

## Infrastructure Charges Impervious Area Work Sheet

Gold Coast City Council is collecting your personal information in order for us to calculate infrastructure charges in accordance with the *Sustainable Planning Act 2009* and other legislation. This information will only be used by authorised Council officers for the purpose of calculating infrastructure charges and ensuring our records are accurate. Some of your personal information may also be made available to Allconnex Water and Councils Planning & Development Online web site for public viewing in accordance with the *Sustainable Planning Act 2009*. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

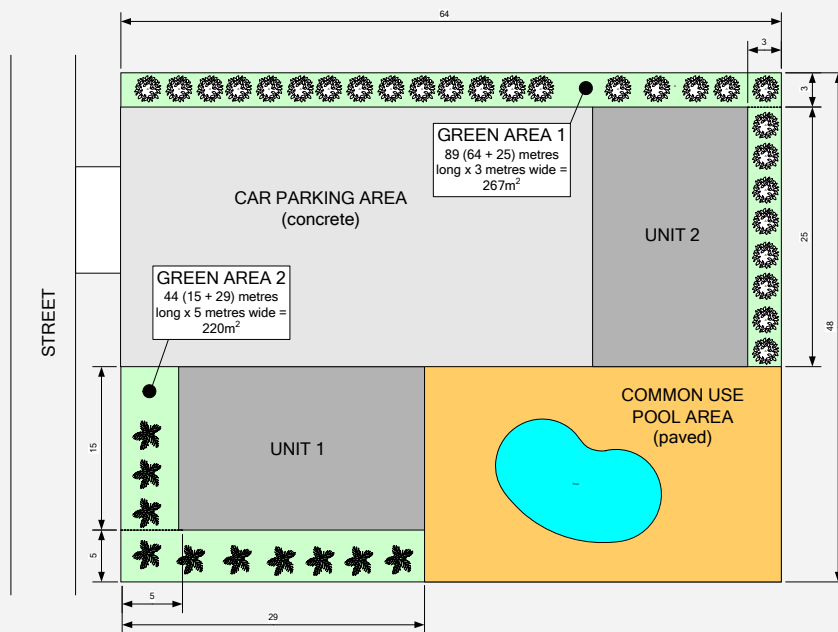
<b>What is Impervious Area?</b>	<p>Impervious Area is that part of a development site where the majority of rainfall becomes runoff.</p> <p>This includes all area of a site covered by roofing plus all area of a site covered by constructed surfaces, such as roadways, car parks, driveways and paved areas.</p>								
<b>Why does Council need to know Impervious Area?</b>	<p>Impervious Area is used in the calculation of the infrastructure charges that are applied to a development application in respect of Stormwater infrastructure.</p> <p>Knowing the proposed Impervious Area of a development enables Council to assess the impact of the development on Stormwater infrastructure and calculate charges accordingly.</p> <p>Knowing the existing Impervious Area on a development site enables Council to apply credit for the existing area when calculating charges for Stormwater infrastructure and thereby reduce the charges imposed.</p>								
<b>When is Impervious Area used?</b>	<p>Impervious Area is used in the calculation of Stormwater infrastructure charges for Material Change of Use applications. Accordingly, a value for the Impervious Area of a development site needs to be provided when filling out the <i>Infrastructure Charges Material Change of Use (MCU) form</i>.</p> <p>Existing Impervious Area is also used in the calculation of credits for Stormwater infrastructure charges and needs to be provided on the <i>Infrastructure Charges Credit Request (per Existing Lot) form</i>.</p>								
<b>Are there circumstances where Impervious Area is not required?</b>	<p>A value for Impervious Area does not need to be provided in the following circumstances:</p> <ul style="list-style-type: none"> <li>• Where the plans of the proposed development clearly show that site will be completely covered by roofing, roads, car parks, driveways, paving and similarly constructed surfaces and thus 100% of the site will be Impervious Area.</li> <li>• Where the existing Impervious Area of the site is 100% of the site.</li> <li>• Where the proposed development relates to an existing building or structure and the development will not increase the Impervious Area of the site.</li> </ul>								
<b>How do I calculate Impervious Area?</b>	<p>There are two methods of calculating the Impervious Area of a site:</p> <p>Method 1: Take the total site area and subtract the area of any gardens, grass or green area.</p> <p>Method 2: Add up all areas within the site that represent Impervious Area, such as buildings, sheds, patios, driveways, etc.</p> <p>It is recommended that you use the method that is easiest for your particular development.</p>								
<b>How do I obtain the figures I need to add up?</b>	<p>The values for the areas you need to add up may already be noted on the plans or may be able to be calculated from dimensions noted on the plans. Alternatively, if no areas or dimensions are noted on the plans, measure the relevant areas on the plans using a ruler, and allowing for the scale of the plans, calculate the areas involved.</p>								
<b>Office use only</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">Application received by</td> <td style="width: 15%;">Date</td> <td style="width: 25%;">Application number</td> <td style="width: 20%;">Receipt number</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>	Application received by	Date	Application number	Receipt number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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## Infrastructure Charges Impervious Area Work Sheet

### Work Sheet – Method 1

	Area
Total site area	<input type="text"/> m <sup>2</sup> (A)
Green area 1	<input type="text"/>
Green area 2	<input type="text"/>
Green area 3	<input type="text"/>
Green area 4	<input type="text"/>
Total green area	<input type="text"/> m <sup>2</sup> (B)
<b>TOTAL IMPERVIOUS AREA (A – B) = <input type="text"/> m<sup>2</sup></b>	

### Example of Method 1



$$\begin{aligned} \text{Impervious Area} &= \text{Total site area} - \text{Green area 1} - \text{Green area 2} \\ &= 3072 (64 \times 48) - 267 - 220 = 2585 \text{ m}^2 \end{aligned}$$

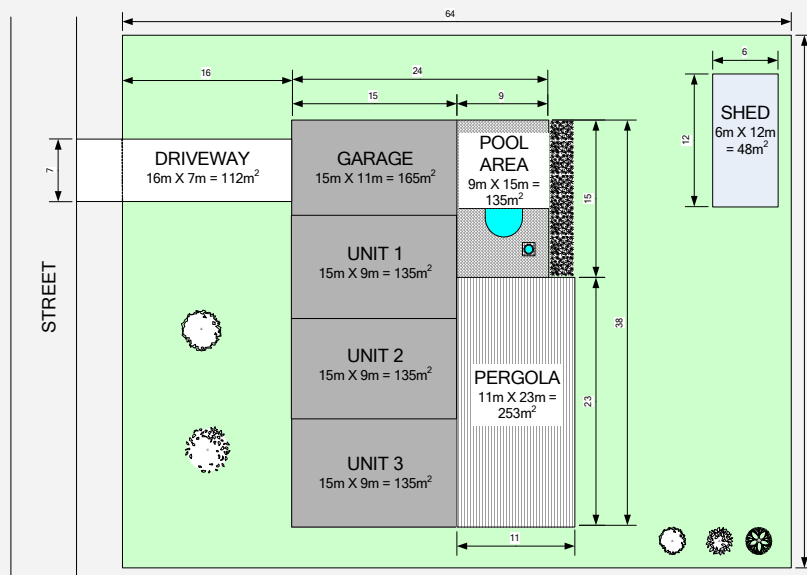
Note: Only use the green area within the site boundary.

## Infrastructure Charges Impervious Area Work Sheet

### Work Sheet – Method 2

	Area
Total roofed area	<input type="text"/>
Total vehicle surfaces (road, parking, driveway, etc)	<input type="text"/>
Total paved areas (pavers, concrete, etc)	<input type="text"/>
Total pool area including paved surrounds	<input type="text"/>
Total other impervious surfaces	<input type="text"/>
<b>TOTAL IMPERVIOUS AREA</b> <input type="text"/> m <sup>2</sup>	

### Example of Method 2



Impervious Area = Area of driveway + garage + units + pool area + pergola + shed.

$$= 112 + 165 + 405 (3 \times 135) + 135 + 253 + 48 = 1118 \text{ m}^2$$

Note: Only use the area of the driveway within the site boundary.