



Policy 3B: Policy for Infrastructure (Sewerage Network Developer Contributions)

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1.0 Purpose

The purpose of this Policy is to present the developer contributions for the Gold Coast City Council sewerage network. The contributions will only be used to help fund the provision of the infrastructure needed to serve new development and redevelopment.

This is Planning Scheme Policy No. 3B, Policy for Infrastructure (Sewerage Network Developer Contributions), which has been prepared in accordance with the **Integrated Planning Act 1997 (IPA)**.

The provisions of this Policy shall apply to every development application for development, which is situated in a part of the City and which, in the opinion of Council, may be connected to the sewerage network immediately or in the future.

The Policy is supported by the infrastructure planning reports detailed in **Section 14**.

2.0 Philosophy

An applicant shall pay relevant and reasonable contributions towards the capital cost of the provision of the sewerage network to meet the demand placed on the network by the development.

Contributions are based on the methodology outlined in the subsequent sections of this Policy. The application of this policy and determination of contributions for all developments will be carried out by the Chief Executive Officer or authorised delegate.

Contributions shall include financing costs required for funding the construction of infrastructure and administrative costs.

Such contributions are held by Council and used for the administration, planning and construction of works or the payment of loans to provide a reliable sewerage network as outlined in the Policy.

2.1 Adoption of Sewerage Network Developer Contributions Policy

This Developer Contributions Policy for the sewerage network has been adopted by resolution of Gold Coast City Council on 23 January 2004, pursuant to provisions of the **Integrated Planning Act 1997** and has effect from the 2 February 2004.

This Policy, together with **Planning Scheme Policy No.3A** supersedes the GCCC **Planning Scheme Policy No.3 Policy For Infrastructure (Water Supply & Sewerage)**, which was commenced on 18 August 2003 and is included in **Our Living City – Gold Coast Planning Scheme**. This Policy replaces or part replaces existing Policies, **Policy 2 Chevron Island Developer Charges Policy** and **Gold Coast City Council Developer Contributions Schedule 2003/2004, Ninth Edition 01/07/2003**.

The provisions of this Policy are subject to review by GCCC from time to time and adoption of any revised policy will be in accordance with **Schedule 3 of Integrated Planning Act 1997**.

2.2 Servicing Strategy

Servicing strategy for the sewerage network is related to the various Domains, Structure Plan Precincts and Local Area Plan Precincts in **Our Living City – Gold Coast Planning Scheme**.

2.2.1 Servicing Domains

The planning assumptions regarding the provision of sewerage service to Domains are contained in **Table 2.1**.



Table 2.1: Sewerage Network Servicing in Domains

Planning Scheme Domain	Sewerage
Rural	No service
Park Living	No service
Village	Service
Detached Dwelling	Service
Residential Choice	Service
Tourist and Residential	Service
Integrated Business	Service
Local Business	Service
Fringe Business	Service
Industry 1 (high impact)	Service
Industry 2 (low impact)	Service
Extractive Industry	No service
Marine Industry	Service
Community Purposes	Service
Private Open Space	Service
Public Open Space	Service
Emerging Community (general)	Refer Table 2.2
Emerging Community (Structure Plans)	Refer Table 2.3
Local Area Plans	Refer Table 2.4
Special Uses	Council discretion

2.2.2 Servicing Emerging Community Domain

The general planning assumptions in regards to the provision of sewerage service to Structure Plan Precincts in the Emerging Community Domains are contained in **Table 2.2**. The general planning assumptions apply to those areas of land use in the Performance Criteria (matched to Acceptable Solutions) in the Emerging Community Domain Place Codes PC15 to PC22 in **Part 5 Division 2 Chapter 18 of Our Living City – Gold Coast Planning Scheme**.

Table 2.2: Sewerage Network Servicing of Emerging Community Domain – General

Land Use	Acceptable Solution	Sewerage
Rural	Rural Domain	No service
Park Living	Park Living Domain	No service
Detached Dwelling	Detached Dwelling Domain	Service
Medium to High Density Urban	Residential Choice Domain	Service
Commercial	Local Business Domain	Service
Industrial	Industry 2 Domain	Service
Community Purposes	Community Purposes Domain	Service



Servicing assumptions for Precincts within each of the Structure Plans are matched to the Acceptable Solutions contained in **Table 2.3**.

Table 2.3: Sewerage Network Servicing of Precincts in Structure Plans

Structure Plan Precincts	Acceptable Solution	Sewerage
Beenleigh District Structure Plan (Map EC1)		
Open Space – Conservation	Rural	No service
Park Living	Park Living	No service
Residential	Detached Dwelling	Service
Local Business	Local Business	Service
Meat Processing	Industry 2	Service
Conservation/ Landscape Protection		No service
Albert Corridor A: Ormeau Structure Plan (Map EC2)		
Rural	Rural	No service
Residential	Detached Dwelling	Service
Town Centre	Local Business	Service
Open Space/ Buffer	Rural	No service
Albert Corridor B: Upper Coomera Structure Plan (Map EC3)		
Rural	Rural	No service
Park Living	Park Living	No service
Residential	Detached Dwelling	Service
Conservation and Landscape Protection		No service
Albert Corridor D: South Helensvale Structure Plan (Map EC5)		
Urban Residential	Detached Dwelling	Service
Open Space/ Buffer		No service
Albert Corridor E: Kopps Road Structure Plan (Map EC6)		
Park Living	Park Living	No service
Conservation and Recreation		No service
Urban Residential	Detached Dwelling	Service
Existing Open Space		No service
Environmental Village	Detached Dwelling	Service
Local Convenience – Retail and Activity Centre	Local Business	Service
Quarry	Industry 2	No service
Gilston Structure Plan (Map EC7)		
Rural	Rural	No service
Urban Development	Detached Dwelling	Service
Existing Open Space		No service
Preschool/ Primary School	Community Purpose	Service
Open Space for Conservation and Recreation		No service
Business Activity	Local Business	Service



Structure Plan Precincts	Acceptable Solution	Sewerage
Reedy Creek Structure Plan (Map EC8)		
Rural	Rural	No service
Park Living	Park Living	No service
Urban Residential	Detached Dwelling	Service
Low Density Urban Residential	Detached Dwelling	Service
Industry	Industry 2	No service
Proposed Open Space & Nature Conservation		No service
Existing School	Community Purpose	Service
Mudgeeraba Forest	Industry 2	No service
Special Development Area		No service
Urban Break Structure Plan (Map EC9)		
Rural	Rural	No service
Park Living	Park Living	No service
Small Lot Rural	Rural	No service
Low Key Commercial Node	Local Business	No service
Open Space/ Landscape Protection		No service



2.2.3 Servicing Local Area Plan Precincts

Servicing assumptions for Precincts within each of the Local Area Plans are contained in **Table 2.4**.

Table 2.4: Sewerage Network Servicing of Precincts in Local Area Plans

Local Area Plan Precincts	Sewerage
Beenleigh Town Centre LAP (LAP Map 1.3)	
City Heart	Service
Beenleigh Central	Service
Inner City South	Service
Community Precinct 4a – 4b	Service
Western Gateway	Service
Inner City North	Service
Parklands and Recreation	Service
Education	Service
River Gateway	Service
Southpoint	Service
Town Centre Residential	Service
Traditional Residential	Service
Broadbeach LAP (LAP Map 2.2)	
Central Mixed Use	Service
Residential	Service
Highway Tourism	Service
Pacific Fair	Service
Jupiter's Casino	Service
Community Purposes	Service
Public Open Space	No service
Highway Restaurant	Service
Local Scale Office	Service
Light Industry	Service
Bundall Central LAP (LAP Map 3.2)	
Commercial and Residential	Service
Public Open Space	No service
Bundall Equestrian LAP (LAP Map 4.2)	
Gold Coast Turf Club	Service
Equestrian Services	Service
Burleigh LAP (LAP Map 5.2)	
Burleigh Heads Commercial Core	Service
Burleigh Town Marketplace	Service
Tourist and Residential	Service
Fringe Business	Service
Home Business	Service
Public Open Space	Service
Community Facilities	Service



Local Area Plan Precincts	Sewerage
Burleigh Ridge LAP (LAP Map 6.2)	
Detached Dwelling	Service
Residential Choice	Service
Environmental Open Space	No service
Community Facilities	Service
Chevron Island LAP (LAP Map 7.2)	
Commercial	Service
Inner Residential	Service
Waterfront Residential	Service
Open Space	No service
Coolangatta LAP (LAP Map 8.2)	
Coolangatta Centre	Service
Point Danger, Rainbow Bay, Greenmount Hill	Service
Open Space	No service
Medium Density Residential	Service
Ridge Residential	Service
Kirra South	Service
Kirra	Service
Community Purposes	Service
Local Service Area	Service
Industrial – Residential Transition Area	
Coomera LAP (LAP Map 9.2)	
Coomera Town Centre	Refer below
Coomera Residential	Service
Local Centres	Service
Marine Industry	Service
Fringe Business	Service
Low Impact Industry	Service
Community Purposes	Service
Park Living	No service
Private Open Space	No service
Rural Living/ Open Space	No service
Agriculture/ Conservation	No service



Local Area Plan Precincts	Sewerage
Coomera Town Centre LAP (LAP Map 10.2)	
Town Centre Core	Service
Core Residential	Service
Tourism and Residential	Service
Community Purposes (Medical)	Service
Community Purposes (School)	Service
Showroom/ Commercial	Service
Light Industrial	Service
Frame Residential	Service
Open Space	No service
Currumbin Hill LAP (LAP Map 11.2)	
Detached Dwelling	Service
Residential Choice	Service
Local Business	Service
Private Open Space	No service
Public Open Space	No service
Eagleby LAP (LAP Map 12.2)	
Low Density Residential	Service
Medium Density Residential	Service
Community Purposes	Service
Public Open Space	No service
Commercial and Economic Development (5a) and (5c)	Service
Commercial and Economic Development (5b)	Service
Twin Rivers Greenbelt (6a – 6e)	No service
East Coomera/ Yawalpah LAP (LAP Map 13.2)	
Tidal and Intertidal Areas	No service
Areas Fringing Tidal and Intertidal Areas	No service
High Terrestrial Conservation Significance Areas	No service
Moderate Terrestrial Conservation Significance Areas	No service
Rehabilitation Areas	No service
Sugar Cane Areas	No service
Preferred Development Areas	No service



Local Area Plan Precincts	Sewerage
Guragunbah LAP (LAP Map 14.7)	
Residential–Rural Residential	No service
Residential-Low/ Medium Density	Service
Mixed Residential-Tourism Use	Service
Commercial Industry	Service
Local Commercial/ Commercial Facility	Service
Tourism-Built Environment	No service
Tourism-Open Use	No service
School	Service
Active/ Passive Recreation	No service
Passive Recreation	No service
Conservation Area	No service
Open Space Corridor	No service
Helensvale Town Centre LAP (LAP Map 15.2)	
Rail Oriented Town Centre	Service
Town Centre Residential	Service
Frame Area	Service
Hope Island LAP (LAP Map 16.2)	
Major Resorts	Service
Santa Barbara and Boykambil Villages	Service
South Crescent Avenue	No service
Hope Island Central	Service
Hope Harbour	Service
Tourist and Retail (Oxenford-Southport and Broadwater Terrace)	Service
Caseys and Oxenford-Southport Roads	Service
Mudgeeraba Village LAP (LAP Map 17.2)	
Core Business	Service
Traditional Village	Service
Community Purposes	Service
Residential Purposes	Service
Public Open Space	No service



Local Area Plan Precincts	Sewerage
Oxenford LAP (LAP Map 18A.2)	
Tourism and Entertainment	Service
Hillside Residential	Service
Extractive Industries	No service
Parkland Residential	No service
Central Oxenford	Service
Riverside Residential Communities	Service
Pacific Business Corridor	Service
Oxenford Gateway	Service
Public Open Space	No service
Community Purposes	Service
Nerang LAP (LAP Map 18.2 and LAP Map 18.3)	
Town Centre (North-West)	
▪ Sub Precinct 1	Service
▪ Sub Precinct 2	Service
▪ Sub Precinct 3	Service
▪ Sub Precinct 4	Service
Town Centre (South-East)	
▪ Sub Precinct 1	Service
▪ Sub Precinct 2	Service
▪ Sub Precinct 3	Service
▪ Sub Precinct 4	No service
City of Gold Coast Council Offices and Environs	Service
Railway	
▪ Sub Precinct 1	Service
▪ Sub Precinct 2	No service
▪ Sub Precinct 3	Service
▪ Sub Precinct 4	Service
Mixed Residential	
▪ Sub Precinct 1	Service
Riverfront	No service
Open Space/ Recreation/ Community	No service
Industrial	Service
Urban Residential	Service
Large Lot Residential – South of Nerang Beaudesert Road	Service
Fringe Business	Service
Palm Beach LAP (LAP Map 19.2)	
Central	Service
Cypress Terrace	Service
Palm Beach Avenue	Service
Jefferson Lane	Service



Local Area Plan Precincts	Sewerage
Paradise Point LAP (LAP Map 20.2)	
Local Retail Centre	Service
Small Office Area	Service
Multi-Unit Development	Service
Robina LAP (LAP Map 21.1)	Refer to Local Government (Robina Central Planning Agreement) Act, 1992
South Stradbroke LAP (LAP Map 22.2)	No service
Southport LAP (LAP Map 23.2)	
Retail	Service
Commerce and Administration	Service
Short Street	Service
Medical	Service
Showroom S(a)	Service
Showroom S(b)	Service
Trades T(a) and T(b)	Service
Foreshore	No service
Residential	Service
Residential – RC(a)	Service
Residential – RC(b)	Service
Residential – RC(c)	Service
Residential – RC(d)	Service
Residential – RC(e)	Service
Residential – RC(f)	Service
Smith Street Development Area	Service
Local Centres	Service
Community Facilities	Service
Sundale	Service
Springbrook LAP (LAP Map 24.2)	No service
Surfers Paradise LAP (LAP Map 25.2)	
Entertainment SP1 – SP3	Service
High Rise Accommodation	Service
Budds Beach	Service
Peninsular	Service
South West Tourism	Service
Paradise Island	Service
Public Open Space	No service



Local Area Plan Precincts	Sewerage
The Spit LAP (LAP Map 26.2)	
Phillip Park and Environs	No service
The Seaway Park	No service
Beach Front Park	No service
Sea World Drive Central	Service
Sea World	Service
Southport Boat Harbour	Service
Uplands Drive and Woodlands Way LAP (LAP Map 27.2)	
Napper Road	No service
Large Lot Residential	No service
West Burleigh LAP (LAP Map 28.2)	
Township	Service
Tallebudgera Creek and Environs	No service
Yatala LAP (LAP Map 29.2)	
General Impact Business and Industry	Service
Low Impact Business and Industry	Service
Food and Produce Industry	Service
Future Business and Industry	Service
Extractive Industry	No service
Open Space	No service

Infrastructure Map IM6, Appendix A, shows the proposed sewerage infrastructure.



3.0 Sewerage Network Planning Assumptions

3.1 Sewerage Network Infrastructure Categories

Five infrastructure categories have been assumed for the planning and funding of the sewerage network. Categories 1, 2 and 3 are defined as trunk infrastructure and hence are assumed to be funded from developer contributions. The definition of trunk infrastructure that has been assumed for each infrastructure category in the sewerage network follows:

Category 1 Infrastructure in the sewerage network includes:

- water reclamation facilities;
- reclaimed water release systems;
- reclaimed water schemes;
- reclaimed water storages;
- telemetry and instrumentation systems;
- investigation, planning, survey, geotechnical investigations, design, construction supervision and GCCC administrative costs; and
- financing costs.

Category 2 Infrastructure in the sewerage network includes:

- gravity sewers (minimum size 300 mm equivalent diameter);
- rising mains (minimum size 225 mm equivalent diameter);
- sewage pumping stations (with minimum size rising main of 225 mm equivalent diameter);
- odour control and corrosion control systems;
- sewage storage;
- telemetry and instrumentation systems;
- investigation, planning, survey, geotechnical investigations, design, construction supervision and GCCC administrative costs; and
- financing costs.

Category 3 Infrastructure (Local Area Works) in the sewerage network includes:

- Local Area Works for the sewerage network that result from Planning Scheme Policy No.3;
- Local Areas Works include:
 - extensions of the sewerage network where gravity sewers are generally less than 300 mm diameter;
 - sewage pumping stations with rising mains generally smaller than 225mm diameter;
 - sewage storage;
- telemetry and instrumentation systems;
- investigation, planning, survey, geotechnical investigations, design, construction supervision and GCCC administrative costs;
- financing costs.

3.2 Sewerage Network Financial Catchments

Six geographical areas of the City of Gold Coast have been identified as representative areas of development and hence infrastructure demands. The areas are also identified as the financial catchments that developer contributions will be collected against. The six financial catchments are:

1. Beenleigh Financial Catchment;
2. Stapylton Financial Catchment;
3. Pimpama Financial Catchment;
4. Coombabah Financial Catchment;
5. Merrimac Financial Catchment; and
6. Elanora Financial Catchment.

The financial catchments are shown in **Figure 7.1** and **Infrastructure Map IM2, Appendix A**. The developer contributions for each of these financial catchments are given in **Tables 4.1** and **4.2**.



3.3 Sewerage Network Financial Catchments Infrastructure Demands

The development growth forecasts for the sewerage network, which form the demand assumptions for each financial catchment, are presented in **Tables 3.1** to **3.6**.

Table 3.1: Beenleigh Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	8,935	9,562	10,439	10,826	22,592
Residential Choice	1,876	2,111	2,300	2,525	6,331
Tourist Residential	0	0	0	0	0
Commercial	459	644	822	1,470	2,541
Industrial	1,263	1,263	1,263	1,263	3,118
Community Purpose	449	507	566	606	768
Open Space	78	78	78	78	233
Total	13,060	14,165	15,468	16,768	35,584

Table 3.2: Stapylton Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	921	1,434	1,473	2,012	10,062
Residential Choice	13	13	13	13	63
Tourist Residential	0	0	0	0	0
Commercial	2,171	2,186	2,206	2,278	2,357
Industrial	668	953	1,233	2,520	28,215
Community Purpose	15	29	44	53	87
Open Space	19	19	19	19	58
Total	3,807	4,635	4,988	6,895	40,842

Table 3.3: Pimpama Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	1,106	1,944	3,094	15,004	31,000
Residential Choice	0	0	261	2,582	5,353
Tourist Residential	10	327	444	444	494
Commercial	389	743	1,105	1,885	5,140
Industrial	59	312	562	1,732	6,555
Community Purpose	59	124	179	225	291
Open Space	20	20	20	20	279
Total	1,643	3,470	5,665	21,892	49,112



Table 3.4: Coombabah Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	34,447	43,771	53,573	60,116	63,685
Residential Choice	22,285	25,464	27,974	31,296	45,716
Tourist Residential	20,739	22,336	24,851	28,508	52,986
Commercial	5,417	6,506	7,565	9,019	10,145
Industrial	3,114	3,596	4,067	4,260	8,440
Community Purpose	2,257	2,412	2,560	2,682	3,520
Open Space	2,221	2,221	2,221	2,221	4,944
Total	90,480	106,307	122,813	138,103	189,436

Table 3.5: Merrimac Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	24,945	28,719	31,450	37,913	39,934
Residential Choice	11,758	13,541	15,666	22,807	29,818
Tourist Residential	1,103	1,583	1,965	2,837	8,451
Commercial	3,436	4,896	5,574	6,762	8,039
Industrial	1,860	2,136	2,412	2,994	5,422
Community Purpose	951	1,128	1,329	1,462	1,854
Open Space	576	576	576	576	1,800
Total	44,630	52,578	58,972	75,350	95,319

Table 3.6: Elanora Sewerage Financial Catchment Demands

Development Type Group	Sewerage Demand (ET)				
	2001	2006	2011	2021	PSD
Residential	10,889	11,998	14,630	15,253	16,483
Residential Choice	11,183	11,325	11,565	12,573	18,934
Tourist Residential	4,899	5,039	5,039	6,223	13,767
Commercial	1,828	1,847	2,214	2,531	2,564
Industrial	606	739	869	893	1,976
Community Purpose	799	842	857	1,065	1,192
Open Space	1,029	1,029	1,029	1,029	1,580
Total	31,233	32,819	36,202	39,567	56,495



3.4 Indexation of Developer Contributions

The developer contributions for the sewerage network are calculated in June 2004 dollars. The contributions will be adjusted at the time of payment according to movements in the Consumer Price Index (CPI, ABS, 2005) and according to the planning scheme policy in force when the time for payment falls due. This planning scheme policy is expected to be amended from time to time to reflect any relevant changes in the planning scheme, movement in construction costs and other relevant matters. The index for June 2004 is presented in **Table 3.7**.

Table 3.7: Consumer Price Index (Brisbane)

Year	Month	Index
2004	June	146.3

Source: Australian Bureau of Statistics, Catalogue 6401.0 2005

To remove any doubt, the intention is that developer contributions shall reflect the full extent of capital costs being incurred by Council over time in delivering infrastructure for growth.

3.5 Costing Assumptions

Costing assumptions for Categories 1, 2 and 3 infrastructure, which form part of this Policy, are:

- full cost pricing is used;
- establishment costs include;
 - construction cost;
 - project management costs;
 - costs of approvals;
 - project financing costs; and
 - developer contributions administration expenses;
- valuation of existing assets is at current replacement cost using modern equivalent asset method;
- future demand will be discounted;
- contributions will automatically be adjusted for inflation quarterly;
- additional infrastructure costs for development that is beyond the anticipated network provision timeframes will be funded by the developer.

4.0 Developer Contributions

4.1 Category 1 and Category 2 Infrastructure

The developer contributions for Category 1 and Category 2 infrastructure in the sewerage network, which apply in each of the financial catchments, are tabulated in **Table 4.1**. The areas in which the developer contributions for Category 1 and Category 2 infrastructure apply are shown in **Figure 7.1** and **Infrastructure Map IM2, Appendix A**. The contributions are based on equivalent tenements (ET) and the method of calculation for financial catchments and development types is covered in **Section 9** of this Policy. The tabulated contributions are for the future estimated usage of the sewerage network.

Table 4.1: Developer Contributions by Financial Catchment for the Sewerage Network (June 2004 dollars)

Financial Catchment	Category 1 (\$/ET)	Category 2 (\$/ET)
Beenleigh	4,605	2,430
Stapylton	4,605	2,430
Pimpama	4,605	2,430
Coombahbah	3,050	3,060
Merrimac	3,050	3,060
Elanora	3,050	3,060



4.2 Category 3 Infrastructure

The developer contributions for Category 3 infrastructure in the sewerage network, which apply to the local areas, are tabulated in **Table 4.2**. The local areas in which the developer contributions for Category 3 infrastructure apply are detailed in **Section 7** of this Policy. The contributions are based on equivalent tenements (ET) and the method of calculation for local area and development types is covered in **Section 9** of this Policy. The tabulated contributions are for the future estimated usage of the sewerage network.

Table 4.2: Developer Contributions by Local Area for the Sewerage Network (June 2004 dollars)

Financial Catchment	Sewerage Network Local Area Works	Developer Contributions (\$/ET)
Beenleigh	Peacock and Pheasant Avenues	1,493
Stapylton	Ormeau	527
Pimpama	Oakey Creek:	
	▪ Residential	247
	▪ Local centre/high density residential	319
	▪ Fringe business/commercial	229
	▪ Community purposes	291
	East Coomera:	
	▪ Zone A	1,798
	▪ Zone B	1,874
	▪ Zone C	1,679
	▪ Zone D	663
▪ Zone E	577	
▪ Zone F	3,583	
	Coomera Village	913
	River Meadows	215
Coombabah	Caseys Road	1,180
	Barrs Field	271
	Saltwater Creek	646 per original lot
	Woodlands	Density dependent, if redevelopment exceeds 9ET/ha
Merrimac	Ben Lomond Drive	2,470
	Bourton Road, Ghilgai Road, Macadie Way	808
	Mudgeeraba upstream of Golden Grove	226
Elanora	Galleon Way (Area 2)	1,603
	Sunlight Drive	11,151 per gross hectare
Coombabah	Hope Island:	
	▪ Zone A1	1,936
	▪ Zone A2	1,936
	▪ Zone B	1,638
	▪ Zone C	665
▪ Zone D	0	



4.3 Commencement Date of Developer Contributions

4.3.1 The developer contributions identified in **Table 4.1** (as indexed/ amended in accordance with **Section 3.5**) will be implemented in four stages. The first stage will commence on 1 October 2005, with the following stages commencing on 1 January 2006, 1 April 2006 and 1 July 2006.

The developer contributions (as indexed/ amended in accordance with **Section 3.5**) applicable at the commencement of each stage will be as follows:

Table 4.3: Developer Contributions for Sewerage by Financial Catchment (June 2004 Dollars)

Category	Region	Catchment	Contribution Rate (\$/ET)			
			1 October 2005	1 January 2006	1 April 2006	1 July 2006
1	North	Beenleigh Stapylton Pimpama	\$3372	\$3372	\$3771	\$4605
1	South	Coombah Merrimac Elanora	\$2367	\$2367	\$2367	\$3050
2	North	Beenleigh Stapylton Pimpama	\$1786	\$2203	\$2430	\$2430
2	South	Coombah Merrimac Elanora	\$1876	\$2291	\$2913	\$3060

4.3.2 The developer contributions identified in **Table 4.2** (as indexed/ amended in accordance with **Section 3.5**) will commence on 1 October 2005.

5.0 Apportionment of Developer Contributions

5.1 Category 1 and Category 2 Infrastructure

Developer contributions for Category 1 and Category 2 infrastructure in the sewerage network have been apportioned in accordance with the assumptions stated in this Policy.

The establishment costs of the infrastructure items have been apportioned for existing usage (to annual rates) and future estimated usage (to developer contributions). The developer contributions have been apportioned across the financial catchments. The component of establishment costs apportioned to the developer contributions and to the particular financial catchment is presented in the work schedules in the network planning reports listed in **Section 14**.

The developer contributions presented in **Table 4.1** have been apportioned using the following formula:

$$\text{Developer Contributions (\$/ET)} = \frac{\text{Spare Capacity (\$)} + \text{PV Future Infrastructure (\$)}}{\text{PV Future Demand (ET)}}$$

Where:

Spare Capacity is that capacity provided in advance of development and for development, but not yet recouped through developer contributions, valued at the current replacement cost (\$);

PV is the Present Value methodology assuming a real discount rate of six (6) percent;

Future Infrastructure is that infrastructure (supplied at designated years) required to service the needs of future development alone, and

Future Demand is that additional demand created by development in future years.



5.2 Category 3 Infrastructure

Developer contributions for Category 3 infrastructure in the sewerage network and presented in **Table 4.2** have been apportioned on a per ET basis for all lots in the respective Local Area detailed in **Section 7** of this Policy.

6.0 Cost and Timing of Future Infrastructure

The estimated cost and estimated timing of augmentations to trunk infrastructure for the sewerage network are presented in the works schedules in the network planning reports for each of the financial catchments listed in the **References** in **Section 14**.

The estimated timing of provision of the infrastructure items has been determined from the anticipated growth in demand provided in the **Development Patterns Report (Realty Research, 2001)**. If the estimated growth is not achieved, or occurs faster, then the estimated timing will be adjusted accordingly.

7.0 Areas of Application

7.1 Application in Financial Catchments

The application of developer contributions for Category 1 and Category 2 infrastructure in the sewerage network has been divided into six financial catchments. The developer contributions for each of these financial catchments are provided in **Table 4.1**. The boundaries of the sewerage financial catchments are shown in **Figure 7.1** and **Infrastructure Map IM2, Appendix A**.

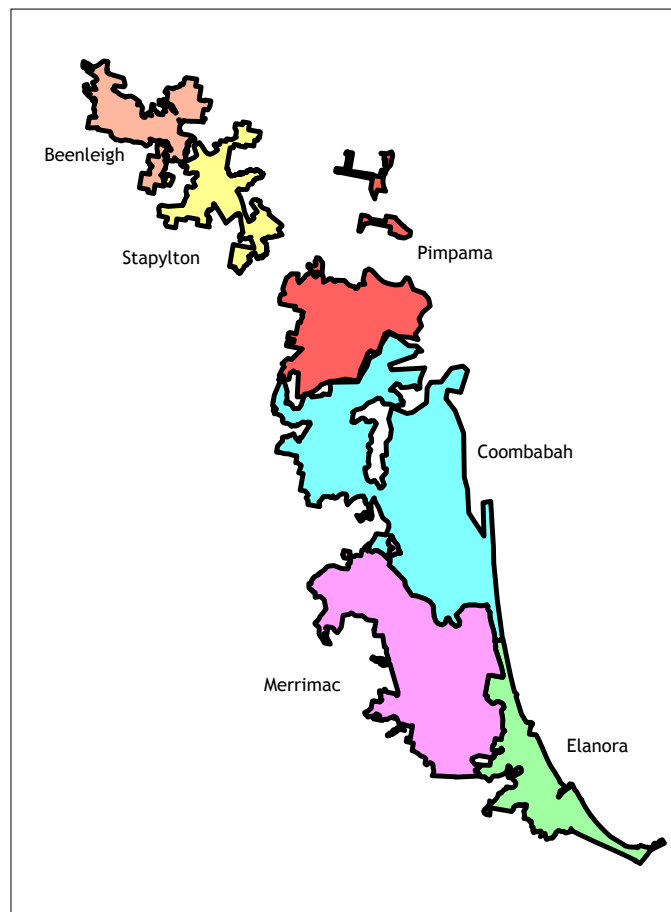


Figure 7.1: Sewerage Network Financial Catchments



7.2 Application in Local Areas

In addition to the developer contributions for Category 1 and Category 2 infrastructure, developer contributions for Category 3 infrastructure in the sewerage network, as identified in **Table 4.2**, are applicable in the respective local areas detailed below in **Figures 7.2 to 7.17**.

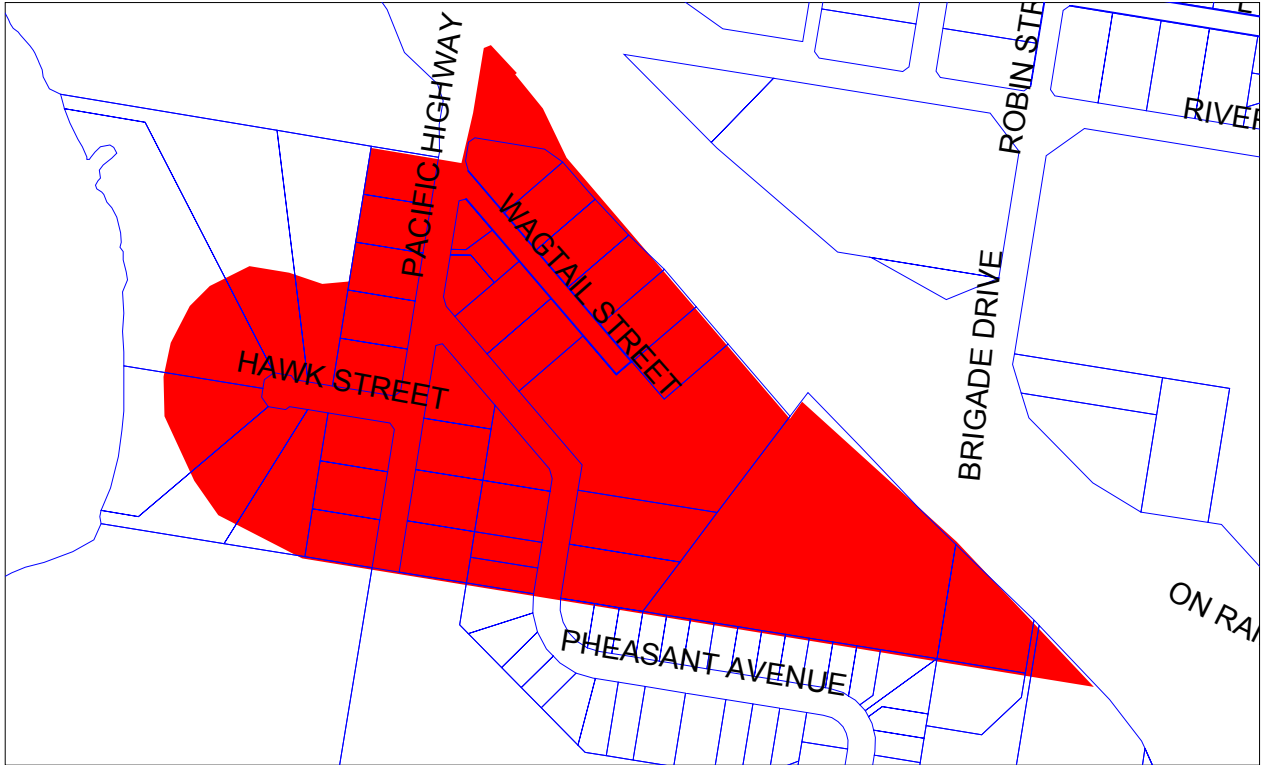


Figure 7.2: Peacock and Pheasant Avenues Local Area

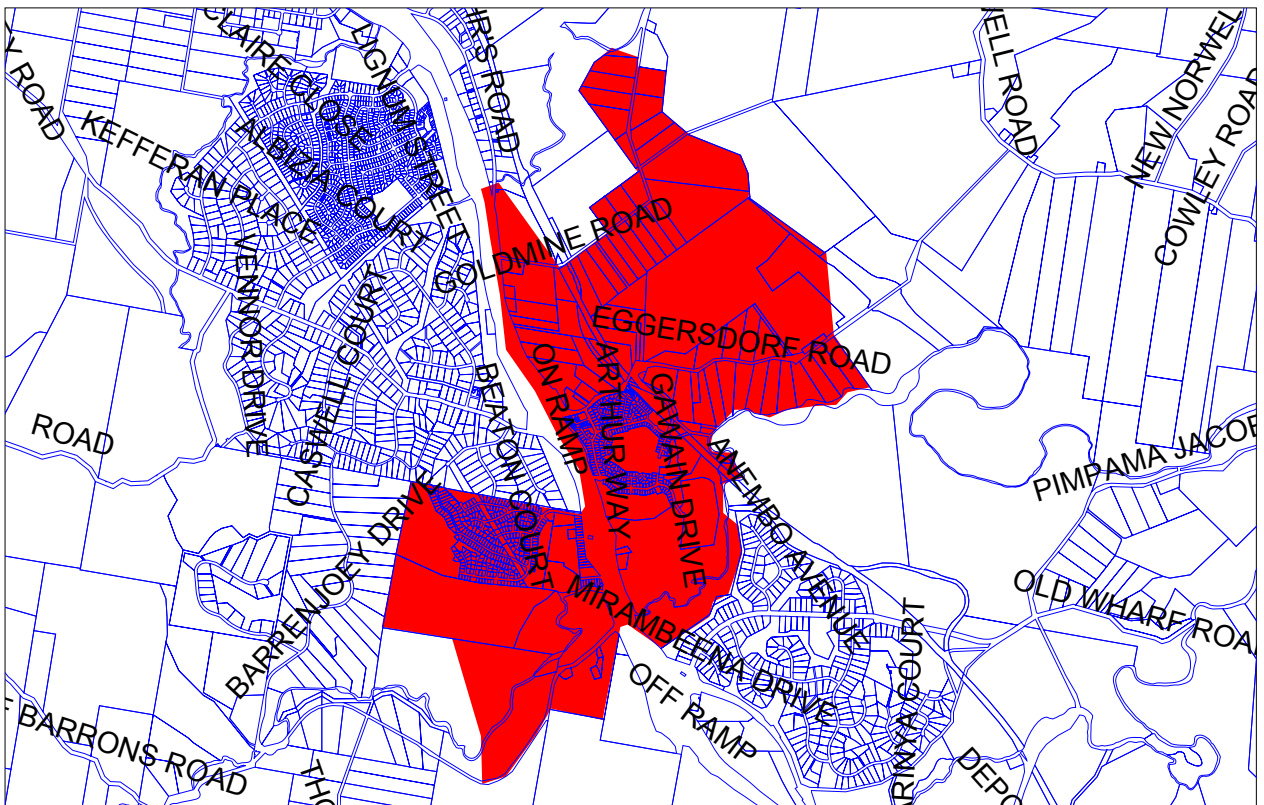


Figure 7.3: Ormeau Local Area

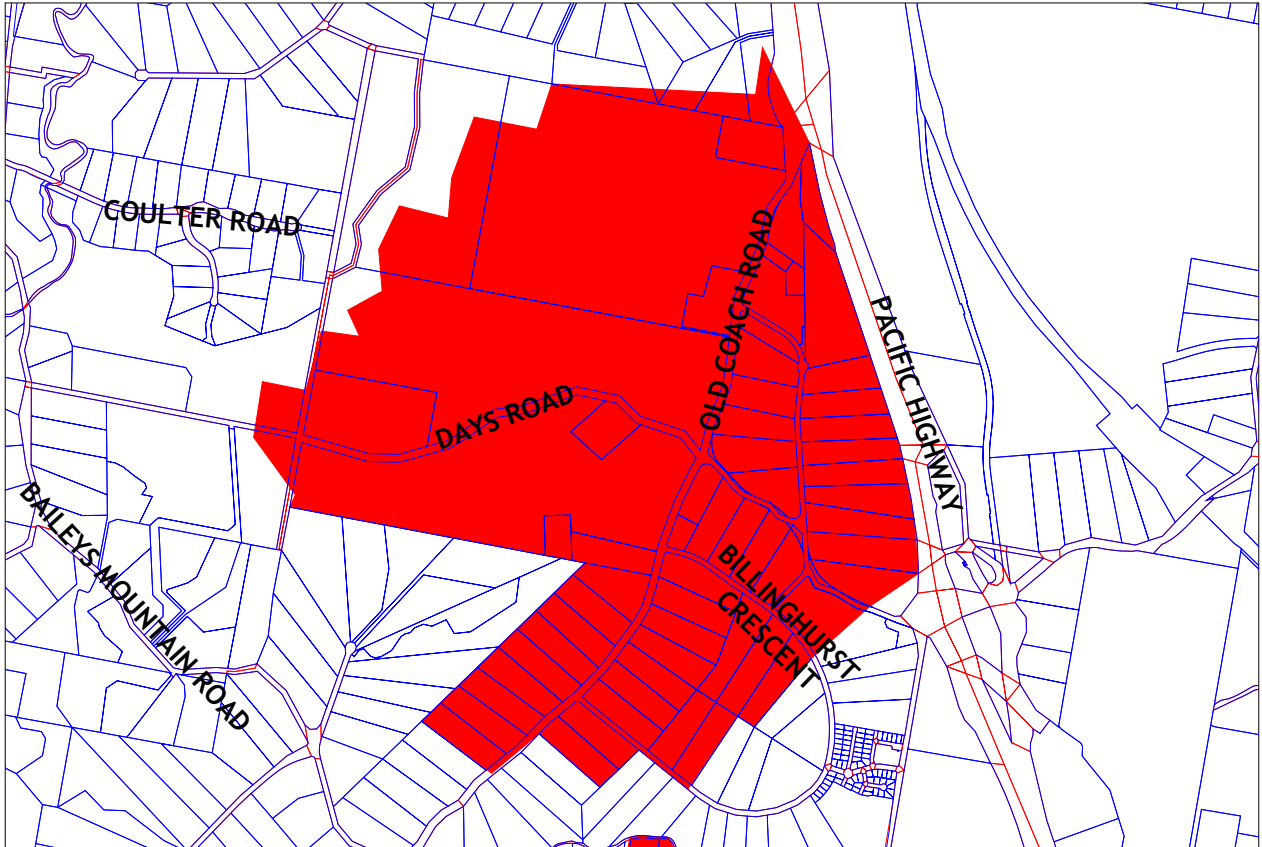


Figure 7.4: Oakey Creek Local Area

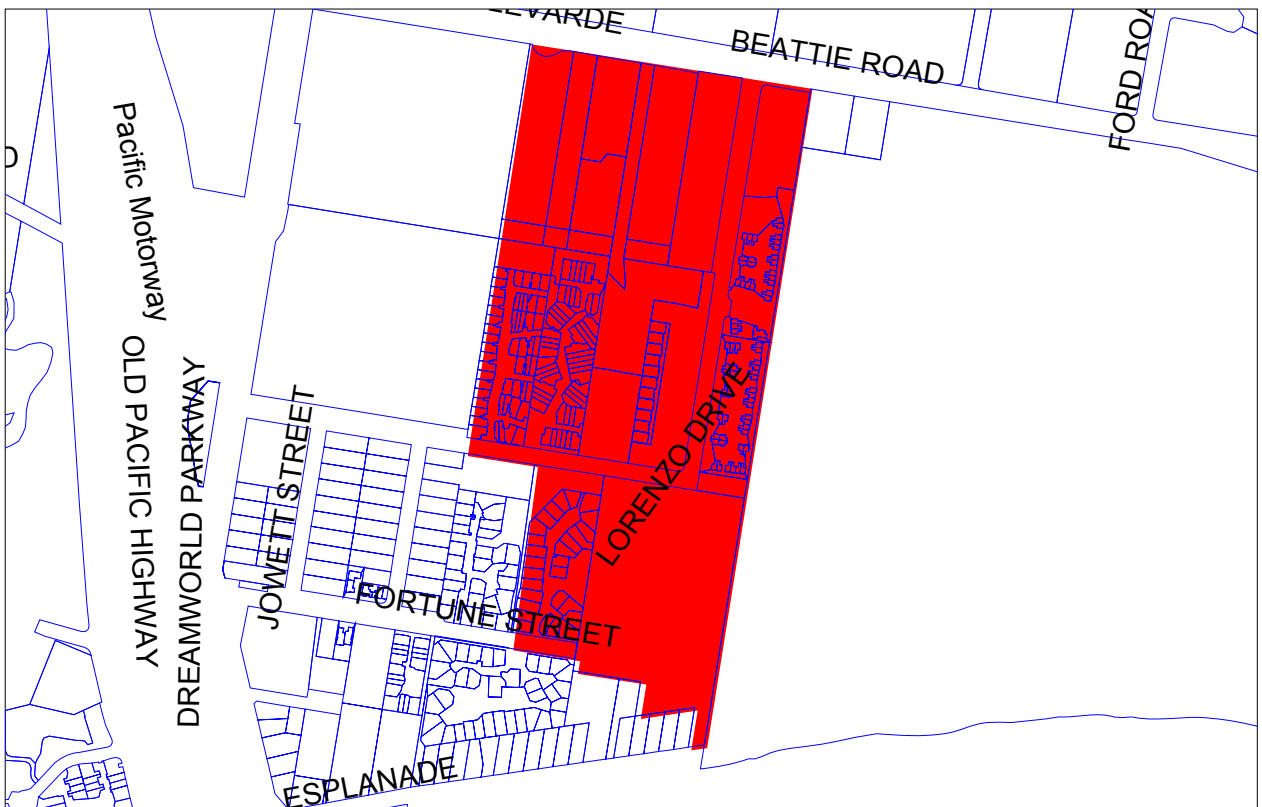


Figure 7.5: Coomera Village Local Area

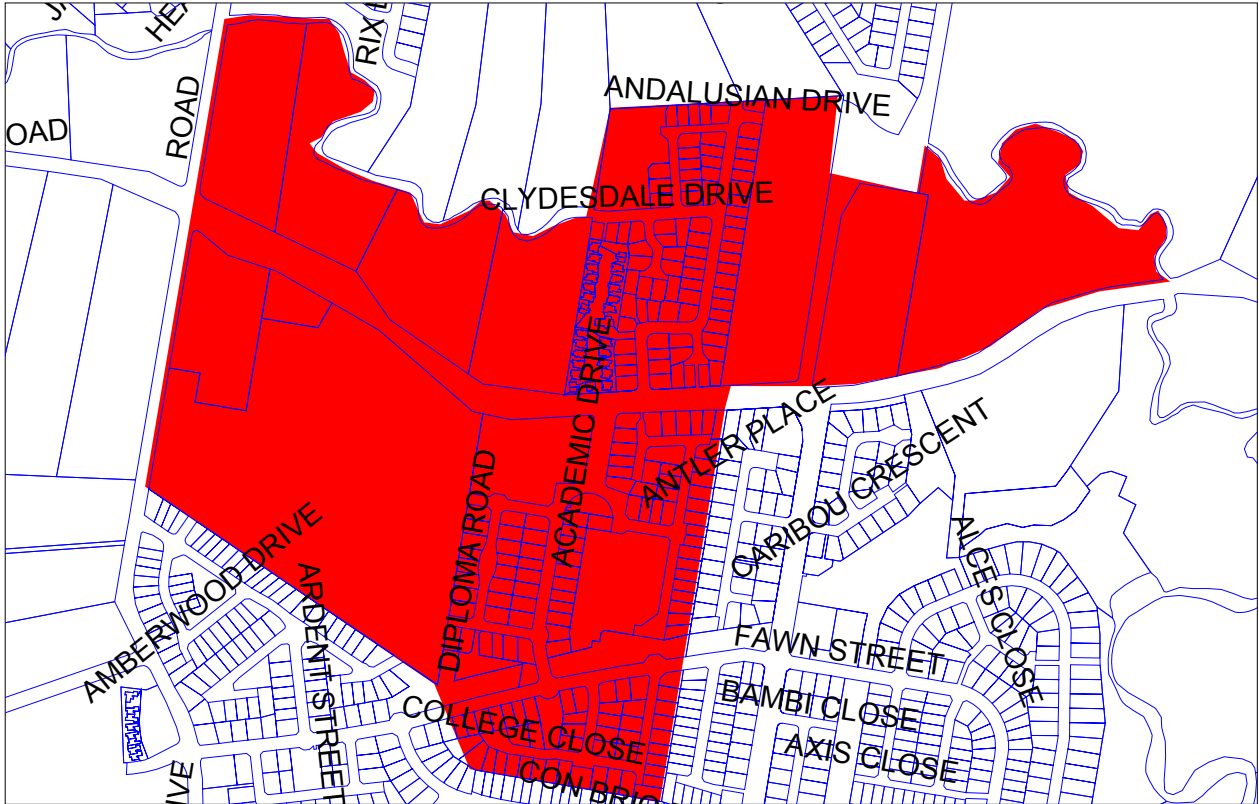


Figure 7.6: River Meadows Local Area

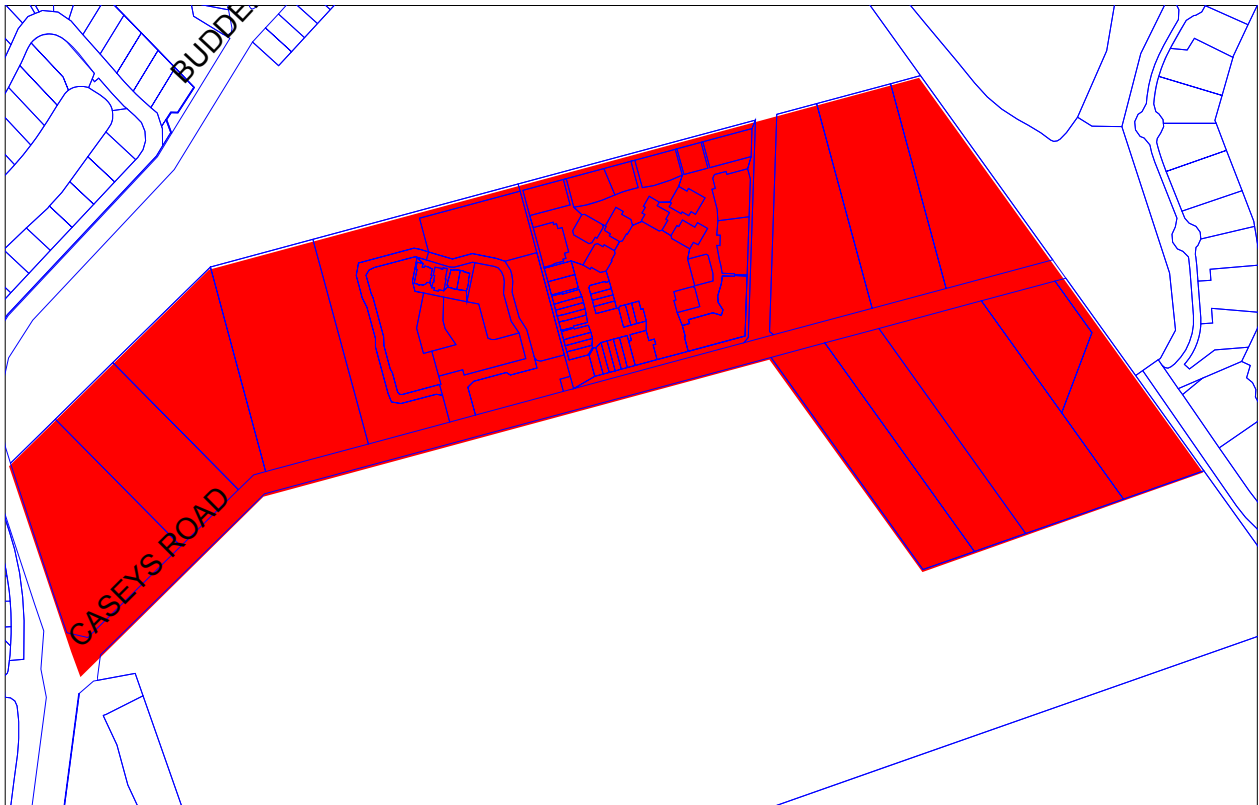


Figure 7.7: Caseys Road Local Area

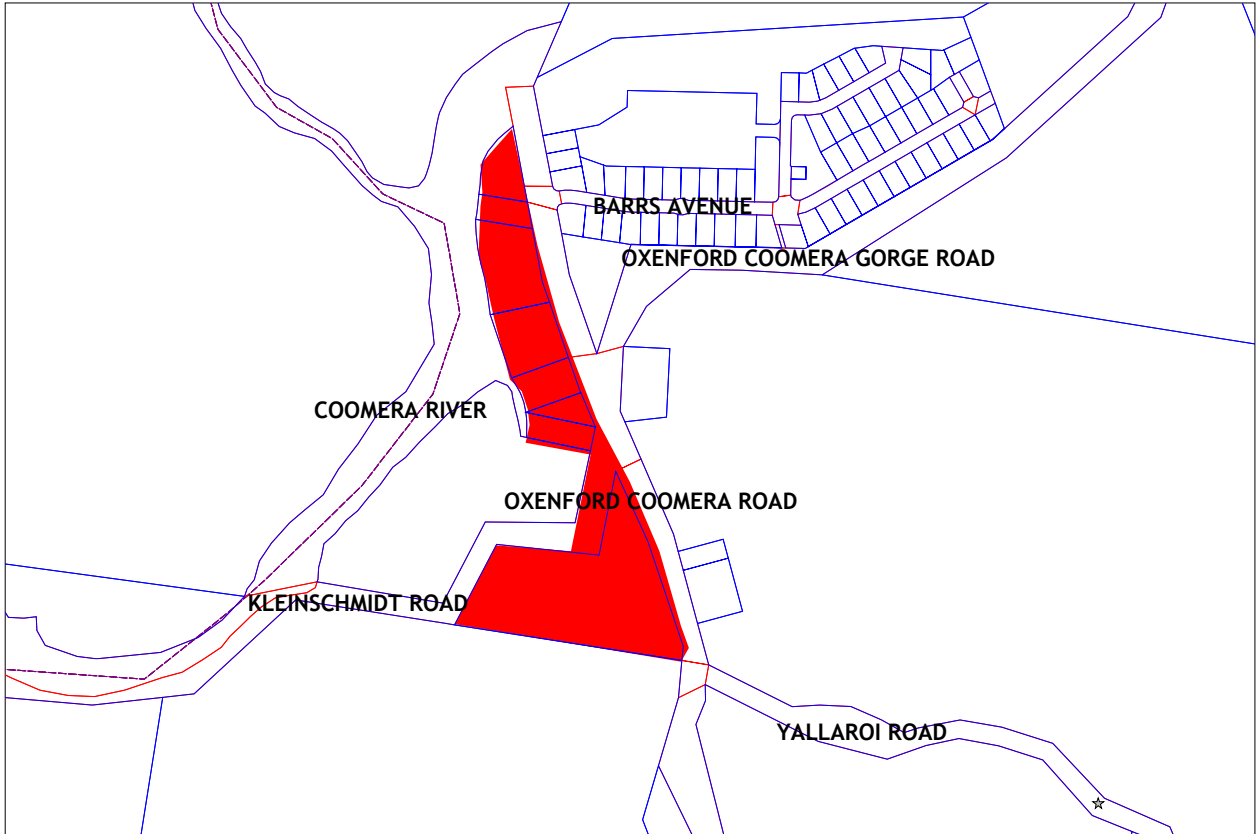


Figure 7.8: Barrs Field Local Area

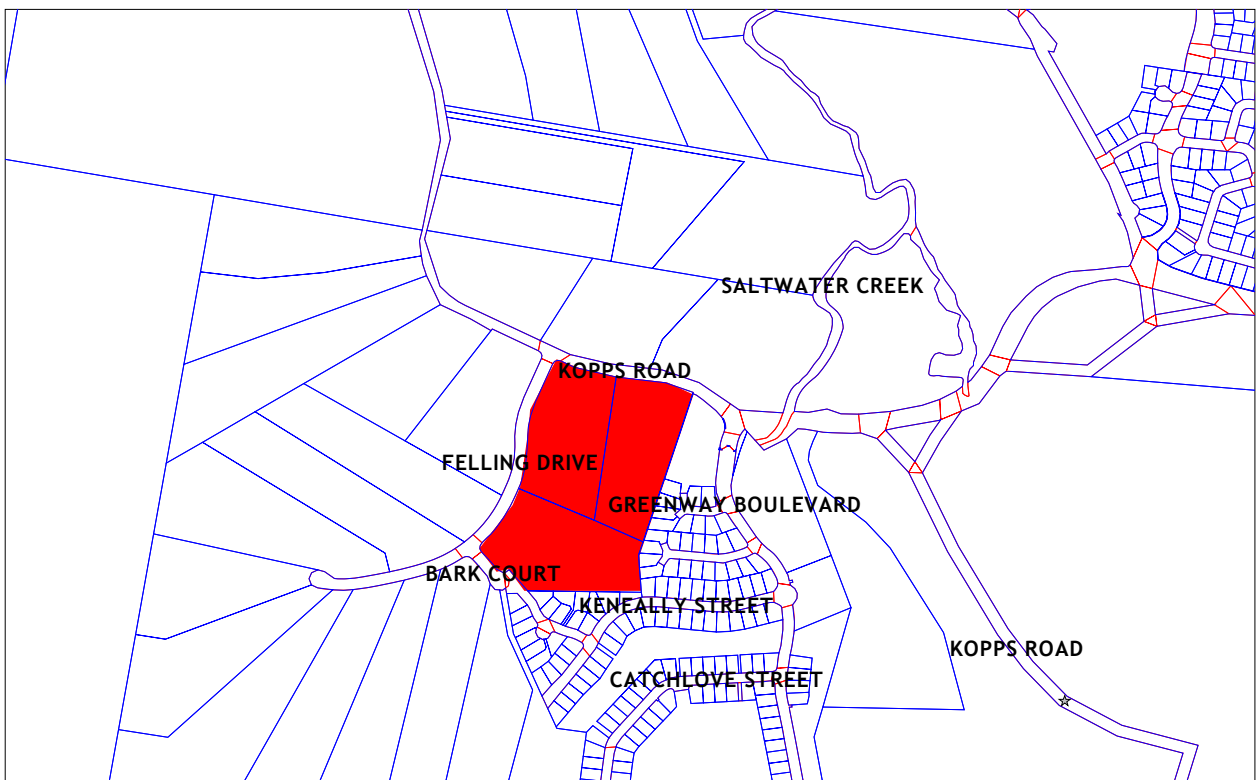


Figure 7.9: Saltwater Creek Local Area

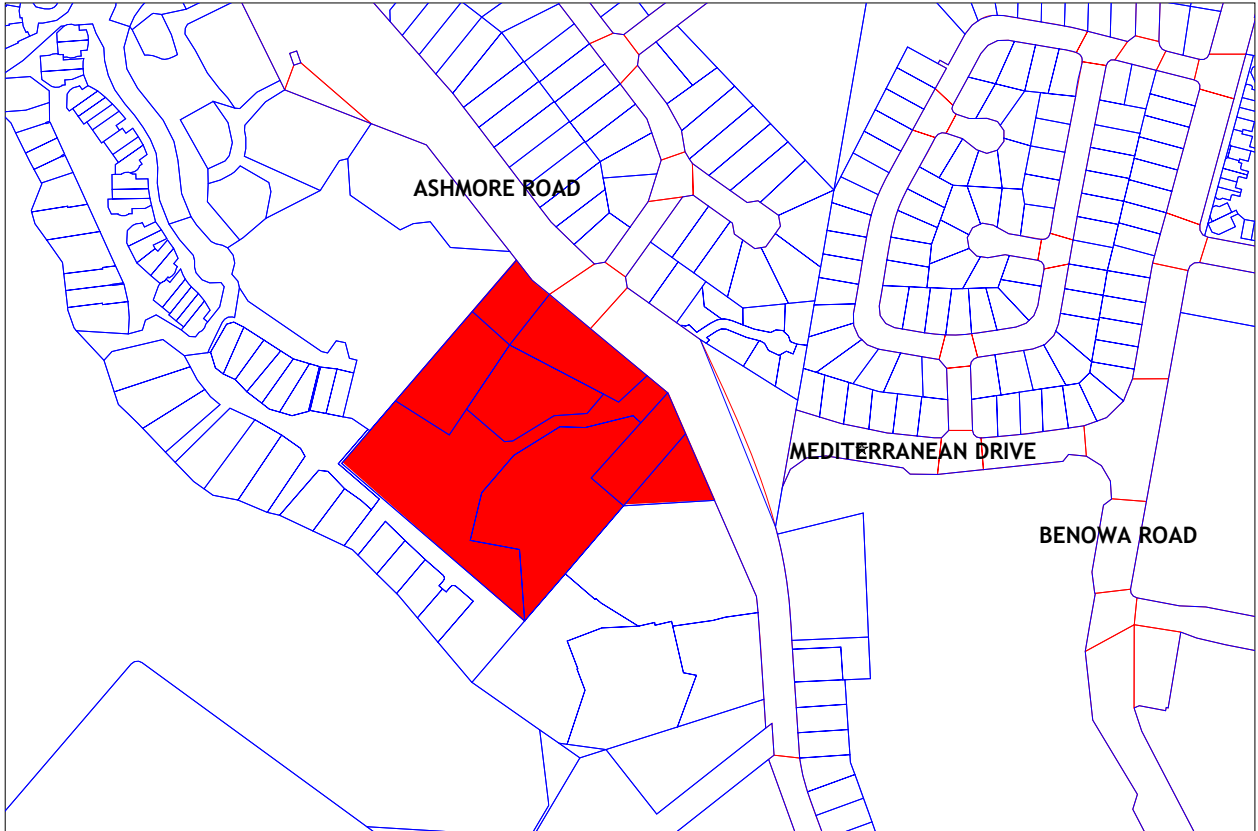


Figure 7.10: Woodlands Local Area

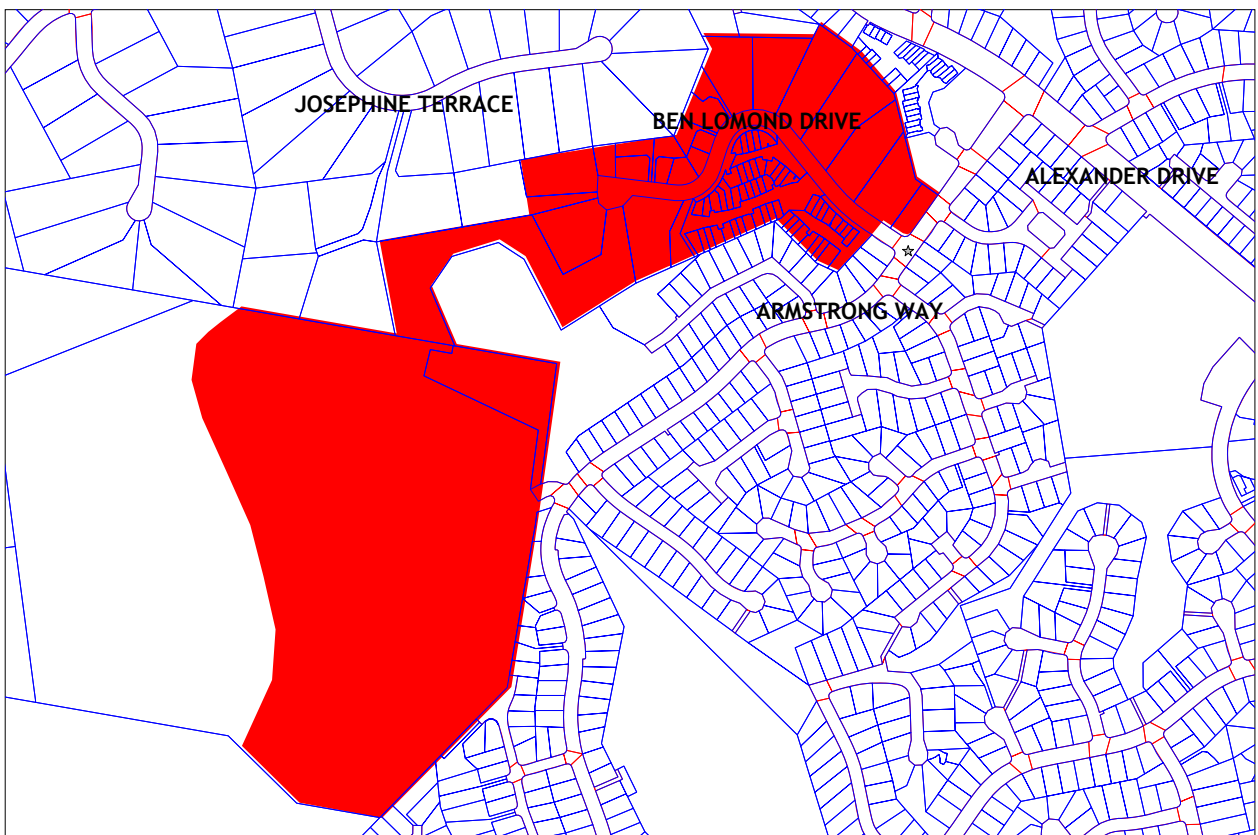


Figure 7.11: Ben Lomond Drive Local Area

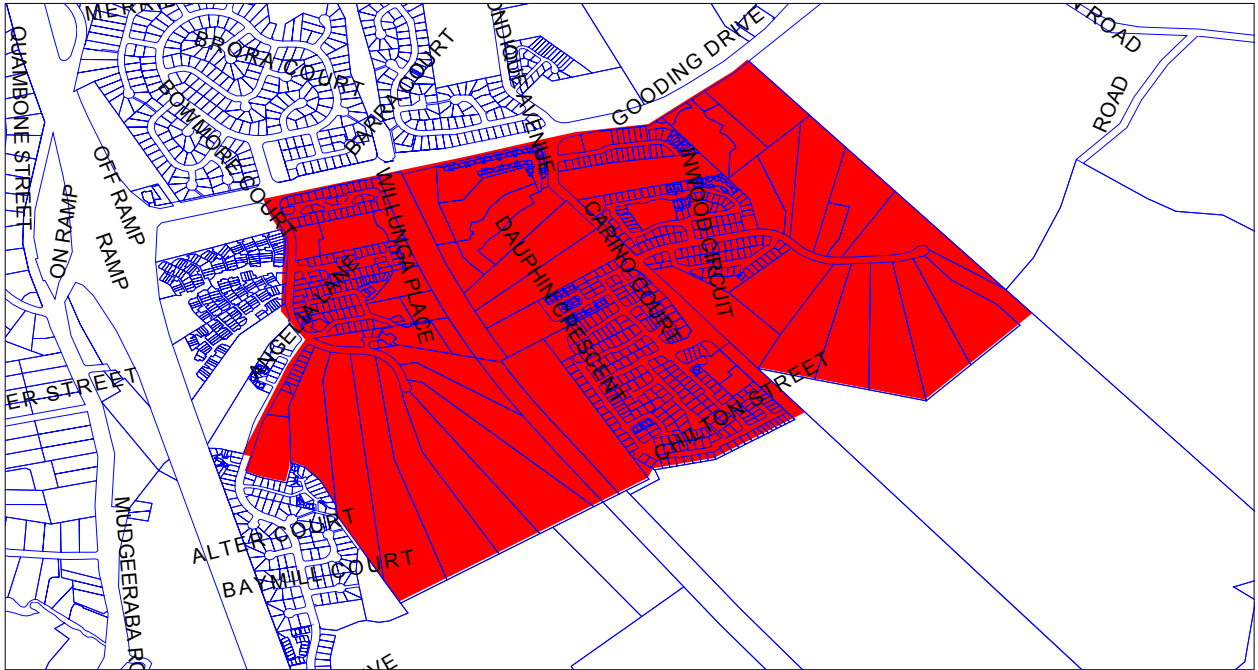


Figure 7.12: Bourton Road, Ghilgai Road and Macadie Way Local Area

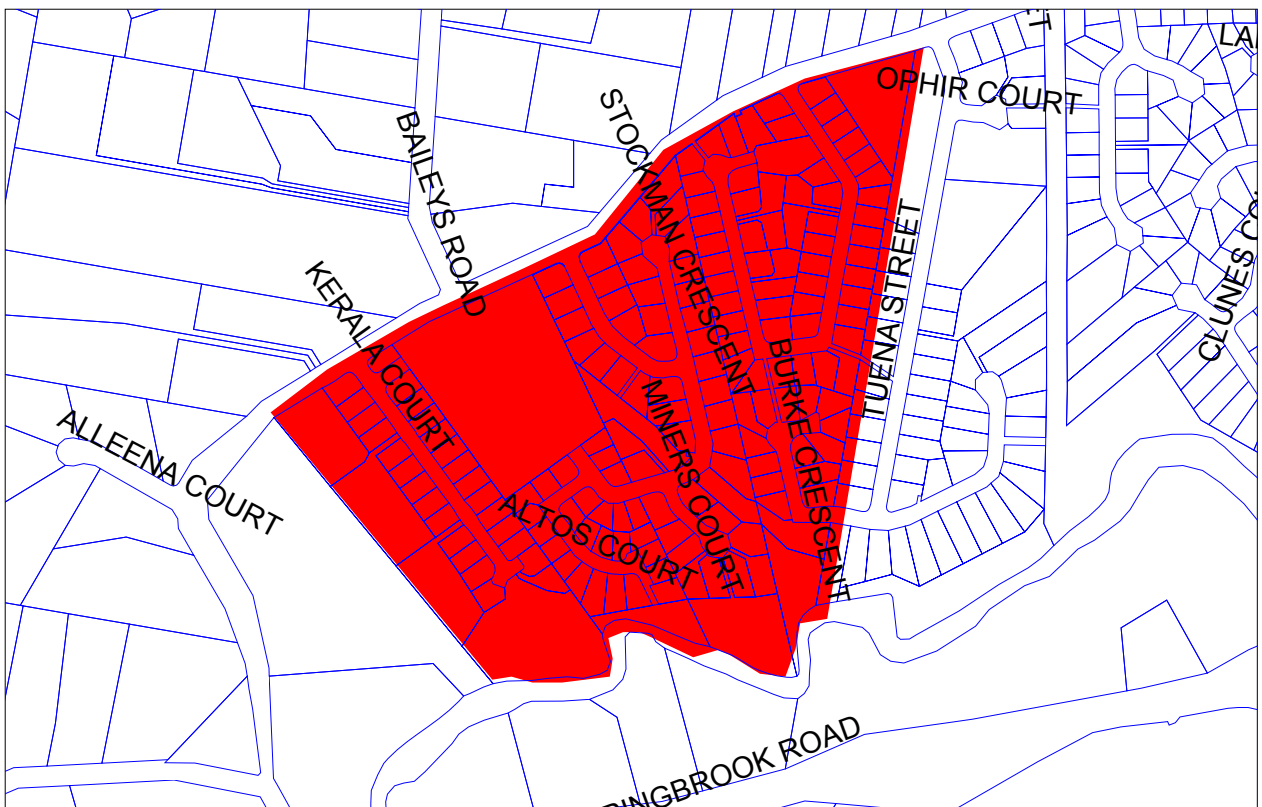


Figure 7.13: Mudgeeraba Upstream of Golden Grove Local Area

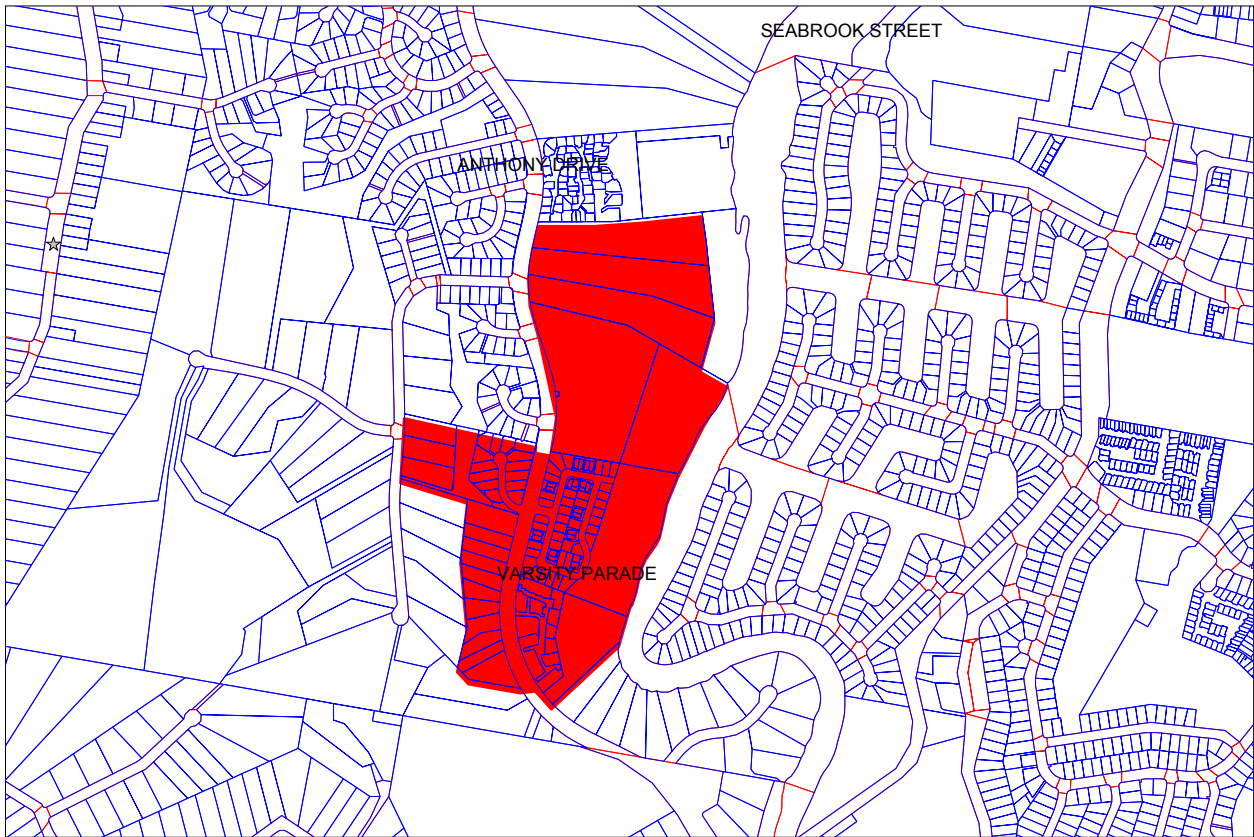


Figure 7.14: Galleon Way (Area 2) Local Area

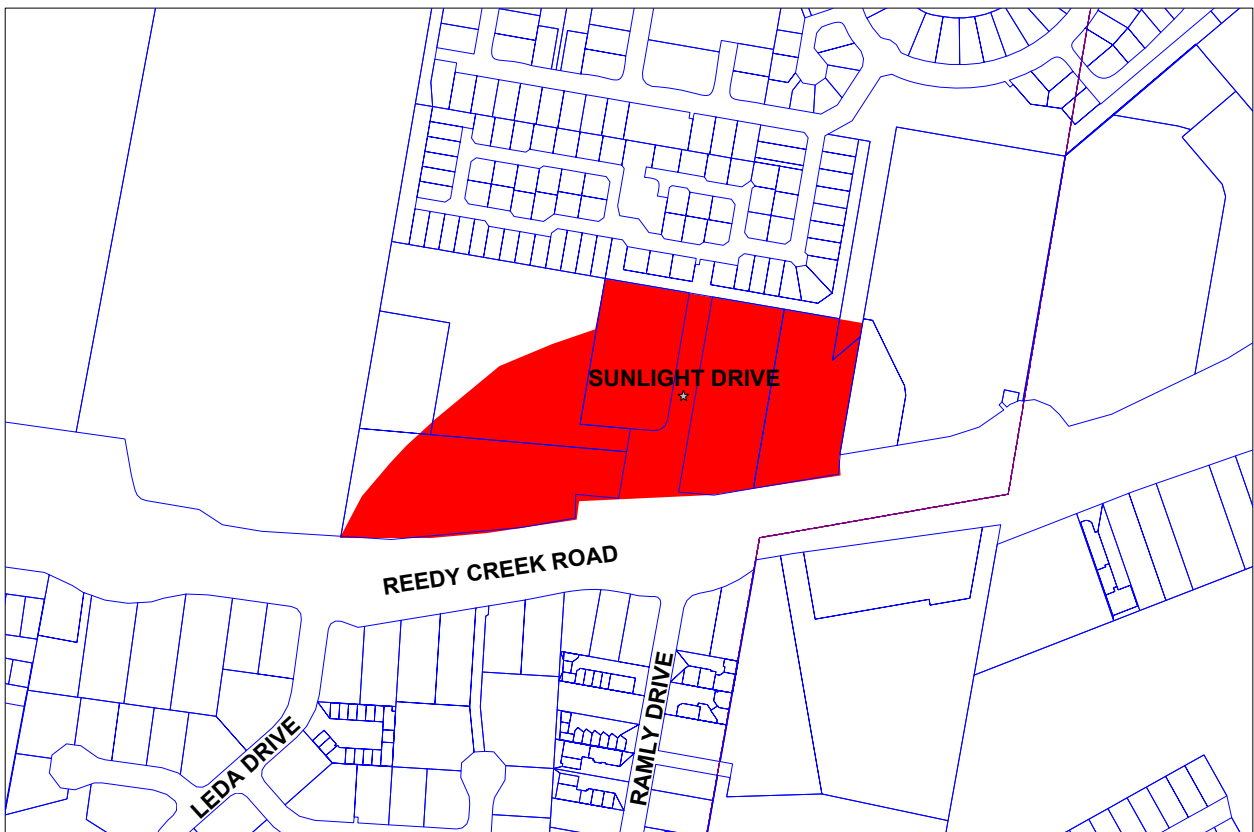


Figure 7.15: Sunlight Drive Local Area

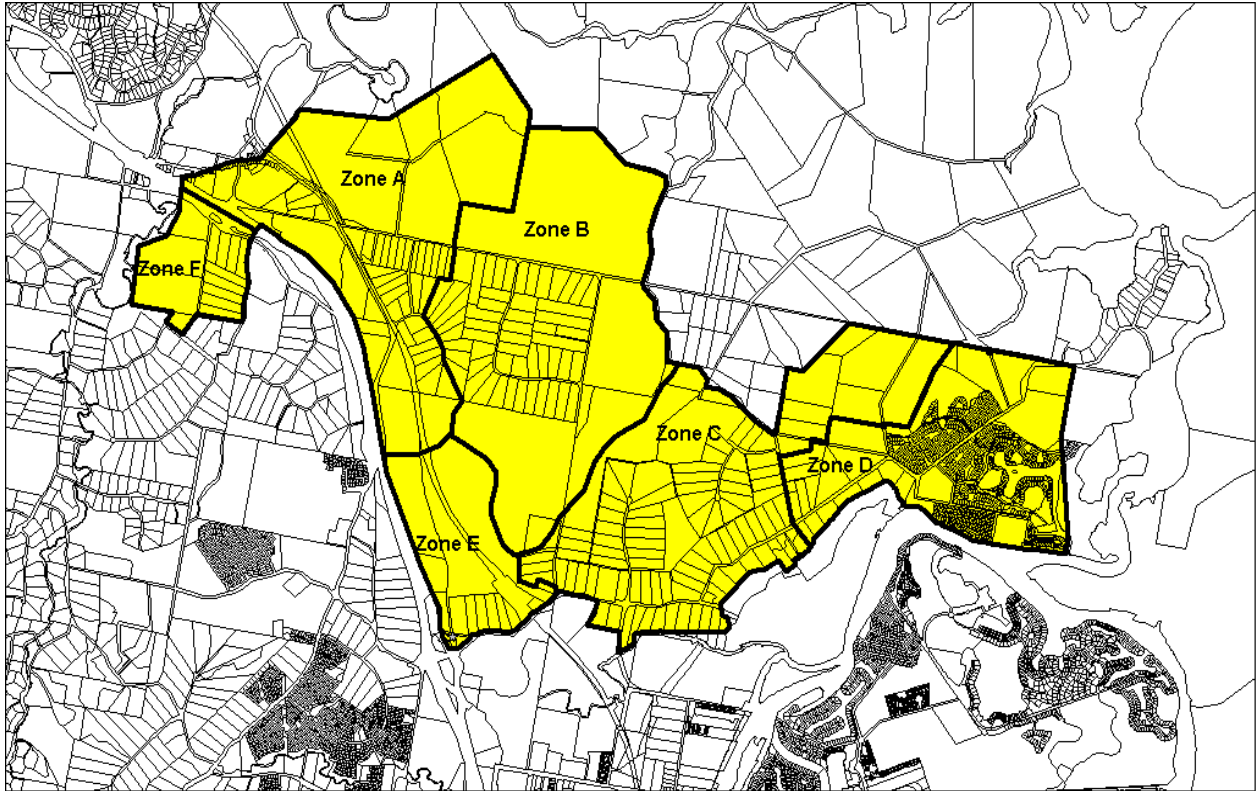


Figure 7.16: East Coomera Local Area

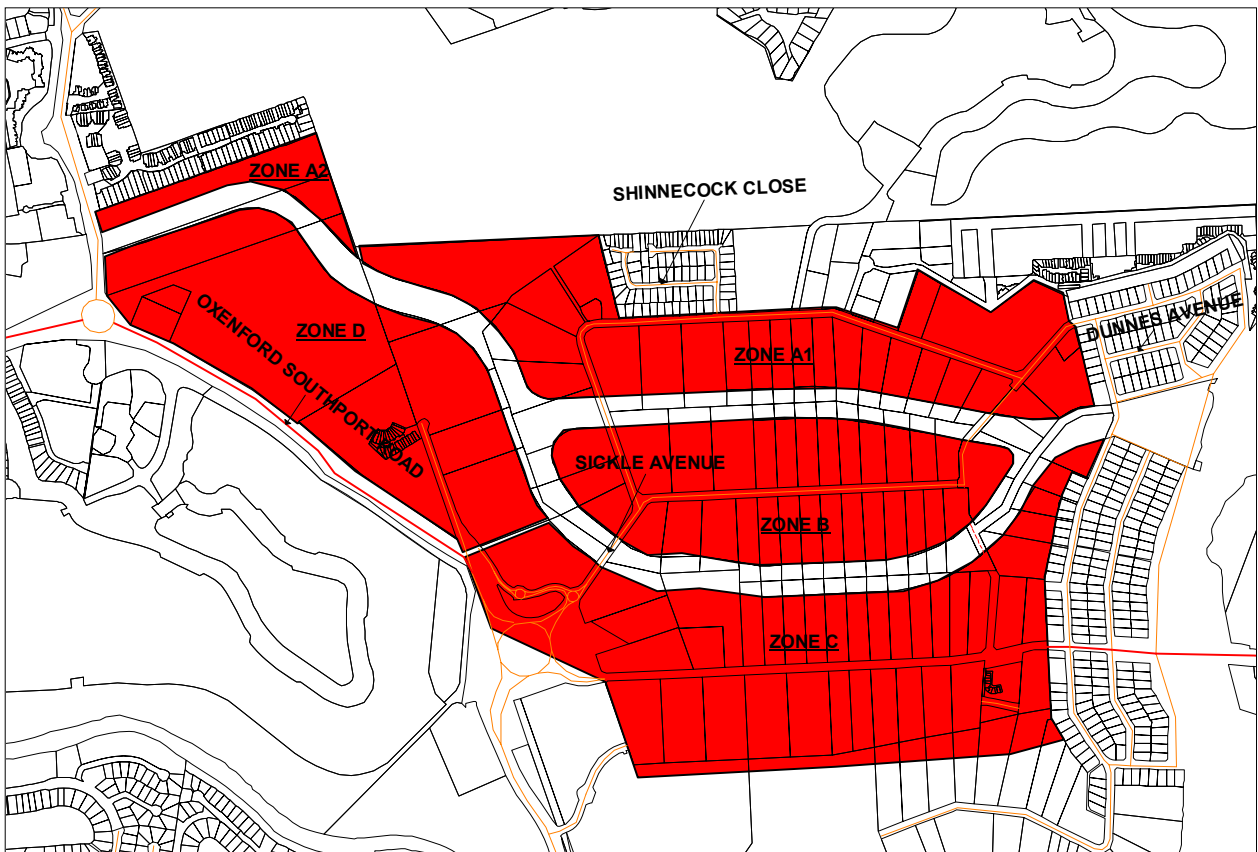


Figure 7.17: Hope Island Local Area



8.0 Application to Type of Development

Application of sewerage network developer contributions to the different types of development is based on the Domain or the Precinct of the Local Area Plan in which the lot occurs. Domains are provided in **Volume 4** of **Our Living City – Gold Coast Planning Scheme**. Local Area Plans are provided in **Volume 2** of **Our Living City – Gold Coast Planning Scheme**.

The per ET developer contributions for the sewerage network will be levied for development at the rate of the Accommodation Density, expressed in the density units in **Table 8.1 and 8.2**. The Accommodation Density is as required by the Performance Criteria Acceptable Solution and the Overlay Map for the Domain or LAP Precinct, for the particular lot, in **Our Living City – Gold Coast Planning Scheme**.

If development at a higher residential density is approved for the lot, then additional developer contributions will be levied for the additional ETs. Where the future demand for sewerage services, for those developments assessed as 'higher density' developments, exceeds the assessed projected demand by more than ten (10) percent, **Section 11** below may apply at Council's discretion.

The contribution rate is calculated using the relevant conversion factor, which converts density units to ETs, for the type of development, as provided in **Tables 8.1 and 8.2**. The 18 development types in **Table 8.1** are the Domains in **Our Living City – Gold Coast Planning Scheme**. The development types in **Table 8.2** are the Local Area Plans in **Our Living City – Gold Coast Planning Scheme**.

Some commercial, business and residential developments listed in **Table 8.3** will be levied in accordance with the density conversions in **Table 8.3**. Where the development assessed under **Table 8.3** creates a demand (ET) less than that assessed for the same development under **Table 8.1** or **Table 8.2** (Planning Scheme Density) having regard to the Domain or Local Area Plan in which the uses shown in **Table 8.3** are located, the provisions of **Table 8.1** or **Table 8.2** apply.



Table 8.1: Sewerage Network Accommodation Density for Development Type

Item	Development Type	Code	Density	Density Units ⁴	Density Conversion Factor	Density Conversion ET/Dwelling
1	Rural	RU	No service	Dwellings/ha	1.0	0
2	Park Living	PL	No service	Dwellings/ha	1.0	1.5 ET/Dwelling
3	Village	VI	12	Dwellings/ha	1.0	1 ET/Dwelling
4	Detached Dwellings	RD1(5)	5	Dwellings/ha	1.0	1 ET/Dwelling
		RD1(12)	12	Dwellings/ha	1.0	1 ET/Dwelling
		RD1(16)	16	Dwellings/ha	1.0	1 ET/Dwelling
		RD1(20)	20	Dwellings/ha	1.0	1 ET/Dwelling
		RD1(25)	25	Dwellings/ha	1.0	1 ET/Dwelling
		RD1(33)	33	Dwellings/ha	1.0	1 ET/Dwelling
5	Residential Choice	General	40	Dwellings/ha	1.0	0.55 ET/Dwelling
		RD1 ²	25	Dwellings/ha	1.0	0.55 ET/Dwelling
		RD2	33	Dwellings/ha	1.0	0.55 ET/Dwelling
		RD3	40	Dwellings/ha	1.0	0.55 ET/Dwelling
		RD4	50	Dwellings/ha	1.0	0.55 ET/Dwelling
		RD5	200	Bedrooms/ha	1.0	0.275 ET/Bedroom
		RD6	300	Bedrooms/ha	1.0	0.275 ET/Bedroom
		RD7	400	Bedrooms/ha	1.0	0.275 ET/Bedroom
6	Tourist Residential	General	50	Dwellings/ha	1.0	0.7 ET/Dwelling
		RD4 ²	50	Dwellings/ha	1.0	0.7 ET/Dwelling
		RD5	200	Bedrooms/ha	1.0	0.35 ET/Bedroom
		RD6	300	Bedrooms/ha	1.0	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	1.0	0.35 ET/Bedroom
		RD8	770	Bedrooms/ha	1.0	0.35 ET/Bedroom
		RDX	770	Bedrooms/ha	1.0	0.35 ET/Bedroom
7	Integrated Business	IB	16	ET/ha	1.1	
8	Local Business	LB	16	ET/ha	1.0	
9	Fringe Business	FB	16	ET/ha	1.1	
10	Industrial 1 (High Impact)	I1	16	ET/ha	1.1	
11	Industrial 2 (Low Impact)	I2	16	ET/ha	1.1	
12	Extractive Industry	EI	No service	ET/ha	1.0	
13	Marine Industry	MI	10	ET/ha	1.0	



Item	Development Type	Code	Density	Density Units ⁴	Density Conversion Factor	Density Conversion ET/Dwelling
14	Community Purpose	Refer to Table 2.4				
	Open Space	CP00	0	ET/ha	1.0	
	Education	CPED	15	ET/ha	1.0	
	Tertiary Education	CPTe	15	ET/ha	1.0	
	Hospitals	CPHO	25	ET/ha	1.0	
	Emergency Services	CPES	40	ET/ha	1.0	
	Community Services	CPCS	15	ET/ha	1.0	
	Public Administration	CPPA	20	ET/ha	1.0	
	Public Administration Depots	CPDE	15	ET/ha	1.0	
15	Conservation	CO	0	ET/ha	1.0	
16	Private Open Space	OS2	Site Specific	ET/ha	0.5	
17	Public Open Space	OS1	Site Specific	ET/ha	0.5	
18	Emerging Communities	EC (12)	12 ³	Dwellings/ha	1.0	1.5 ET/Dwelling
		EC (16)	16 ³	Dwellings/ha	1.0	1 ET/Dwelling
	Special Use – Yatala CUB Brewery	SU01	Site Specific ¹	ET	1.0	
	Special Use – Royal Pines Resort	SU02	Site Specific	ET	1.0	
	Special Use – Royal Pines Golf Course	SU03	Site Specific	ET	1.0	
	Special Use – Gold Coast Turf Club	SU04	Site Specific	ET	1.0	
	Special Use – Southport Turf Club	SU05	Site Specific	ET	1.0	
	Special Use – Bundall Equestrian Centre	SU06	Site Specific	ET	1.0	
	Special Use – Surfers GCCC	SU07	Site Specific	ET	1.0	
	Special Use – SeaWorld	SU08	Site Specific	ET	1.0	
	Special Use – Coolangatta Airport	SU09	Site Specific	ET	1.0	
	Special Use – Pacific Fair	SU10	Site Specific	ET	1.0	
	Special Use – Nerang GCCC	SU11	Site Specific	ET	1.0	
	Special Use – Jupiter's Casino	SU12	Site Specific	ET	1.0	
	Special Use – Australia Fair North	SU13	Site Specific	ET	1.0	
	Special Use – Scarborough Fair Broadview Terrace	SU14	Site Specific	ET	1.0	
	Special Use – Wet & Wild and Movieworld	SU15	Site Specific	ET	1.0	
Special Use – Dreamworld	SU16	Site Specific	ET	1.0		

Notes:

- 1** *Special Use densities shall be determined by the Chief Executive Officer or authorised delegate.*
- 2** *RD is the Accommodation Density shown in the Overlay Maps in Volume 4 of Our Living City – Gold Coast Planning Scheme.*
- 3** *Some precincts in the Emerging Community Domain are not serviced.*
- 4** *Contributions will be collected for a room deemed to be a bedroom.*

** For Local Area Plan areas, refer to Table 8.2.*



Table 8.2: Water Supply Network Accommodation Density for Local Area Plan

LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Beenleigh Town Centre LAP					
Precinct 1	City Heart	RD6	300	Bedrooms/ha	0.275 ET/Bedroom
Precinct 2	Beenleigh Central	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 3	Inner City South	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 4	Community Precinct 4a – 4b	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 5	Western Gateway	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 6	Inner City North	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 7	Parklands and Recreation	Refer to LAP			
Precinct 8	Education	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 9	River Gateway	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 10	Southpoint	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 11	Town Centre Residential	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 12	Traditional Residential	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Broadbeach LAP					
Precinct 1	Central Mixed Use	RD8	770	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Residential	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Highway Tourism	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
		RD6	300	Bedrooms/ha	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 4	Pacific Fair	RD7	400	Bedrooms/ha	0.275 ET/Bedroom
Precinct 5	Jupiter's Casino	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 6	Community Purposes	RD7	400	Bedrooms/ha	0.275 ET/Bedroom
Precinct 7	Public Open Space	Refer to Table 2.4			
Precinct 8	Low Scale Office	RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 9	Highway Restaurant	RD1	25	Dwellings/ha	0.55 ET/Dwelling
		RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 10	Light Industry		16	ET/ha	1
Bundall Central LAP					
Precinct 1	Commercial and Residential	Refer to LAP			
Precinct 2	Public Open Space	Refer to Table 2.4			
Bundall Equestrian LAP					
Precinct 1	Gold Coast Turf Club	Refer to LAP			
Precinct 1	Equestrian Services	Refer to LAP			



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Burleigh LAP					
Precinct 1	Burleigh Heads Commercial Core	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Burleigh Town Marketplace	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Tourist and Residential	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 4	Fringe Business	RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 5	Home Business	RD2	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 6	Public Open Space	Refer to LAP			
Precinct 7	Community Facilities	RD2	33	Dwellings/ha	0.55 ET/Dwelling
Burleigh Ridge LAP					
Precinct 1	Detached Dwelling	LL1	16	Dwellings/ha	1 ET/Dwelling
		RD1	25	Dwellings/ha	1 ET/Dwelling
		RD2	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 2	Residential Choice	RD2	33	Dwellings/ha	0.55 ET/Dwelling
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
		RD6	300	Bedrooms/ha	0.275 ET/Bedroom
Precinct 3	Environmental Public Open Space	Refer to Table 2.4			
Precinct 4	Community Facilities	Refer to LAP			
Chevron Island LAP					
Precinct 1	Commercial	Refer to LAP			
Precinct 2	Inner Residential	Refer to LAP			
Precinct 3	Waterfront Residential	Refer to LAP			
Precinct 4	Open Space	Refer to Table 2.4			
Coolangatta LAP					
Precinct 1	Coolangatta Centre	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	0.35 ET/Bedroom
		RD8	770	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Point Danger, Rainbow Bay, Greenmount Hill	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Open Space	Refer to Table 2.4			
Precinct 4	Medium Density Residential	RD4	50	Dwellings/ha	0.55 ET/Bedroom
		RD5	200	Bedrooms/ha	0.35 ET/Bedroom
Precinct 5	Ridge Residential	RD1	25	Dwellings/ha	0.55 ET/Bedroom
Precinct 6	Kirra South	RD3	40	Dwellings/ha	0.55 ET/Bedroom
		RD4	50	Dwellings/ha	0.55 ET/Bedroom
Precinct 7	Kirra	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
		RD6	300	Bedrooms/ha	0.35 ET/Bedroom
Precinct 8	Community Purposes	Refer to Table 2.4			
Local Service Area		RD5	200	Bedrooms/ha	0.35 ET/Bedroom
		RD6	300	Bedrooms/ha	0.35 ET/Bedroom
		RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Industrial – Residential Transition Area		RD5	16	Dwellings/ha	1 ET/Dwelling



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
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Coomera LAP

Precinct 1	Coomera Town Centre	Refer below			
Precinct 2	Coomera Residential	RD1	15	Dwellings/ha	1 ET/Dwelling
		RD2	25	Dwellings/ha	0.55 ET/Dwelling
		RD3	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 3	Local Centres	RD1	25	Dwellings/ha	0.55 ET/Dwelling
		RD2	33	Dwellings/ha	0.55 ET/Dwelling
		RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 4	Marine Industry	Refer to LAP			
Precinct 5	Fringe Business	Refer to LAP			
Precinct 6	Low Impact Industry	Refer to LAP			
Precinct 7	Community Purposes	Refer to Table 2.4			
Precinct 8	Park Living		15	Dwellings/ha	1 ET/Dwelling
Precinct 9	Private Open Space	Refer to Table 2.4			
Precinct 10	Rural Living/ Open Space	Refer to Table 2.4			
Precinct 11	Agriculture/ Conservation	Refer to Table 2.4			

Coomera Town Centre LAP

Precinct 1	Town Centre Core	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Core Residential	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Tourism and Residential	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 4	Community Purposes (Medical)	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 5	Community Purposes (School)	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 6	Showroom/Commercial		400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 7	Light Industrial	Refer to LAP			
Precinct 8	Frame Residential	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 9	Open Space	Refer to Table 2.4			

Currumbin Hill LAP

Precinct 1	Detached Dwelling	RDCH	12.5	Dwellings/ha	1 ET/Dwelling
		RD1	25	Dwellings/ha	1 ET/Dwelling
Precinct 2	Residential Choice	RD4	50	Dwellings/ha	0.55 ET/Dwelling
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 3	Local Business	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 4	Private Open Space	Refer to Table 2.4			
Precinct 5	Public Open Space	Refer to Table 2.4			



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Eagleby LAP					
Precinct 1	Low Density Residential	RD1	25	Dwellings/ha	0.55 ET/Dwelling
		LDR9/LL3	5	Dwellings/ha	1 ET/Dwelling
Precinct 2	Medium Density Residential	RD4	50	Dwellings/ha	0.55 ET/Dwelling
Precinct 3	Community Purposes	Refer to Table 2.4			
Precinct 4	Public Open Space	Refer to Table 2.4			
Precinct 5	Commercial and Economic Development (5a) and (5c)	Refer to LAP			
	Commercial and Economic Development (5b)	Refer to LAP			
Precinct 6	Twin River Greenbelt (6a)	Refer to Table 2.4			
	Twin River Greenbelt (6b)	Refer to Table 2.4			
	Twin River Greenbelt (6c) – (6e)	Refer to Table 2.4			
East Coomera/ Yawalpah Conservation					
Precinct 1	Tidal and Intertidal Areas	Refer to Table 2.4			
Precinct 2	Areas Fringing Tidal and Intertidal Areas	Refer to Table 2.4			
Precinct 3	High Terrestrial Conservation Significance Areas	Refer to Table 2.4			
Precinct 4	Moderate Terrestrial Conservation Significance Areas	Refer to Table 2.4			
Precinct 5	Rehabilitation Areas	Refer to Table 2.4			
Precinct 6	Sugar Cane Areas	Refer to Table 2.4			
Precinct 7	Preferred Development Areas – as Park Living	Refer to Table 2.4			
Guragunbah LAP					
Precinct 1	Residential-Rural Residential	Refer to Table 2.4			
Precinct 2	Residential-Low/ Medium Density	Refer to LAP			
Precinct 3	Mixed Residential-Tourism Use	Refer to LAP			
Precinct 4	Commercial Industry	Refer to LAP			
Precinct 5	Local Commercial/ Commercial Facility	Refer to LAP			
Precinct 6	Tourism-Built Environment	Refer to Table 2.4			
Precinct 7	Tourism-Open Use	Refer to Table 2.4			
Precinct 8	School	Refer to LAP			
Precinct 9	Active/ Passive Recreation	Refer to Table 2.4			
Precinct 10	Passive Recreation	Refer to Table 2.4			
Precinct 11	Conservation Area	Refer to Table 2.4			
Precinct 12	Open Space Corridor	Refer to Table 2.4			
Helensvale Town Centre LAP					
Precinct 1	Rail Oriented Town Centre	RD7	400	Bedrooms/ha	0.275 ET/Bedroom
Precinct 2	Town Centre Residential	RD6	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 3	Frame Area	RD7	400	Bedrooms/ha	0.275 ET/Bedroom



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Hope Island LAP					
Precinct 1	Major Resorts	In accordance with approved plan of development & Integrated Resort Development Act 1987 & Sanctuary Cove Resort Act 1985			
Precinct 2	Santa Barbara and Boykambil Villages		1	Dwelling/600m ²	1 ET/Dwelling
Precinct 3	South Crescent Avenue – as Park Living		2	Dwellings/ha	1.5 ET/Dwelling
Precinct 4	Hope Island Central	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 5	Hope Harbour	LL2	1	Dwelling/600m ²	1 ET/Dwelling
Precinct 6	Tourist and Retail (Oxenford-Southport and Broadwater Terrace)	Refer to LAP			
Precinct 7	Caseys and Oxenford-Southport Roads	RD3	40	Dwellings/ha	0.55 ET/Dwelling
Mudgeeraba Village LAP					
Precinct 1	Core Business	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 2	Traditional Village	RD1	25	Dwellings/ha	0.55 ET/Dwelling
		RD3	40	Dwellings/ha	0.55 ET/Dwelling
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
		Refer to Table 2.4			
Precinct 3	Community Purposes	Refer to Table 2.4			
Precinct 4	Residential Purposes	RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 5	Public Open Space	Refer to Table 2.4			
Nerang LAP					
Precinct 1	Town Centre (North-West) Sub Precinct 1	RD1	16	Dwellings/ha	1 ET/Dwelling
Precinct 1	Town Centre (North-West) Sub Precinct 2 -4	RD6	300	Bedrooms/ha	0.275 ET/Bedroom
Precinct 2	Town Centre (South-East) Sub Precinct 1-4	RD6	300	Bedrooms/ha	0.275 ET/Bedroom
Precinct 3	Gold Coast City Council Offices and Environs	RD1	25	Dwellings/ha	0.55 ET/Dwelling
Precinct 4	Railway SP1 and SP3	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
	Railway SP2	RD5	200	Bedrooms/ha	0.275 ET/Bedroom
	Railway SP4	RD1	Refer to Table 2.4		
Precinct 5	Mixed Residential (SP1)	RD4	50	Bedrooms/ha	0.55 ET/Bedroom
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 6	Riverfront	RD4	Refer to Table 2.4		
Precinct 7	Open Space/ Recreation/ Community	Refer to Table 2.4			
Precinct 8	Industrial	Refer to LAP			
Precinct 9	Urban Residential	RD1	25	Dwellings/ha	0.55 ET/Dwelling
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
Precinct 10	Large Lot Residential – as Park Living	LLR A	1	Dwelling/8000 m ²	1.5 ET/Dwelling
	Large Lot Residential – South of Nerang-Beaudesert Road	LLR A	1	Dwelling/2000 m ²	1.5 ET/Dwelling
Precinct 11	Fringe Business	RD5	200	Bedrooms/ha	0.275 ET/Bedroom



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Oxenford LAP					
Precinct 1	Tourism and Entertainment	SU 15	Site specific		
Precinct 2	Hillside Residential	LL1	16	Dwellings/ha	1 ET/Dwelling
Precinct 3	Extractive Industries	EI	No service		
Precinct 4	Parkland Residential	PL	No service		
Precinct 5	Central Oxenford	RD3	16	ET/ha	1
Precinct 6	Riverside Residential Communities	RD1	16	Dwellings/ha	1 ET/Dwelling
		RD3	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 7	Pacific Business Corridor	IB	16	ET/ha	1
Precinct 8	Oxenford Gateway	RD3	16	ET/ha	1
Precinct 9	Public Open Space		-	-	-
Precinct 10	Community Purposes		0	Dwellings/ha	ET/Dwelling
Palm Beach LAP					
Precinct 1	Central	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Cypress Terrace	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Palm Beach Avenue	RD4	50	Dwellings/ha	0.7 ET/Dwelling
Precinct 4	Jefferson Lane	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Paradise Point LAP					
Precinct 1	Local Retail Centre	Refer to LAP			
Precinct 2	Small Office Area	Refer to LAP			
Precinct 3	Multi-Unit Development	Refer to LAP			
Robina LAP (LAP Map 21.1)		In accordance with approved plan of development & Local Government (Robina Central Planning Agreement) Act, 1992			
South Stradbroke LAP					
Southport LAP					
Precinct 1	Retail	RD8	770	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	Commerce and Administration	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Short Street	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 4	Medical	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
Precinct 5	Showroom S(a)	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
	Showroom S(b)	RD2	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 6	Trades T(a) – T(b)	Refer to LAP			
Precinct 7	Foreshore	Refer to Table 2.4			
Precinct 8	Public Open Space	Refer to Table 2.4			
Precinct 9	Residential	RD1	25	Dwellings/ha	0.55 ET/Dwelling
	Residential – RC(a)	RD2	33	Dwellings/ha	0.55 ET/Dwelling
	Residential – RC(b)	RD6	40	Dwellings/ha	0.55 ET/Dwelling
	Residential – RC(c)	RD2	33	Dwellings/ha	0.55 ET/Dwelling
		RD6	50	Dwellings/ha	0.70 ET/Dwelling



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
	Residential – RC(d)	RD1	200	Bedrooms/ha	0.35 ET/Bedroom
		RD4	50	Dwellings/ha	0.55 ET/Dwelling
	Residential – RC(e)	RD1	300	Bedrooms/ha	0.35 ET/Bedroom
	Residential – RC(f)	RD4	50	Dwellings/ha	0.55 ET/Bedroom
		RD5	200	Bedrooms/ha	0.275 ET/Bedroom
	Smith Street Development Area	RD3	40	Dwellings/ha	0.55 ET/Dwelling
Precinct 10	Local Centres	RD1 (and unstated)	Refer to LAP		
		RD4	50	Dwellings/ha	0.55 ET/Dwelling
Precinct 11	Community Facilities	Refer to LAP			
Precinct 12	Sundale	RD6	300	Bedrooms/ha	0.35 ET/Bedroom
Springbrook LAP					
Surfers Paradise LAP					
Precinct 1	Entertainment SP1 – SP3	RDX	770	Bedrooms/ha	0.35 ET/Bedroom
Precinct 2	High Rise Accommodation	RD8	770	Bedrooms/ha	0.35 ET/Bedroom
		RDX	770	Bedrooms/ha	0.35 ET/Bedroom
Precinct 3	Budds Beach	RD2	33	Dwellings/ha	0.55 ET/Dwelling
Precinct 4	Peninsula	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
Precinct 5	South West Tourism	RD7	400	Bedrooms/ha	0.35 ET/Bedroom
Precinct 6	Paradise Island	RD5	200	Bedrooms/ha	0.35 ET/Bedroom
Precinct 7	Public Open Space	Refer to Table 2.4			
The Spit LAP					
Precinct 1	Phillip Park and Environs	Refer to Table 2.4			
Precinct 2	The Seaway Park	Refer to Table 2.4			
Precinct 3	Beach Front Park	Refer to Table 2.4			
Precinct 4	Sea World Drive Central	Refer to LAP			
Precinct 5	Sea World	Refer to LAP			
Precinct 6	Southport Boat Harbour	Refer to LAP			
Uplands Drive and Woodlands Way LAP					
Precinct 1	Napper Road	Refer to LAP			
Precinct 2	Large Lot Residential	Refer to LAP			
West Burleigh LAP					
Precinct 1	Township	RD2	Refer to LAP		
Precinct 2	Tallebudgera Creek and Environs	Refer to Table 2.4			



LAP Precinct	Precinct Name ²	Code ¹	Density	Density Units ³	Density Conversion ET/Dwelling
Yatala Enterprise Area LAP					
Precinct 1	General Impact Business and Industry		16	ET/ha	
Precinct 2	Low Impact Business and Industry		16	ET/ha	
Precinct 3	Food and Produce Industry		16	ET/ha	
Precinct 4	Future Business and Industry		16	ET/ha	
Precinct 5	Extractive Industry	Refer to Table 2.4			
Precinct 6	Open Space	Refer to Table 2.4			

Notes:

- 1** *RD is the Accommodation Density shown in Overlay Maps in Volume 4 of Our Living City – Gold Coast Planning Scheme.*
- 2** *Some precincts in the Local Area Plans are not serviced.*
- 3** *Contributions will be collected for a room deemed to be a bedroom.*

In the event that **Table 8.2** refers to either the relevant LAP or **Table 2.4**, and neither the LAP nor **Table 2.4** provide guidance on the 'Density Units' or 'Density Conversion ET/Dwelling', and that development is required or wishes to be connected to sewerage, then the generic table, **Table 8.1**, applies to the assessment of that development application for developer contributions using the 'Development Type' that best represents the development.



8.1 Water Intensive Users and Some Uses

A development, which is deemed to be a water intensive user (including, but not limited to, those listed in **Table 8.3** and **8.4**), will have its sewerage demand (in ETs) determined by the Chief Executive Officer (or delegate), having regard to the likely demand to be created by the use as assessed by reference to any development application for the development and applying the methodology contained in this policy. Developer contributions will be levied for these developments in accordance with the determined demand.

Some developments that are known to be water intensive are listed in **Table 8.3** with the density conversion adjustments for levying developer contributions identified.

Table 8.3: Developer Contributions Adjustment for Some Uses

Item	Commercial Use	Density Units	Density Conversion ET/Density Unit
1	Car Wash (without recycle)	Lane	5.7
2	Caravan Park	Site	0.3
3	Dental, Medical Centre	Consultation Room	0.3
4	Eating Establishment, Restaurant, Cafe, Fast Food	Seat	0.05
5	Motel, Bed and Breakfast	Bedroom	0.6
6	Hostel (Accommodation)	Bed	0.3
7	Hospitals	Bed	0.9
7a	Nursing Homes	Bed	0.6
8	Hotels, Clubs, Taverns, Wine Bars	Flushing Unit, Water Closet and Urinal	1.1
9	Laundromat	Washing Machine	0.4
10	Mobile Home Park	Site	0.9
11	Marina (Live aboard)	Berth	0.8
12	Marina (Commercial)	Berth	0.2
13	Marina (Transient Moorage)	Berth	0.4
14	Ongoing Commercial Development	Fixture Units	Refer to Table 8.4 & Table 8.5
15	Schools (Child Care, Primary & Secondary)	Pupil and staff	0.1
16	Duplexes	Dwelling	1.0
17	Business Offices/ Mixed Uses	Gross Floor Area (ha)	24



Table 8.4: Ongoing Commercial, Business & Industrial Development

Category	Business Use	Criteria
Low	General Retail <ul style="list-style-type: none"> ▪ Boutiques ▪ Newsagent ▪ Electrical/ Hardware Stores ▪ Liquor Barns ▪ Convenience Stores ▪ Banks ▪ Post Office ▪ Travel Agents ▪ Realty 	Employees ≤ 5 (on premises concurrently)
	Offices and Professional Services <ul style="list-style-type: none"> ▪ Accountants ▪ Lawyers 	All
	Food/ Consumables Retail <ul style="list-style-type: none"> ▪ Cafes ▪ Take-Away Foods ▪ Ice Creameries ▪ Bakeries 	Seating capacity ≤ 10 seats AND Not located in food court of a Shopping Complex
	Hair Salons	Seating Capacity ≤ 4 seats
Medium	Hair Salons	Seating Capacity > 4 seats
	General Retail	Employees > 5 (on premises concurrently)
	Large Retail <ul style="list-style-type: none"> ▪ Department Stores ▪ Best and Less ▪ Large Chemists (eg. Franchises) 	Employees > 5 (on premises concurrently)
	Food/ Consumables Retail <ul style="list-style-type: none"> ▪ Cafes ▪ Take-Away Foods ▪ Ice Creameries ▪ Bakeries 	Seating Capacity > 10 seats OR Located in Food Court of a Shopping Complex
	Butcher	All
High	Restaurants	Seating Capacity ≤ 70 seats
	Laundromats	All
Very High	Restaurants	Seating Capacity > 70 seats OR Daily Consumption >1,500L/Day

Where a use does not appear in **Table 8.4**, it shall be assumed to be Medium unless otherwise determined by the Chief Executive Officer (or delegate).



Table 8.5: Fixture Unit Ratings by User Category

Fixture Units	Density Conversion ET/Fixture Unit		
	Low	Medium	High
Single Bowl Commercial Sink < 300mm	0.077	0.155	0.232
Single Bowl Commercial Sink > 300mm	0.118	0.237	0.355
Double Bowl Commercial Sink < 300mm	0.155	0.309	0.464
Double Bowl Commercial Sink > 300mm	0.258	0.515	0.927
Hand Basin	0.036	0.072	0.130
Water Heated Bain Marie	0.021	0.041	0.062
Dishwasher – Small (under bench)	0.160	0.319	0.575
Dishwasher – Medium (upright)	0.227	0.453	0.816
Dishwasher – Large	0.309	0.618	1.113
Steamer/ Hydrotherm/ Mixing Bowls	0.031	0.062	0.093
Burner Wok (per tap)	0.685	1.370	2.056
Glass Washing Machine	0.227	0.453	0.680
Steam Roasting Oven < 10 Racks	0.005	0.010	0.015
Steam Roasting Oven > 10 Racks	0.008	0.015	0.023
Spa	0.113	0.227	0.340
Coffee Machine	0.008	0.015	0.023
Wash Basin (hair)	0.129	0.258	0.386
Pasta Cooker	0.062	0.124	0.185
Tap/ Hose	0.149	0.299	0.448
Ice Machine	0.005	0.010	0.015
Washing Machine	0.113	0.227	0.340
Toilets (Cistern)	0.057	0.113	0.204
Urinal (Single)	0.028	0.057	0.102

Where a fixture unit does not appear in **Table 8.5**, the value of fixture units shall be determined by the Chief Executive Officer (or delegate).

Where a use is nominated as ‘very high’ in **Table 8.4**, the sewerage demand (in ETs) shall be determined by the Chief Executive Officer (or delegate), having regard to the likely demand created by the use as assessed by reference to any development application for the development and applying the methodology contained in this policy. Developer contributions will be levied for these developments in accordance with the determined demand.

8.2 Family Accommodation

Family Accommodation is a land-use defined in **Our Living City – Gold Coast Planning Scheme**. Family Accommodation will be assessed at 0.275ET.

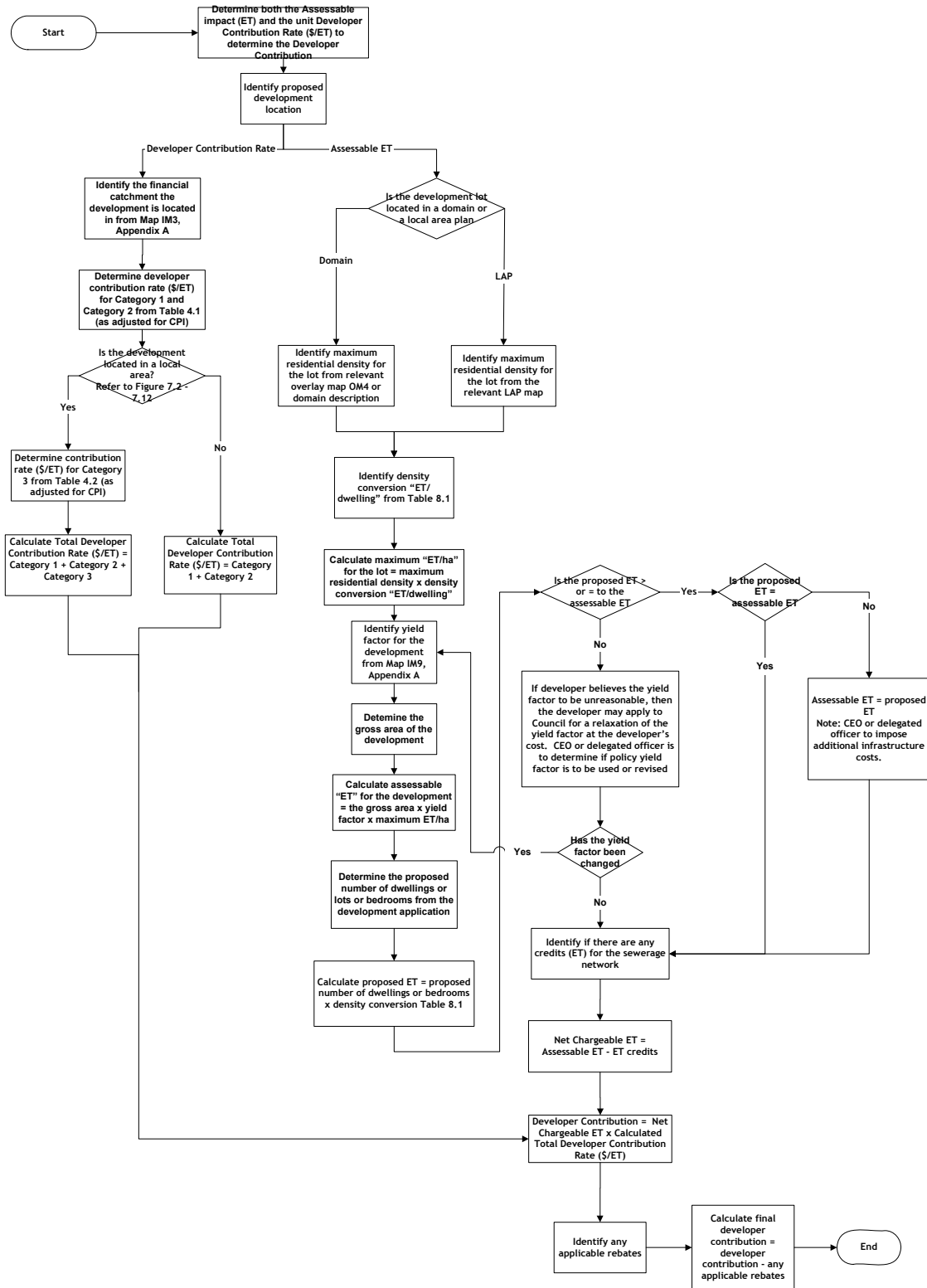
The property owner must enter into an infrastructure agreement with the Council (binding on successors in title) in circumstances where a detached Family Accommodation is proposed on an allotment that can, under the provisions of the Planning Scheme, accommodate more than two (2) dwellings. The agreement will require the full payment of sewerage contributions in accordance with **Tables 8.1** or **8.2**, whichever is relevant, prior to any future reconfiguration of the allotment or further development.

9.0 Calculation Method

The calculation method for determination of the sewerage network developer contribution for a development (or redevelopment) is detailed in the following flow charts for both Residential and Non-Residential Development.



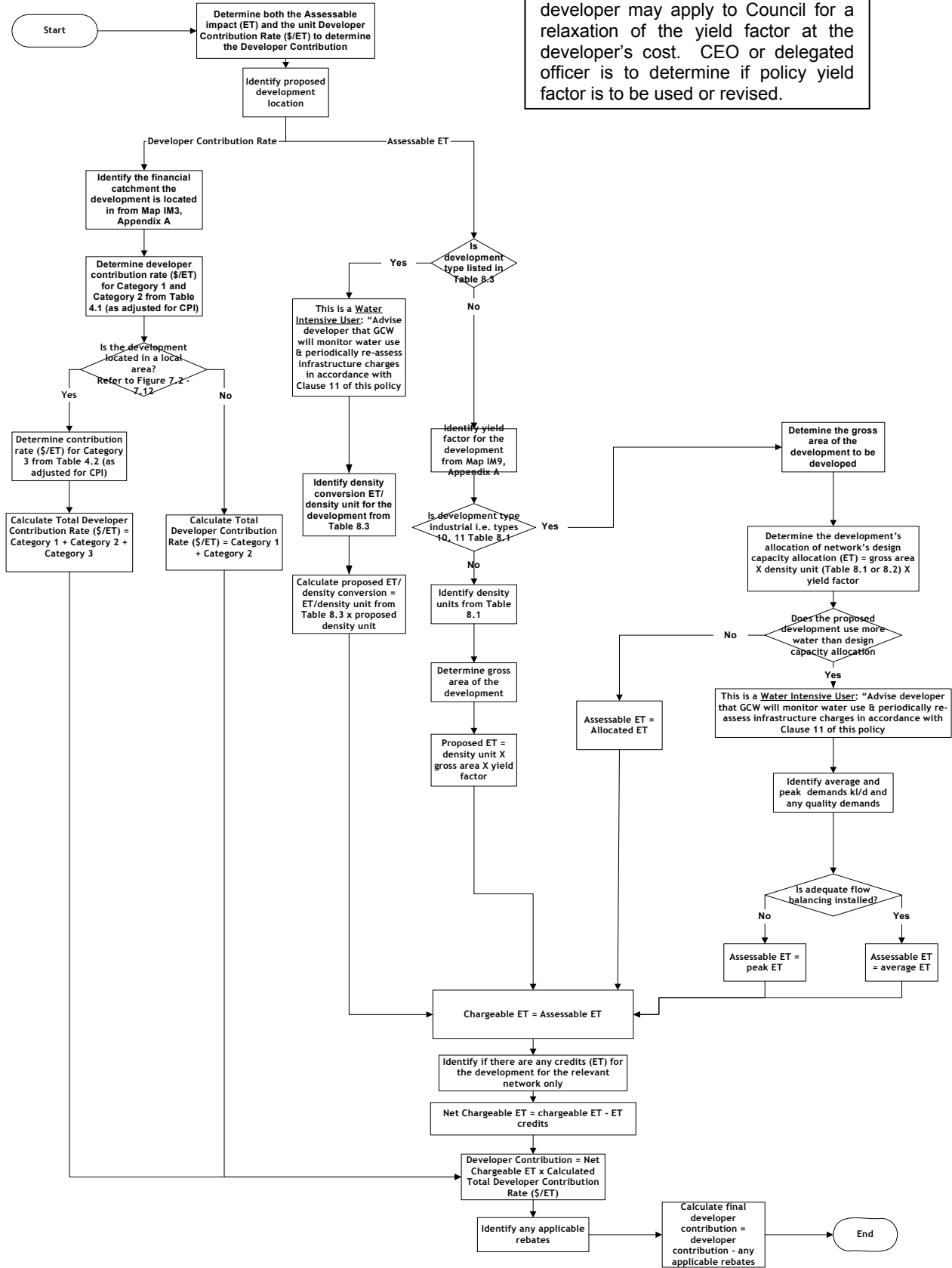
FLOWCHART TO DETERMINE DEVELOPER CONTRIBUTION FOR RESIDENTIAL DEVELOPMENT FOR THE SEWERAGE NETWORK





FLOWCHART TO DETERMINE THE DEVELOPER CONTRIBUTION FOR NON-RESIDENTIAL DEVELOPMENT FOR THE SEWERAGE NETWORK

Note: If a developer believes the yield factor to be unreasonable, then the developer may apply to Council for a relaxation of the yield factor at the developer's cost. CEO or delegated officer is to determine if policy yield factor is to be used or revised.





Note: *If the development is staged development, then the gross area of the lot is that of the stage to be developed. Council will collect developer contributions as staging occurs.*

Where the developer is proposing to only part subdivide the lot, the gross area of the lot is that area of the part of the lot to be subdivided. Council will collect developer contributions as staging occurs.

For mixed-use developments, the Assessable ETs calculated are those in the gross area of the lot.

The maximum residential densities are rounded down to the nearest whole number and multiplied by the conversion factor after that. For example 100.9 is rounded down to 100.

10.0 Rebates

10.1 Rebates

From time to time Council offers rebates for non-profit community groups. Applicants must contact Gold Coast City Council for details of the current rebates available together with the terms and conditions. Council retains the prerogative concerning the nature and scale of such rebates. To remove any doubt, where rebates are offered, Council makes a contribution to the requisite developer contribution account from general revenue equal to the rebates offered. In this way the ability of the developer contributions to deliver the capital expenditure program is maintained.

11.0 Monitoring of Water Use

Council will monitor the water supply to water intensive users. At any time after development has occurred, if the water use is greater than the figures used in the calculation of developer contributions for the sewerage network already paid, then:

- the calculation of developer contributions will be revised in accordance with the measured water use;
- the user will be notified of the additional developer contributions payable;
- within one (1) month of the notification, the user shall pay the additional contributions or advise Council of steps to be taken to control the water use to the levels previously allowed for.

A development will be deemed to be water intensive where demand placed on the water supply network exceeds the demand that would normally be expected, based on calculation of the demand using density criteria outlined above.

12.0 Alternative Arrangements

12.1 Staged Developments

Staged building developments and complexes, such as shopping centres, schools, hospitals, nursing homes and commercial/ industrial developments, in respect of which developer contributions are required, will be approved subject to a condition requiring that contributions be paid in respect of the total ultimate equivalent tenement (ET) demand of the development.

The assessment of the total ultimate equivalent tenement demand for the initial stage will take place at the time of building approval or reconfiguration of a lot for the initial stage and developer contributions will be payable at that time in respect of the initial stage. When subsequent stages are constructed, the equivalent tenement demand for each stage will be assessed at the time of the building approval or reconfiguration of a lot for that stage and contributions will be payable, at the rates then in force, prior to the final plumbing inspection or certification of classification, whichever is earlier, or sealed reconfiguration plan for that stage.

The Applicant for a staged building development will be required to either provide security or enter into an infrastructure agreement as determined by the Chief Executive Officer or authorised delegate.



12.2 Security

12.2.1 Council may require a security bond in the following circumstances:

- as a condition of development with respect to staged building developments/ complexes (**Section 12.1**);
- to allow Council to program and construct works with an assurance that the developer contributions will be available;
- deferred payment schemes as approved by Council from time to time, where the development is released prior to the payment of contributions, as determined by the Chief Executive Officer or authorised delegate.

12.2.2 The amount of the security bond required to be lodged shall be determined by the Chief Executive Officer or authorised delegate and will be based on the best available information regarding the development.

12.2.3 The security bond shall be lodged at the time stated in the Infrastructure Agreement. In the absence of an Infrastructure Agreement, the bond shall be lodged with Council in sufficient time for Council's consideration prior to release of the development.

12.2.4 Security bonds lodged in respect of this Policy shall either be in cash or in the form of an irrevocable Bank Guarantee from an approved Trading Bank, and shall state the purpose of the guarantee and the Real Property description of the development to which it applies. The Bank Guarantee shall be open-ended with no lapse time, unconditional and activated solely on demand by the Chief Executive Officer or authorised delegate.

12.3 Developer Contribution Credits

12.3.1 Where Council approves the construction of works by the developer pertaining to this Policy and determines that an allowance will be made for the developer to offset the costs of the works against developer contributions, these offsets shall be defined as Contribution Credits and determined in accordance with this section.

12.3.2 Contribution Credits will be calculated by conversion of costs to Equivalent Tenements using the following procedure:

- a) Determine the cost of the works based on the planning reports pertaining to this Policy referenced in **Section 14**;
- b) Convert the costs from **12.3.2 a)** to Equivalent Tenements based on the relevant infrastructure Category and financial catchment developed contribution rate.

12.3.3 Contribution Credits are only permitted as offsets against Category 2 infrastructure. No credits will be permitted against Category 1 infrastructure, except in extraordinary circumstances as specifically approved by Council.

12.3.4 Where the total construction cost is greater than the assessed Category 2 infrastructure developer contribution for the sewerage network, Council may at its discretion:

- a) Meet the additional costs, where the infrastructure element has been programmed in the near future;
- b) Require the developer to construct the infrastructure at the developer's cost, where the infrastructure element has not been programmed in the near future.

12.3.5 In the case of **12.3.4 b)** Council will use its best endeavours to ensure that the developer is reimbursed for the additional cost, from the applicable Category 2 infrastructure developer contributions received from other developers who connect to the network and make use of the respective infrastructure elements, for up to five (5) years from approval by Council. As the timing of other developments and the level of contributions payable by other developers are not known at the time the infrastructure is constructed, Council cannot assume a binding legal obligation to reimburse any specific amount at any specific time. Interest will not be considered and the developer will be reimbursed the agreed number of ET credits at the Category 2 developer contributions rate applicable at the time of reimbursement.

12.3.6 The amount of any Contribution Credit may be approved by the Chief Executive Officer or authorised delegate where the cost of the credit is less than \$500,000 and by Council in other instances.



12.3.7 Where developer contributions for sewerage have been paid under any previous planning policy, that contribution is recognised as an ‘ET credit’ for the purposes of calculating developer contributions pursuant to **Section 8** and **Section 9**. If the previous credit is stated in equivalent persons (EP), **Section 12.5** applies.

Where services are currently available to an allotment, and that allotment has not previously paid developer contributions, the allotment shall be assigned an as-of-right equivalent ‘ET credit’ of 1ET for the purposes of this Section. In those instances where the existing demand is greater than 1ET, and that existing use has not previously paid contributions, Council may consider recognition of this greater use in determining the ‘ET credit’ based upon either sewerage discharge or fixture units (**Table 12.1**), whichever gives the least. The use shall be an existing lawful use in order to be considered. Water intensive developments that have not previously paid developer contributions are not eligible for an ‘ET credit’, save 1ET for the allotment.

Table 12.1: Determination of EP Credits for Existing Fixture Units

Fixture Unit	Density Conversion EP/Fixture Unit
Ablution Trough	0.6
Autopsy Table	0.6
Bar Sink (Domestic)	0.2
Bar Sink (Commercial)	0.6
Basin	0.2
Bath	0.8
Bed Pan Steriliser & Washer (Cistern)	0.8
Bed Pan Steriliser & Washer (Flush Valve)	1.2
Bidet	0.2
Bain Marie	0.2
Cleaners Sink	0.2
Clothes Washing Machine (Domestic)	1.0
Dental Unit	0.2
Dishwasher (Domestic)	0.6
Drinking Fountain	0.2
Glass Washing Machine	0.6
Kitchen Sink	0.6
Kitchen Sink (Commercial)	1.0
Laboratory Sink	0.2
Laundry Trough, Single or Double	1.0
Potato Peeler	0.6
Refrigerated Cabinet	0.2
Sanitary Napkin Disposal Unit	0.6
Shower	0.4
Shower Bath	0.6
Slop Hopper (Cistern)	0.8
Steriliser	0.2
Urinal (2.4m of wall length or 4 stalls)	0.6
Per Wall Hung Urinal Continuous	0.2
Per Wall Hung Urinal (per 0.6m)	0.2
Water Closet (Cistern)	0.8
Water Closet (Flush Valve)	1.2
Group of Fixtures in One Room (Bath, Basin, Shower Water)	1.2



Use **Clause 12.5** to convert credits assessed under **Table 12.1** to equivalent tenements. Where a fixture unit does not appear in **Table 12.1**, the value of fixture units shall be determined by Chief Executive Officer (or delegate).

12.4 Local Area Works

12.4.1 From time to time, works are required within the subject land, or within the immediate vicinity, that service a number of local developments. Such works are defined as Category 3 infrastructure under **Section 3**.

12.4.2 By amendment of this Policy and adoption by Council, the developer funding the local area works may be reimbursed for Category 3 infrastructure, over time up to a maximum of five (5) years after adoption by Council, as development proceeds in the local area.

12.4.3 The extent and cost of Local Area Works shall be determined by Council with regard to the equivalent tenement demand of the area to be served, using the general methodology set out in the planning reports in **Section 14**, except that the unit contribution rate is the total establishment cost divided by the number of tenements serviced (net present value not applied).

12.4.4 The developer will be responsible for payment of the following:

- a) The full cost of connecting the development to Council's infrastructure network where the subject land is not part of a Category 3 infrastructure (Local Area Works) scheme;
- b) The full cost of connecting the development to Council's infrastructure network where the subject land is the only development to be served;
- c) A contribution to the cost of connecting the development to Council's infrastructure network where the subject land is part of a Category 3 infrastructure (Local Area Works) scheme, for those works jointly shared by benefiting land owners.

12.4.5 Where a contribution to the cost of Category 3 infrastructure is required from the developer, the contribution shall be determined in accordance with **Section 9**.

12.4.6 Where no Category 3 infrastructure scheme is applicable and the land which is subject to the application is not the only land to be served by the works, the Council may at its discretion either:

- a) Reimburse the developer, for up to five (5) years after agreement, when funds become available from other developers, who gain benefit from the works. In this case, Council will require the developer and other land owners to enter into an infrastructure agreement; or
- b) Council may meet the difference between the cost of the works and the contribution required to be made by the developer based on the equivalent tenement demand, where funds are available.

12.4.7 Where Council has funded or has contributed towards the cost of infrastructure within the Local Area Works scheme to provide additional capacity to serve the subject land, the developer will be required to make a contribution towards the recoupment of the cost of that work.

12.4.8 The design and construction of Local Area Works may be undertaken by Council or the developer at the sole discretion of the Chief Executive Officer or authorised delegate. Where it is decided that the developer should undertake the works, an infrastructure agreement will be entered into with the developer.

12.5 Transition

12.5.1 Developer contributions are assessed in equivalent tenements (ET) in this Policy. Developments that have been assessed under any previous planning scheme policies or local planning policies for sewerage are required to pay developer contributions at the rates applicable at the time of payment. Their assessed demand where expressed in equivalent persons (EP), shall be divided by 3.2 to determine the number of equivalent tenements (ET) for the purpose of determining that development's sewerage contribution in circumstances where a condition of development approval requires contributions to be paid at the rates applicable at the time of payment. Credits are converted similarly.



13.0 Glossary of Terms

additional capacity	is that capacity of development infrastructure provided in advance of development, but not yet paid for by developer contributions and valued at the current replacement cost (\$).
establishment costs	means all cost for the planning and design, financing, land acquisition, construction of the infrastructure and on going administrative costs for the infrastructure contributions.
demand conversion factor	is a factor applied to the sewerage demand of some commercial, industrial and open-space development types where the development type attributes a greater or lesser ET loading to the sewerage network than it does to the water supply network. The demand conversion factors were developed by analysis of the water demand and sewage flows from those development types.
equivalent tenement (ET)	is a property based unit of measurement used to indicate infrastructure demand for the property. The demand from each property is related to the type of development allowed on the property with a detached dwelling on a standard residential lot being 1 ET. Other residential developments such as flats/units/villas are usually rated at lower ET per dwelling.
financial catchment	means a defined area of an infrastructure network in which a developer contribution applies.
future demand	is the estimated additional demand created by development.
gross area	the total lot area including, roads, transport corridors, floodplain areas and open space.
on-going commercial development	existing commercial sites that change use, resulting in either increases or decreases in fixture units.
yield factor	represents the percentage of developable land within a specific lot. It accounts for future roads, transport corridors, floodplain areas, open space and other constraints to development.



14.0 References

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- GCW, 2003a: **Beenleigh Sewerage Financial Catchment Network Planning Report, Project Report No SEW003**, Gold Coast Water, September 2003
- GCW, 2003b: **Stapylton Sewerage Financial Catchment Network Planning Report, Project Report No SEW004**, Gold Coast Water, September 2003
- GCW, 2003c: **Pimpama Sewerage Financial Catchment Network Planning Report, Project Report No SEW005**, Gold Coast Water, September 2003
- GCW, 2003d: **Coombabah Sewerage Financial Catchment Network Planning Report, Project Report No SEW006**, Gold Coast Water, September 2003
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Appendix A

Infrastructure Maps