(i) determine whether the bill of quantities is in accordance with the scope of works;

(ii) determine whether the cost estimate is consistent with current market costs, calculated by applying a first principles estimating approach to the bill of quantities; and

(iii) provide a new cost estimate, using a first principles estimating approach; and

(c) if the Council rejected the bill of quantities and the cost estimate provided by the applicant, it must provide:

(i) written notice to the applicant;

(ii) propose the new bill of quantities;

(iii) a cost estimate; and

(iv) its reasons for doing so.

(5) Where a written notice of the Council's proposed bill of quantities and cost estimate has been given, the applicant may negotiate and agree with the local authority regarding a cost estimate, and either:

(a) the agreed cost estimate multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if agreement cannot be reached, the Council must refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:

(i) assess whether the bill of quantities is in accordance with the scope of works;

(ii) assess whether the cost estimate is consistent with current market costs, calculated by applying a first principles estimating approach to the bill of quantities; and

(iii) provide an amended cost estimate, using a first principles estimating approach.

(6) The independent assessor is to be appointed by agreement between the Council and the applicant. The cost of this independent assessment is to be equally shared between the Council and the applicant, and:

(a) the amended cost estimate determined by the independent assessor multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if the Council and the applicant cannot reach agreement on the appointment of an independent assessor, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates, prepared on behalf of the applicant and the Council respectively, multiplied by the *Surplus Service* number.

(7) The Council must issue an amended ICN in accordance with section 9(9) of this resolution, which may be indexed in accordance with section 8 of this resolution.

**10.2 Trunk infrastructure that is land**

(1) The establishment cost of trunk infrastructure that is land must be costed using the before and after method for estimating the current market value of land (the before and after method of valuation).

(2) The before and after method of valuation must be implemented through the following procedural requirements:

(a) the applicant, at their own cost, must provide to the Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).

(3) The Council may accept the valuation, and:

(a) if the Council accepts the valuation, the valuation multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if the Council does not accept the valuation provided by the applicant, it must, at its own cost, have a valuation undertaken by a certified practicing valuer; and

(c) if the Council rejected the valuation provided by the applicant, it must provide:

(i) written notice to the applicant;

(ii) propose a new valuation; and

(iii) its reasons for doing so.

(4) Where a written notice of the Council's proposed valuation has been given, the applicant may negotiate and agree with the Council regarding a valuation, and either:

(a) the agreed valuation multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if agreement cannot be reached, the Council must have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land.

(5) The independent, certified practicing valuer is to be appointed by agreement between the Council and the applicant. The cost of this independent assessment is to be equally shared between the Council and the applicant, and:

(a) the amended valuation determined by the independent certified practicing valuer multiplied by the *Surplus Service* number is the establishment cost of the infrastructure; or

(b) if the Council and the applicant cannot reach agreement on the appointment of an independent certified practicing valuer, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates, prepared on behalf of the applicant and the Council respectively, multiplied by the *Surplus Service* number.

(6) The Council must issue an amended ICN in accordance with section 9(9) of this resolution, which may be indexed in accordance with section 8 of this resolution.

(7) When determining the value of land using the before and after method of valuation, two valuations of the subject land must be undertaken:

(a) in the first instance, the value of the original land is determined before any land is transferred to the Council, using the direct comparison method at the site specific level. This will include:

(i) those portions of the land which are able to be developed to the yield approved in a development application; and

(ii) the value of those portions of the land which will be used for trunk infrastructure;

***Note:*** *Assuming that the land to be used for infrastructure is undeveloped land, these portions of the land should be valued based on applying a reasonable density.*

(b) the value of the remaining land that will not be transferred to the Council is then determined, again using the direct comparison method at the site specific level; and

(c) then the value of subsection 7(b) is subtracted from the value of subsection 7(a) to arrive at the value of the land necessary for the provision of trunk infrastructure.

***Note:*** *This method ensures that the land is not valued as a stand-alone allotment, but rather as a part of the overall land holding of the owner and that the valuation reflects any enhancement or diminution of value of the remaining land that may occur as a result of the portion to be transferred to the Council.*

(8) To determine the establishment cost of the trunk infrastructure the value of the land must be multiplied by the *Surplus Service* number, the *Surplus Service* number must be calculated using the following method:

(a) apply a reasonable density to areas of undeveloped land that will be serviced by the trunk infrastructure, to calculate the number of *Additional Lots*;

(b) add the *Additional Lots* to the total number of lots proposed by the development, to calculate the number of *Total Lots*;

(c) divide the *Additional Lots* by the *Total Lots*, to calculate the percentage of *Surplus Service* (in decimal form); and

(d) then multiply the valuation by the *Surplus Service* number to determine the *Establishment Cost* of the trunk infrastructure.

# 11 Conversion of non-trunk infrastructure to trunk infrastructure

(1) Where a conversion application is made under section 659 of the SPA, the criteria for conversion assessment are outlined in this section.

## 11.1 Criteria for deciding a conversion application

(1) To convert infrastructure from non-trunk to trunk, the infrastructure must meet each of the following criteria:

(a) the capacity of the infrastructure is necessary to service unconstrained land;

(b) the type, capacity and function of the infrastructure is:

(i) consistent with a trunk infrastructure definition identified in Attachment 3 (Definitions); and

(ii) not consistent with the non-trunk infrastructure definitions identified in Attachment 3 (Definitions);

(c) the infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 665 of the SPA;

(d) the type, size and location of the infrastructure is the most cost effective option for servicing development in the area;

***Note:*** *The most cost effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service.*

(e) the infrastructure services unconstrained land that is entirely inside the PIA;

(f) the infrastructure is owned, or will be owned, by the Council; and

(g) the infrastructure is not temporary infrastructure.

## 12 Interpretation

(1) Words and terms used in this resolution have the meaning assigned to that term by one of the following:

(a) the *Sustainable Planning Act 2009*; or

(b) the *Sustainable Planning Regulation 2009*; or

(c) the *Queensland Planning Provisions (version 3.1) 2014*; or

(d) the definitions in Attachment 3 (Definitions) of this resolution.

(2) In the event a word or term has been assigned a meaning in more than one of the instruments listed in subsection 12(1), the meaning contained in the instrument highest on the list will prevail.

(3) If a word or term used in this resolution is not defined in the *Sustainable Planning Act 2009*, the *Sustainable Planning Regulation 2009*, the *Queensland Planning Provision (version 3.1) 2014* or Attachment 3 (Definitions) of this resolution, it has the ordinary meaning.

(4) A reference in this resolution to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(5) A reference in this resolution to a specific resource document or standard means the latest version of that resource document or standard.

## 13 Resolution attachments

Attachment 1 – Priority infrastructure area maps

Attachment 2 – Desired standards of service

Attachment 3 – Definitions

# Attachment 1 – Priority infrastructure area maps

The priority infrastructure area for Whitsunday Regional Council is identified in the maps below:

(1) Priority Infrastructure Area Whitsunday RICS 2008 – Town of Proserpine;

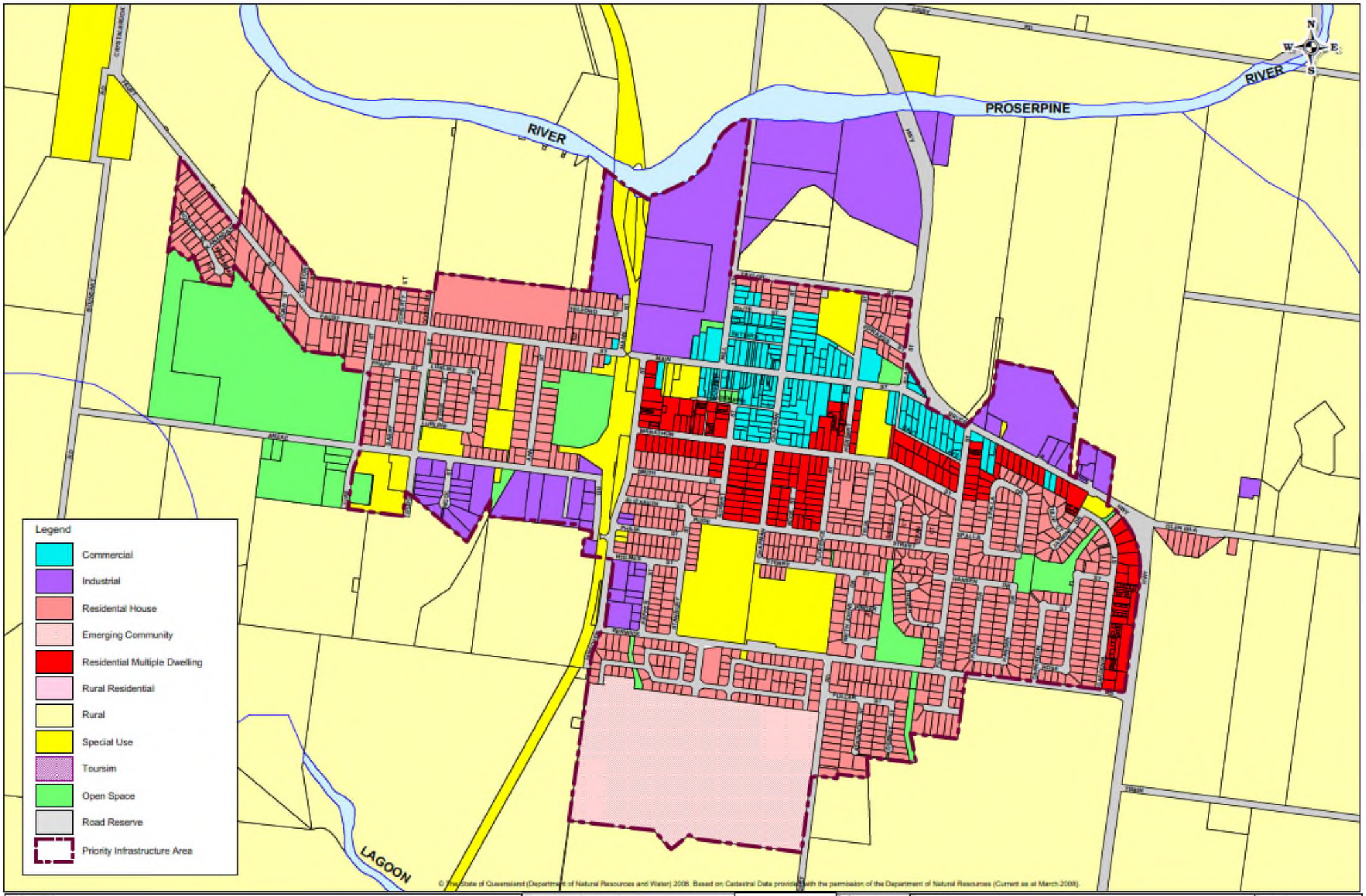
(2) Map 1: Bowen Priority Infrastructure Area;

(3) Map 2: Whitsunday Shores Priority Infrastructure Area;

(4) Map 3: Merinda Priority Infrastructure Area;

(5) Map 4: Collinsville/Scottville Priority Infrastructure Area; and

(6) Priority Infrastructure Area Whitsunday 2011 – Town of Whitsunday.






DISCLAIMERS:
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
All due care and attention has been taken to ensure the data displayed within this map is true and correct. However Whitsunday Shire Council does not accept any responsibility for any inaccuracies which may occur.

Please address all correspondence to:
The Chief Executive Officer
Whitsunday Shire Council
P.O. Box 104
PROSERPINE QLD 4800

Civic Centre
83/85 Main Street
PROSERPINE QLD 4800

TELEPHONE: (07) 4945 0200
FACSIMILE: (07) 4945 0222

Scale: 1:10000
Drawn By: L Curtis
Date: 16/06/2011

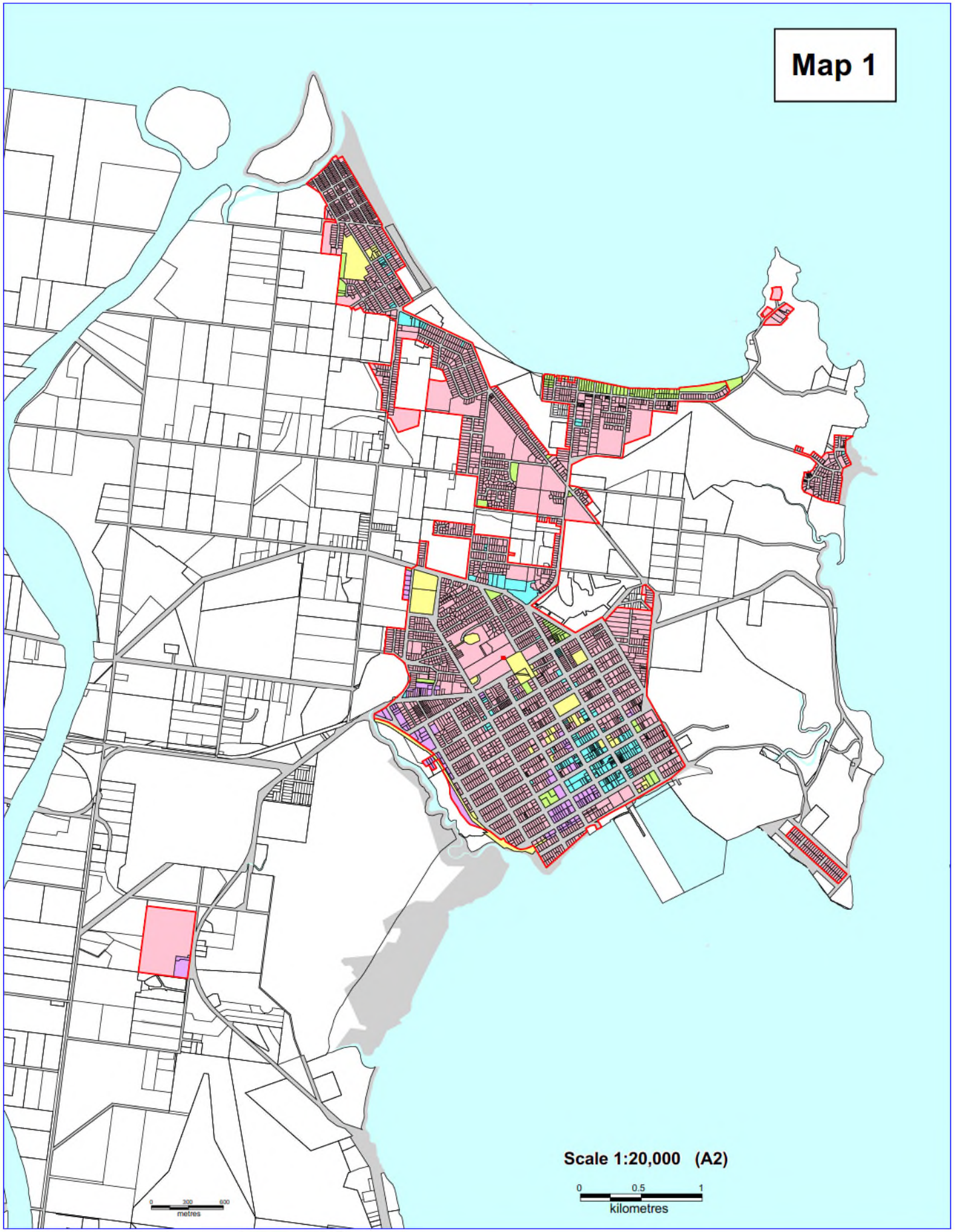
Title: P.I.A. Whitsunday RICS 2008 - Town of Proserpine

Drawing No: Ver 3
Sheet: 2 of Sheets

Directory Path: K:\GIS Admin\GIS COORD\Planning Schemes\Whitsunday RICS 2008\Proserpine\Town of Proserpine.WOR

File No:

# Map 1




LEGEND

PIA Boundary

Planning Area Zones

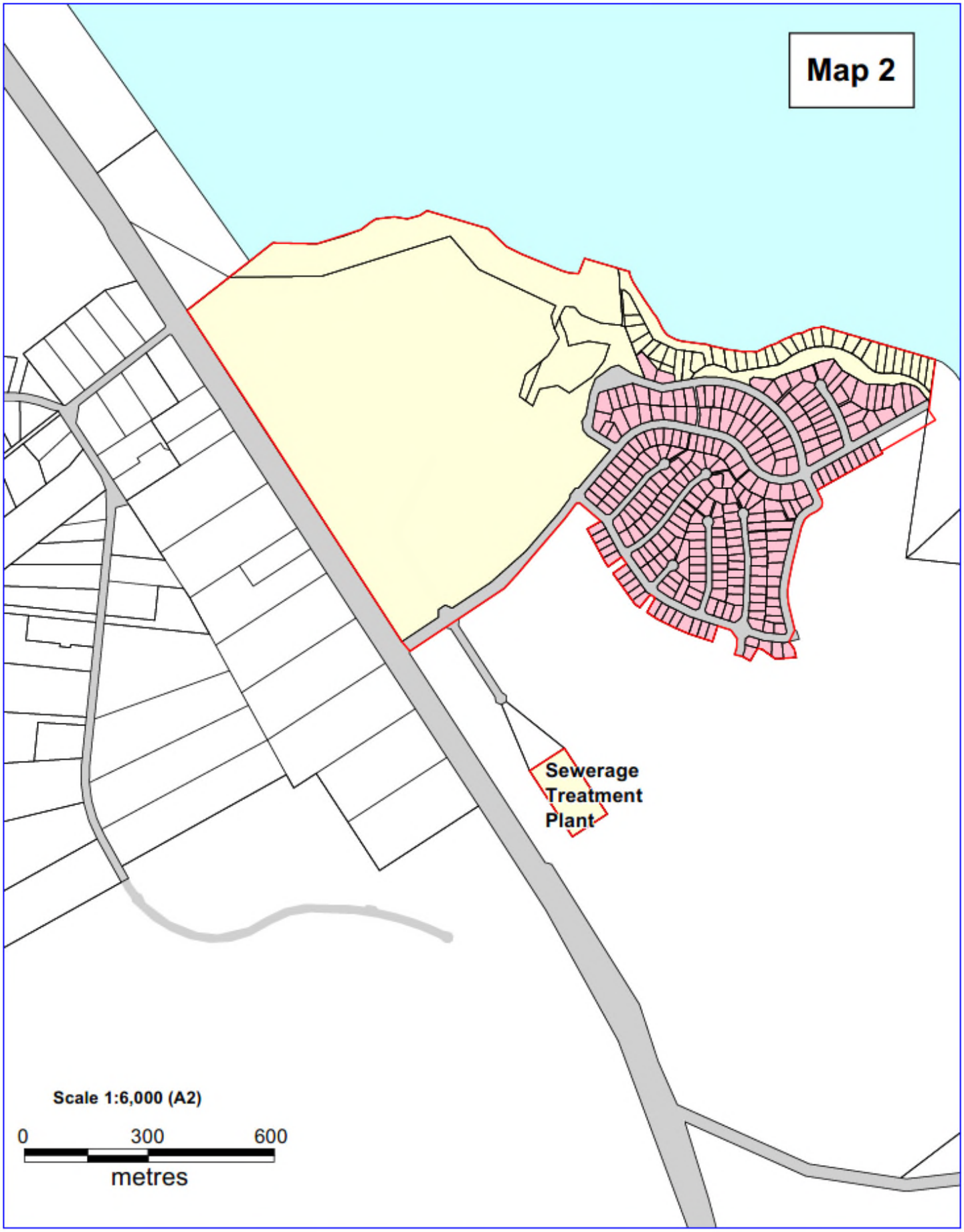
- Business
- Industrial
- Open Space
- Residential
- Rural
- Special Purpose

| Created By: | Date Created: |
|---|---|
| L Russo | 12/05/2010 |
| **Map Scale:** | **Date Plotted:** |
| Scale 1: 20,000 (A2) | 12/05/2010 |

Title:

## Map 1 - Bowen PIA

# Map 2




Scale 1:6,000 (A2)

0 300 600

metres

LEGEND

PIA Boundary

Planning Area

Zones

- Business
- Industrial
- Open Space
- Residential
- Rural
- Special Purpose

Created By: L Russo

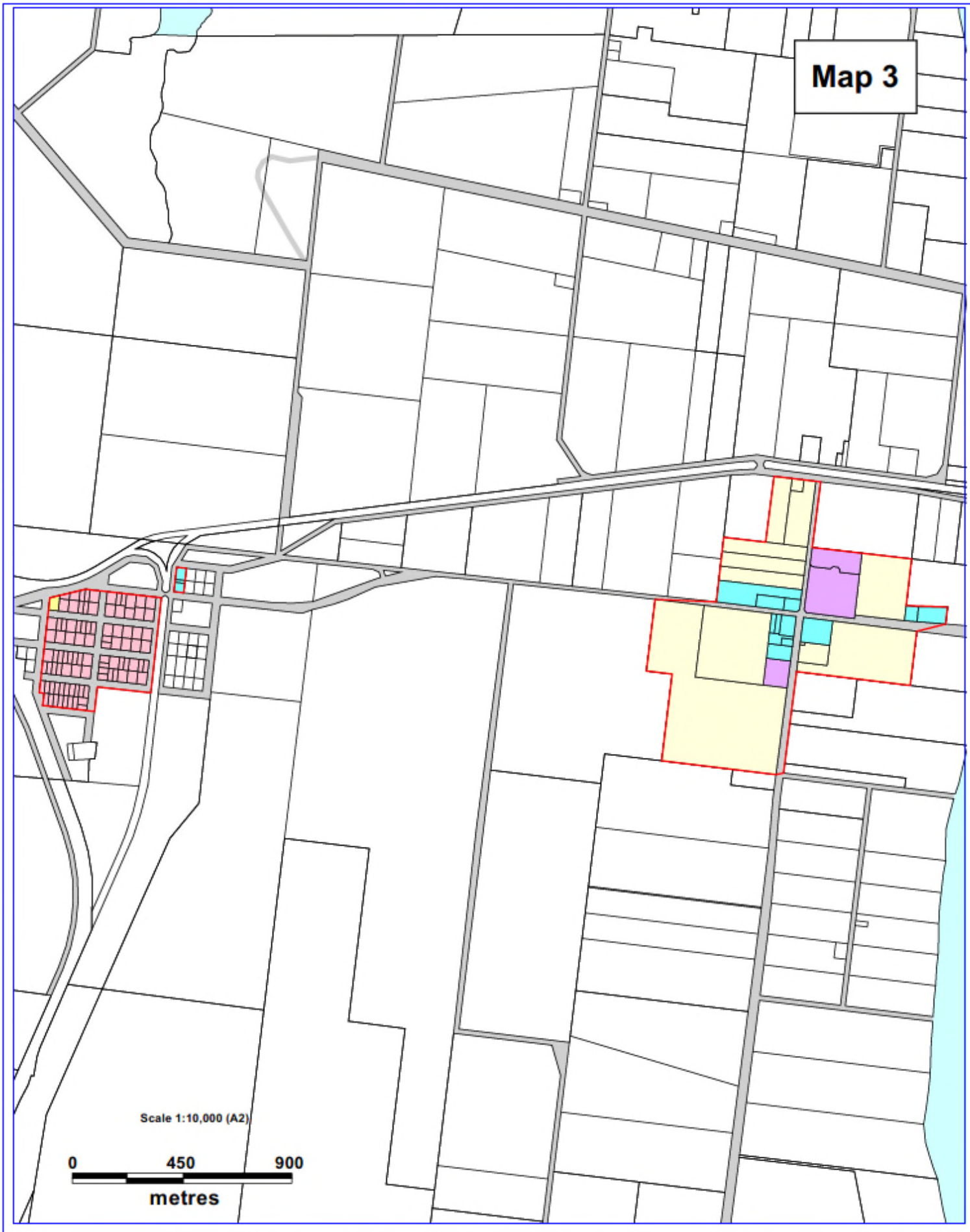
Date Created: 12/05/2010

Map Scale: Scale 1: 6,000 (A2)

Date Plotted: 12/05/2010

Title:

**Map 2: Whitsunday Shores PIA**




LEGEND

PIA Boundary

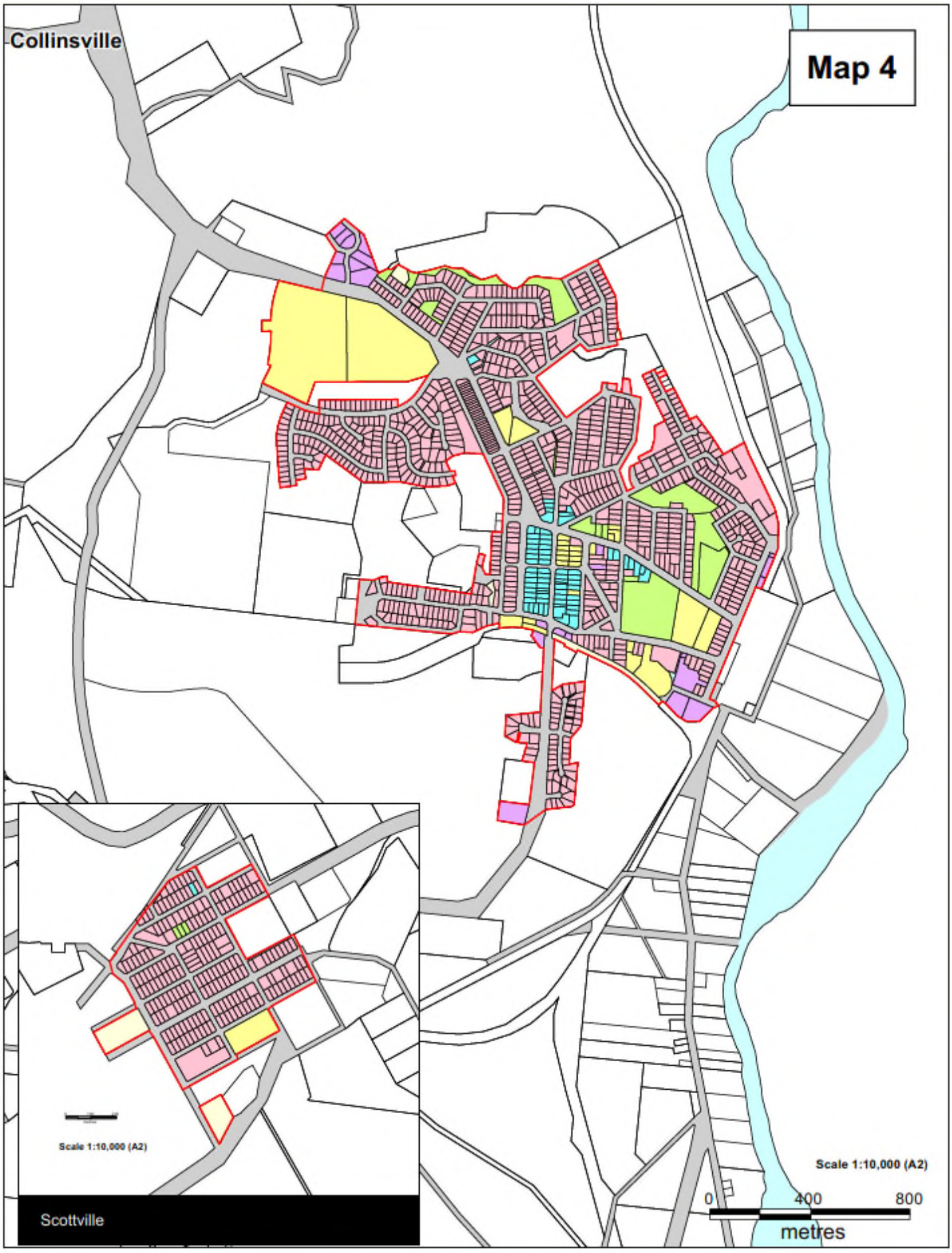
Planning Area Zones

- Business
- Industrial
- Open Space
- Residential
- Rural
- Special Purpose

| | |
|---|---|
| Created By: L Russo | Date Created: 12/05/2010 |
| Map Scale: Scale 1: 10,000 (A2) | Date Plotted: 12/05/2010 |

Title:

**Map 3:Merinda PIA**




LEGEND

PIA Boundary

Planning Area

Zones

- Business
- Industrial
- Open Space
- Residential
- Rural
- Special Purpose

Created By: L Russo

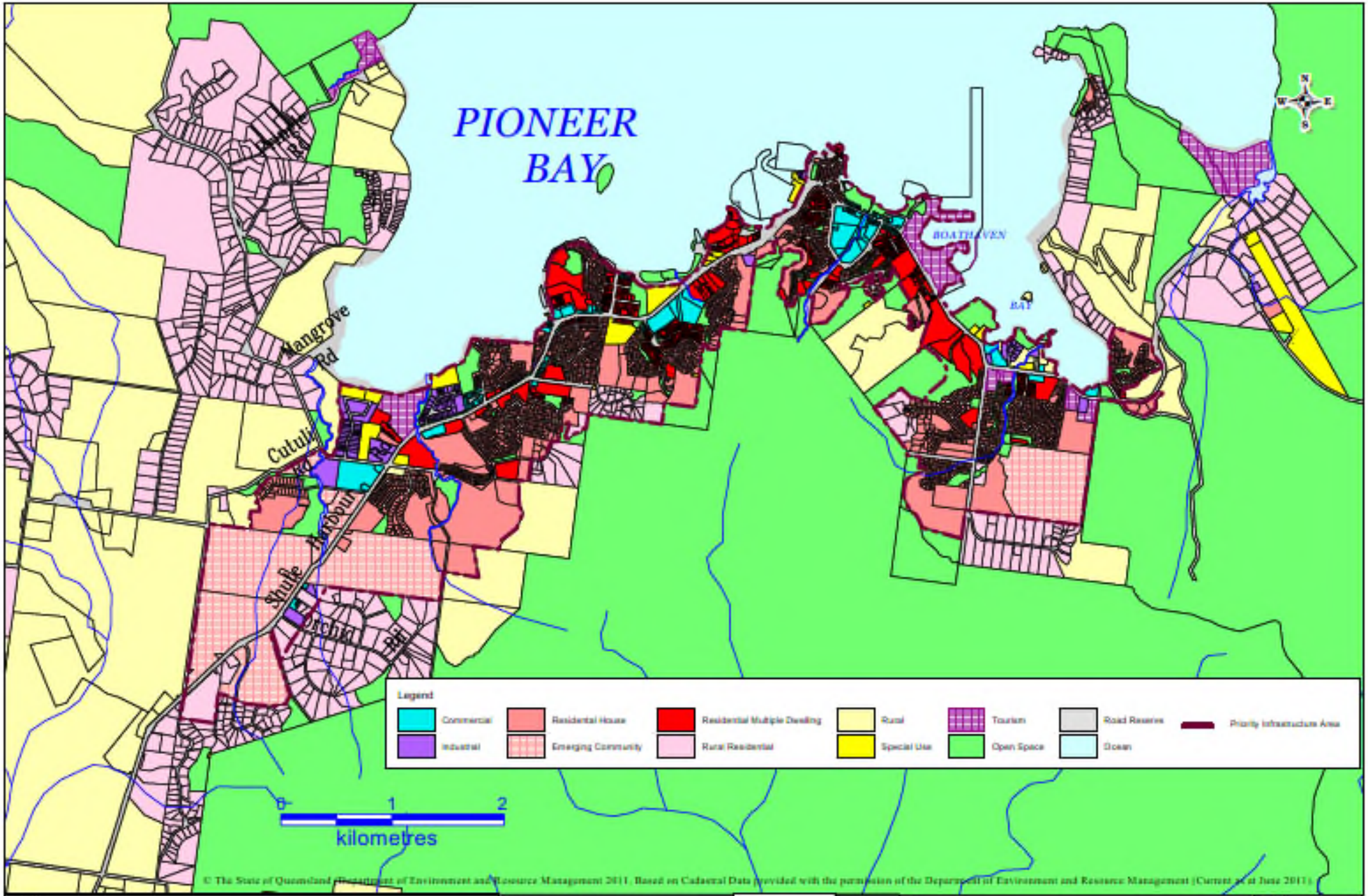
Date Created: 12/05/2016

Map Scale: Collinsville Scale 1: 10,000 (A2) Scottville Scale 1: 10,000 (A2)

Date Plotted: 12/05/2016

Title:

**Map 4: Collinsville/Scottville PIA**






Please address all correspondence to:
The Chief Executive Officer
Whitsunday Regional Council
PO Box 104
PROSERPINE QLD 4800
Civic Centre
83-85 Main Street,
PROSERPINE QLD 4800
TELEPHONE (07) 4945 0200
FACSIMILE (07) 4945 0222

| | |
|---|---|
| Scale | 1:30000 |
| Drawn By | L Curtis |
| Date | 20/06/2011 |
| Title | P.I.A. Whitsunday 2011 - Town of Whitsunday |
| Drawing No | Ver 3 |
| Sheet | 1 of Sheets |
| File No | |

# Attachment 2 – Desired standards of service

This section states the key standards of performance for each trunk infrastructure network below:

(1) Water supply network;

(2) Sewerage network;

(3) Stormwater network;

(4) Transport network; and

(5) Public parks and land for community facilities network.

***Note:*** *For the purposes of this resolution, Attachment 2 (Desired standards of service) may only be applied to trunk infrastructure, where Attachment 3 (Definitions) is contradicted by a reference document, standard or any other information provided in Attachment 2, Attachment 3 will prevail.*

# 1. Water supply network

(1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) *Australian Drinking Water Guidelines (version 3.1) 2011* and the Whitsunday Regional Council *Drinking Water Quality Management Plan 2012*.

(2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Act 2000*.

(3) Minimise non-revenue water loss.

(4) Design water systems to meet the requirements of:

(a) the *Water Supply (Safety and Reliability) Act 2008*;

(b) Standards Australia (SA) relevant Australian Standards*;*

(c) Water Services Association of Australia (WSAA) codes and standards;

(d) the relevant planning scheme's adopted standards; and

(e) the standards identified in Table 1.1.

**Table 1.1 - Water supply network design standards**

| Parameter | Design standard |
|---|---|
| Average Day Consumption (AD) | 500 l/EP/day |
| Mean Day Maximum Month (MDMM) | 1.5 x AD |
| Peak Day (PD) | 2.25 x AD |
| Peak Hour (PH) | 1/12 x PD |
| Minimum supply pressure | 220 kPa |
| Maximum supply pressure | 800 kPa |
| Fire flow for residential development | 15 l/s for 2 hours |
| Fire flow for commercial development | 30 l/s for 4 hours |
| Fire flow for industrial development | 30 l/s for 4 hours |
| ***Note:*** *1. Equivalent Persons (EP) data is identified in Table 1.2.* | |

**Table 1.2 - Water equivalent demands**

| Description | Equivalent persons per connection |
|---|---|
| **Single family dwelling** | |
| Lot > 1500m$^2$ | 3.7 |
| 1100m$^2$ < Lot ≤ 1500m$^2$ | 3.4 |
| 900m$^2$ < Lot ≤ 1100m$^2$ | 3.1 |
| 400m$^2$ < Lot ≤ 900m$^2$ | 2.8 |
| Lot ≤ 400m$^2$ | 2.5 |

| Description | Equivalent persons per connection |
|---|---|
| **Multi-unit accommodation**<br>Units > 3 bedrooms<br>Units = 3 bedrooms<br>Units = 2 bedrooms<br>Units < 2 bedrooms | <br>0.4 + 0.6/bedroom<br>2.2<br>1.6<br>1.0 |
| **Caravan parks**<br>Van site/camping site | <br>1.2 |
| **Commercial**<br>Per 90m$^2$ GFA | <br>1.0 |
| **Industry/other** | Calculated on specific use demand |

***Notes:***

1. *Table 1.2 is based on 2.8 Equivalent Persons per Equivalent Domestic Connection (EP/EDC), with 1 EDC equivalent to a single residential dwelling on a standard size allotment (400m$^2$ to 900m$^2$).*
2. *Equivalent populations, for undeveloped land, shall be calculated by determining the reasonable density of the land, in accordance with Attachment 3 (Definitions) of this resolution, or a density agreed to by Council prior to design, where the agreement does not conflict with any part of this resolution.*

## 2. Sewerage network

(1) Provide a reliable network that collects, stores, transports, treats and releases sewerage from premises.

(2) Design the sewerage network in accordance with:

(a) the *Water Act 2000*;

(b) the relevant Standards Australia (SA) Australian Standards;

(c) WSAA codes and standards;

(d) the relevant Department of Environment and Heritage Protection (DEHP) licence conditions;

(e) the relevant planning scheme's adopted standards;

(f) the key design standards identified in Table 2.1; and

(g) the equivalent demands identified in Table 2.2.

**Table 2.1 - Key design standards for the sewerage network**

| Infrastructure item | Design standard |
|---|---|
| All (network) | **Average dry weather flow (ADWF)**<br>270l/EP/day |
| | **Peak wet weather flow (PWWF)**<br>5 x ADWF or $C_1$ x ADWF (whichever is greater)<br>***Where $C_1$ = 15 x (EP)$^{-0.1587}$*** |

| Infrastructure item | Design standard |
|---|---|
| All (network) | **Peak dry weather flow (PDWF)**<br>$C_2$ x ADWF<br>***Where $C_2 = 4.7 (EP)^{-0.105}$*** |
| Pump stations | Emergency storage of 4 hours at ADWF<br>Installed pump capacity ≥ PWWF |
| Gravity sewers | Air space ≥ 75% of pipe diameter at design flow<br>Slope to achieve self-cleansing velocity |
| Rising mains | Minimum velocity: 0.75 m/s (preferred 1.5 m/s)<br>Maximum velocity: 2.5 m/s |
| Sewerage treatment/release | Relevant DEHP licence conditions |

**Table 2.2 - Sewerage equivalent demands**

| Description | Equivalent persons per connection |
|---|---|
| **Single family dwelling** | |
| Lot > 1500m$^2$ | 3.7 |
| 1100m$^2$ < Lot ≤ 1500m$^2$ | 3.4 |
| 900m$^2$ < Lot ≤ 1100m$^2$ | 3.1 |
| 400m$^2$ < Lot ≤ 900m$^2$ | 2.8 |
| Lot ≤ 400m$^2$ | 2.5 |
| **Multi-unit accommodation** | |
| Units > 3 bedrooms | 0.4 + 0.6/bedroom |
| Units = 3 bedrooms | 2.2 |
| Units = 2 bedrooms | 1.6 |
| Units < 2 bedrooms | 1.0 |
| **Caravan parks** | |
| Van site/camping site | 1.2 |
| **Commercial** | |
| Per 90m$^2$ GFA | 1.0 |
| **Industry/other** | Calculated on specific use demand |

***Notes:***

1. *Table 2.2 is based on 2.8 Equivalent Persons per Equivalent Domestic Connection (EP/EDC), with 1 EDC equivalent to a single residential dwelling on a standard size allotment (400m$^2$ to 900m$^2$).*
2. *Equivalent populations, for undeveloped land, shall be calculated by determining the reasonable density of the land, in accordance with Attachment 3 (Definitions) of this resolution, or a density agreed to by Council prior to design, where the agreement does not conflict with any part of this resolution.*

## 3. Stormwater network

(1) Collect and convey stormwater flows, in accordance with the specific existing and future land use requirements, in a manner that protects life and does not cause inundation of property, or nuisance, during major 100 year flood events and minor low flow flood events.

(2) Design the stormwater network in accordance with the relevant planning scheme's adopted standards, which generally accord with:

(a) the Department of Energy and Water Supply (DEWS) *Queensland Urban Drainage Manual (provisional edition) 2013*;

(b) the Department of Transport and Main Roads (DTMR) *Road Drainage Manual (2nd edition) 2010*; and

(c) the Australian Rainfall and Runoff (ARR) *A Guide to Flood Estimation (Edition 3) 1987*.

(3) Design road crossing structures to provide an appropriate level of flood immunity, 50 year flood events for major roads and 10 year flood events for minor roads, in accordance with the relevant planning scheme's adopted standards.

(4) Drainage elements that form an inherent part of road infrastructure, such as culverts and bridge structures, may be included with road infrastructure planning.

# 4. Transport network

**Roads**

(1) Provide a safe and functional urban hierarchy that supports settlement patterns, commercial activities, economic activities and freight movement.

(2) Design the road network in accordance with the:

(a) AUSTROADS guides;

(b) DTMR *Road Planning and Design Manual (2nd edition) 2013*;

(c) relevant planning scheme's adopted standards;

(d) maximum road volume to capacity ratios identified in Table 4.1; and

(e) maximum degree of saturation for intersections identified in Table 4.2.

**Table 4.1 - Maximum volume to capacity ratios for the road network**

| Infrastructure item | Design standard | |
|---|---|---|
| | Residential | Non-residential |
| Arterial | 0.8 | 0.8 |
| Sub-arterial | 0.8 | 0.8 |
| Major collector | 0.8 | 0.8 |

**Table 4.2 - Maximum degree of saturation for road intersections**

| Road network item | Maximum degree of saturation |
|---|---|
| Traffic signals | 0.9 |
| Roundabout | 0.9 |
| Priority controlled | 0.8 |

**Footpaths and cycle ways**

(3) Cycle ways and footpaths must provide a safe, attractive and convenient network, which links residential areas to major activity nodes and public transport interchanges.

(4) Design cycle ways, including on-road cycle ways, and footpaths in accordance with the relevant planning scheme's adopted standards.

**Public transport**

(5) Ensure that development accommodates the integration of public transport services.

(6) Provide bus stops, including bus bays, shelters, seating and bus information systems, in accordance with the relevant planning scheme's adopted standards.

## 5. Public parks and land for community facilities network

(1) Provide an accessible network of parks, open space and community facilities, which meets the needs of residents and visitors provided at the rate, identified in Table 5.1, and meeting the accessibility standards, identified in Table 5.2.

(2) Ensure that land for public parks and community facilities is provided in accordance with:

(a) the relevant planning scheme's adopted standards;

(b) the minimum land size identified in Table 5.3;

(c) the configuration, slope and acceptable level of flood immunity identified in Table 5.3; and

(d) the provision of the required embellishments for each corresponding public park identified in Table 5.4.

**Table 5.1 – Rate of land provision rate for public parks and community facilities**

| Infrastructure item | Rate of provision (Ha/1000 people) | |
|---|---|---|
| | District | Regional |
| Recreation park | 0.7 | 0.9 |
| Sport park | 1.3 | 1.1 |

**Table 5.2 - Accessibility standards for public parks and land for community facilities**

| Infrastructure item | Accessibility standard (km)[1] | |
|---|---|---|
| | District | Regional |
| Recreation park | 2 | 25 |
| Sport park | 5 | 25 |

| Infrastructure item | Accessibility standard (km)[1] |
|---|---|
| ***Notes:*** | |
| 1. *90% of population should be within this distance of a facility* | |

**Table 5.3 – Land characteristics standards for public parks and land for community facilities**

| Characteristic | Recreation park | | Sports park | |
|---|---|---|---|---|
| | District | Regional | District | Regional |
| Minimum size (Ha) | 4 | 13 | 6 | 18 |
| Shape of land | Preferred square to rectangular aspect ratio no greater than 2:1 | | Square or rectangle to maximise playing field area | |
| Minimum desired flood immunity (area) | 20% > Q50<br>10% > Q100 | 50%> Q50<br>20% > Q100 | Fields and courts > Q50<br>Built facilities > Q100 | |
| Minimum desired grade | 80% of the land has a maximum grade between 1:50 and 1:25 | 80% of the land has a maximum grade between 1:50 and 1:25 | Maximum grade of 1:80 for all playing surfaces | Laser levelling to a maximum gradient of 1:100 for all playing surfaces |
| Road frontage | 30-50% of park perimeter to have direct road frontage, preferably on a collector road | | 25-50% of the park perimeter to have direct road frontage | |

**Table 5.4 - Standard facilities/embellishments for public parks**

| Embellishment | Recreation park | | Sports park | |
|---|---|---|---|---|
| | District | Regional | District | Regional |
| Playground (activity node)[1] | √ | √ | √ | √ |
| Other activity nodes (half court, rebound wall, skate facility, exercise equip. etc.) | √(5 – 7) | √(13) | X | X |
| Fencing – bollards or log and rail to prohibit car access | √ | √ | √ | √ |
| Shade trees clustered near activity area | √ | √ | √ | √ |
| Turf | √ | √ | √ | √ |
| Landscaped garden beds | √ | √ | √ | √ |
| Irrigation | √ | √ | √ | √ |

| Embellishment | Recreation park | | Sports park | |
|---|---|---|---|---|
| Internal pathways and paving | √ | √ | √ | √ |
| Bicycle racks | √ | √ | √ | √ |
| Signage | √ | √ | √ | √ |
| Shade structures | √ | √ | √[2] | √[2] |
| Tap / bubbler | √ | √ | √ | √ |
| Bench seating | √ | √ | √ | √ |
| Electric barbeque | √ | √ | X | X |
| Picnic shelters | √ | √ | X | X |
| Bins | √ | √ | √ | √ |
| Dog off leash area | √[3] | √[3] | X | X |
| Toilets | √[3] | √ | √ | √ |
| Artwork | X | √ | X | X |
| Internal roads and car parking | X | √ | √ | √ |
| Clubhouse | X | X | √ | √ |
| Spectator facilities (grandstand) | X | X | √ | √ |
| Sports fields | X | X | √ | √ |
| Sports courts | X | X | √ | √ |
| Indicative establishment cost | $1.75m | $7.95m | $2.55m | $4.30m |

***Note:***

1. *Indicative cost of playgrounds (including softfall) is $50k and $100k for District and Regional Parks respectively.*
2. *Shade structures should be structures teams can stand under, not shade sails.*
3. *Only to be provided in certain district recreation parks based on popularity, location and type of use.*

# Attachment 3 – Definitions

***'Existing trunk infrastructure'***

See trunk infrastructure definition.

***'Impervious area'***

Impervious area means the area of the premises that is impervious to rainfall including all roofed, decked, paved, concrete, asphalt or bitumen sealed areas.

***'Most cost effective option'***

The most cost effective option means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land in the area at the desired standard of service.

***'Non-trunk infrastructure'***

See trunk infrastructure definition.

***'Reasonable density'***

Reasonable density is calculated using the tables below:

| Type of land use | Dwelling units per Hectare of unconstrained land |
|---|---|
| Low density residential | 10 |
| Low-medium density residential | 20 |
| Mixed use | 30 |
| Emerging community | 8 |

| Type of land use | Plot ratio (area of building by area of site) per Hectare of unconstrained land |
|---|---|
| Industry (Collinsville PIA) | 0.10 |
| Industry (Other PIA) | 0.25 |

subject to:

(a) the land being unconstrained land; and

(b) the land use to zone conversions table below:

| Queensland Planning Provisions land uses | Bowen Shire Planning Scheme zone | Whitsunday Shire Planning Scheme zone |
|---|---|---|
| Low density residential | Residential – R1 | Residential house |
| Low-medium density residential | Residential – R2 | Residential multiple dwelling |
| Mixed use | Business | Commercial |
| Emerging communities | No conversion applicable | Emerging community |
| All industry land uses | Industry | Industry |

***'Trunk infrastructure and non-trunk infrastructure'***

To meet a trunk infrastructure definition listed in the table below, proposed infrastructure must have the capacity to service unconstrained land entirely within the PIA. Existing infrastructure that meets a trunk infrastructure definition listed in the table below may service land inside the PIA, outside the PIA or both.

Where existing infrastructure networks are adequate to service existing uses, an infrastructure up-grade is considered non-trunk infrastructure, despite meeting a definition in the table below, unless it also has the capacity to service unconstrained land.

***Note:** To clarify, where the existing infrastructure network is **not** adequate to service existing uses, upgrading existing infrastructure that meets a trunk definition in the table below, may be considered trunk infrastructure.*

| Infrastructure network | Trunk infrastructure definition | Non-trunk infrastructure definition |
|---|---|---|
| **Water Supply** | Land and/or works for:<br>• water treatment facilities owned by the Council;<br>• water storage facilities (e.g. reservoirs);<br>• the following infrastructure items:<br>- water mains having a diameter of DN200mm or greater;<br>- pumping stations and associated fittings located on water mains having a diameter of DN200mm or greater;<br>- chlorination equipment located on water mains having a diameter of DN200mm or greater;<br>- meters, valves, control and monitoring systems located on water mains having a diameter of DN200mm or greater; and<br>- firefighting devices located on water mains having a diameter of DN200mm or greater; and<br>• standard items associated with the infrastructure items specified above. | Land and/or works for:<br>• water treatment facilities not owned by the Council;<br>• water storage facilities not owned by the Council;<br>• the following infrastructure items:<br>- water mains having a diameter less than DN200mm;<br>- pumping stations and associated fittings located on water mains having a diameter less than DN200mm;<br>- chlorination equipment located on water mains having a diameter less than DN200mm;<br>- meters, valves, control and monitoring systems located on water mains having a diameter less than DN200mm; and<br>- firefighting devices located on water mains having a diameter less than DN200mm; and<br>• standard items associated with the infrastructure items specified above. |
| **Sewerage** | Land and/or works for:<br>• sewage treatment plant systems owned by Council;<br>• gravity sewers having a diameter of DN225mm or greater;<br>• rising mains having a diameter of | Land and/or works for:<br>• sewage treatment plant systems not owned by Council;<br>• gravity sewers having a diameter less than DN225mm;<br>• rising mains having a diameter |

| Infrastructure network | Trunk infrastructure definition | Non-trunk infrastructure definition |
|---|---|---|
| | DN200mm or greater;<br>• pumping stations associated with a rising main having a diameter of DN200mm or greater; and<br>• standard items associated with the infrastructure items specified above. | less than DN200mm;<br>• pumping stations associated with a rising main having a diameter less that DN200mm; and<br>• standard items associated with the infrastructure items specified above. |
| **Stormwater** | Land and/or works for:<br>• the following Council owned stormwater infrastructure items which service a minimum of 300 residential lots:<br>- channel;<br>- culvert; and<br>- pipe. | Land and/or works for:<br>• privately owned stormwater infrastructure (e.g. dams, retention basins on private property);<br>• bulk stormwater infrastructure owned by state or state entity;<br>• the following stormwater infrastructure items:<br>- detention basin;<br>- bio-retention swale;<br>- revegetation;<br>- stormwater quality devices; or<br>- retention basin / wetland; and<br>• the following stormwater infrastructure items which service less than 300 residential lots:<br>- channel;<br>- culvert; or<br>- pipe. |
| **Transport** | Land and/or works for:<br>• the following Council roads, including associated intersections, roundabouts, bridges and culverts:<br>- arterial roads;<br>- sub-arterial roads; and<br>- collector roads, excluding industrial collector roads;<br>• standard items associated with the road profile of a Council road specified above, including kerb and channelling, lighting, signage, traffic lights, foot and cycle paths and basic verge plantings;<br>• pedestrian and cycle paths which perform a city wide or district function; and<br>• bus stops, including bus bays, shelters, seating and bus information systems, constructed | Land and/or works for:<br>• state controlled roads;<br>• the following Council roads, including associated intersections, roundabouts, bridges and culverts:<br>- access roads;<br>- access places; and<br>- industrial collector roads;<br>• standard items associated with the road profile of a Council road specified above including kerb and channelling, lighting, signage, traffic lights, foot and cycle paths and basic verge plantings;<br>• bus stops, including bus bays, shelters, seating and bus information systems, constructed as part of a Council road specified above;<br>• streetscaping;<br>• local area traffic management; |

| Infrastructure network | Trunk infrastructure definition | Non-trunk infrastructure definition |
|---|---|---|
| | as part of a Council road specified above. | and<br>• pedestrian and cycle paths which perform a local neighbourhood function. |
| **Public parks and land for community facilities** | Land and/or works:<br>• that meet the Land characteristic standards identified in Table 5.3, Attachment 2 of this resolution;<br>• that ensure the land is suitable for development for local community facilities including, for example, the following:<br>- community halls or centres;<br>- public recreation centres; and<br>- public libraries; and<br>• for the following public parks infrastructure, on a minimum of park size of 4 ha:<br>- playground equipment;<br>- playing fields;<br>- courts; and<br>- picnic facilities. | Land and/or works for:<br>• local recreation park;<br>• privately owned parks;<br>• national parks;<br>• state forestry areas;<br>• areas that don't meet the Land characteristic standards identified in Table 5.3, Attachment 2 of this resolution;<br>• areas within Council owned parks do not perform a primary park function (e.g. bushland, waterways and environmental areas);<br>• any public park or community facility which has an area less than 4 ha; and<br>• any embellishments for a trunk public park which are not specified as examples of trunk infrastructure. |

***'Unconstrained land'***

Unconstrained land is undeveloped land, which excludes any portion of a premises that:

(a) is identified on a Bowen Council Shire Planning Scheme overlay map;

(b) is identified on a Whitsunday Council Shire Planning Scheme overlay map;

(c) is encumbered by an easement;

(d) is subject to a State Assessment Referral Agency referral in accordance with the *Sustainable Planning Regulations 2009*; or

(e) is identified on the Contaminated Land and Environmental Management Register.

***'Undeveloped land'***

Undeveloped land:

(a) is predominantly unimproved;

(b) may be used for future development; and

(c) is wholly within the priority infrastructure area.