

**MINUTES OF THE NORTH BURNETT REGIONAL COUNCIL GENERAL MEETING HELD AT THE MONTO
ADMINISTRATION OFFICE BOARDROOM ON TUESDAY, 18 OCTOBER 2011 AT 9:00AM**

Attendees	Agenda Item 1	Attendees
Councillors	Cr JE Jensen (Mayor) Cr KS Wendt OAM BEM (Deputy Mayor) Cr PW Lobegeier Cr PW Francis Cr FO Whelan Cr PJ Huth Cr P Baker	
Officers	Chief Executive Officer, MJP Pitt Director of Community and Cultural Services, AM Jackson Director of Corporate Services, LD Hotz Director of Development and Environment, RJ Savage Director of Technical Services, RJ Smith Assistant Director of Technical Services, TJ Harvey Administration Officer, SE Seabrook Executive Assistant, NJ Zillman	
Welcome	Agenda Item 2	Welcome
	Cr JE Jensen welcomed all attendees to the Meeting.	
Apologies	Agenda Item 3	Apologies
Declaration of Interest	Agenda Item 4	Declaration of Interest
	4.1 Cr PJ Huth proposed a declaration of interest in Agenda Item 11 - Director of Corporate Services Report - 11.1 – Confidential Report	
	4.2 Cr FO Whelan proposed a perceived declaration of interest in Agenda Item 11 – Director of Corporate Services Report – 11.2 - Mundubbera Community Development Association – Lot 154 on SP104948, Parish of Hollywell – Crown Street, Eidsvold	
Confirmation of Minutes	Agenda Item 5	Confirmation of Minutes
	5.1 General Meeting – Gayndah – 20 September 2011 – Pages 383-391	
	Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That the minutes of the General Meeting held in Gayndah on 20 September 2011 appearing on pages 383-391 of the minute book as amended, be adopted. CARRIED	
	5.2 Special Meeting – Gayndah – 07 October 2011 – Pages 393-396	
	Cr PW Francis moved and Cr FO Whelan seconded: That the minutes of the Special Meeting held in Gayndah on 07 October 2011 appearing on pages 393-396 of the minute book as presented, be adopted. CARRIED	
House Keeping	Agenda Item 6	House Keeping
Deputations	Agenda Item 7	Deputations
	7.1 11:30am	Michelle Riley and Suzie Williams, DLGP Bundaberg - Wide Bay Burnett Regional Plan
	7.2 2:00pm	Public Information Session
Business Arising	Agenda Item 8	Business Arising
CEO Report	Agenda Item 9	Chief Executive Officer Report

Cr PW Lobegeier moved and Cr P Baker seconded: That the Chief Executive Report as presented, be received. **CARRIED**

MOA 9.1 Partnership Agreement Emergency Management MOA

Cr PW Lobegeier moved and Cr KS Wendt OAM BEM seconded: That the North Burnett Regional Council resolves to delegate to the Chief Executive Officer to finalise the *Memorandum of Agreement (MOA) – A partnership for the management and Support of the State Emergency Service* and that upon finalisation, the Chief Executive Officer be delegated to sign the MOA on behalf of North Burnett Regional Council. **CARRIED**

DCCS Report **Agenda Item 10 Director of Community and Cultural Services Report**

Cr PW Francis moved and Cr FO Whelan seconded: That the Director of Community and Cultural Services Report as presented, be received. **CARRIED**

Community Development 10.1 Community Development and Engagement Initiative

Cr PW Lobegeier moved and Cr PW Francis seconded: That Director of Community and Cultural Services Report 10.1 - Community Development & Engagement Initiative Report as presented, be received. **CARRIED**

RMW Fees and Charges 10.2 RM Williams Australian Bush Learning Centre – Fees and Charges

1. Cr PW Francis moved and Cr FO Whelan seconded: That Council adopts the amended Schedule of Fees and Charges for the RM Williams Australian Bush Learning Centre as outlined below. **CARRIED**

Charge/Hire	Rate	\$
Community organisations – per room	3 hrs/room	\$25.00
Community organisations – per room	Day/room	\$50.00
Commercial and other entities-Per room	3 hrs/room	\$50.00
Commercial and other entities-Per room	Day/room	\$100.00
MEETING ROOM WITH TOUR OF INTERPRETIVE CENTRE		
Community organisations-(room hire as per above plus	Per person	\$5.00
Commercial & Other entities (as above) plus	Per person	\$5.00
MEETING ROOM WITH PROVISION OF MORNING/AFTERNOON TEA INCLUDES PROVISION OF FRUIT, SAVOURY CRACKERS & SWEET \$10/HEAD, TEA/COFFEE/JUICE \$.50/PERSON AND STAFF TIME \$2		
Community organisations-(room hire as per above) plus	Per person	\$12.50
Commercial & Other entities (as above) plus	Per person	\$12.50
MEETING ROOM, TOUR OF INTERPRETIVE CENTRE & MORNING/AFTERNOON TEA		
Community organisations-(room hire as per above)	3hrs/room	\$25 plus \$17.50/person
Community organisations	Day/room	\$50 plus \$17.50/person

Commercial & Other entities (as above)	3hrs/room	\$50 plus \$17.50/person
Commercial & Other entities	Day/room	\$100 plus \$17.50/person

OUTSIDE EVENT SPACE (large lawn immediately in front of Centre)

Community organisations	Per hour	\$8
Community organisations	Per day	\$50
Commercial & Other entities	Per hour	\$16
Commercial & Other entities	Per day	\$100

ENTRY FEES TO INTERPRETIVE CENTRE

Adult	Per person	\$5
Aged Pensioner or other Pension Card Holder	Per person	\$4
Child (15 yrs and under)	Per person	\$2
Family (3 or more related members)		\$12
Group of 10 or more	Per person	\$4
Frequent Local Visitor discount (Issue card-up to 6 free visits to Centre exhibitions per annum) (Discount Card issued upon request with evidence of rates notice for current year).	Per household	Free (6 visits per annum)
Visitor accompanying rate payer is entitled to a 50% discount upon presentation of Discount Card by accompanying Frequent Local Visitor)	Per person	50% Discount
Special community events and exhibition openings (at discretion of Coordinator, certain community events and most exhibition openings will be 'free' entry to local residents.	Per person	Free

2. Cr FO Whelan moved and Cr PW Francis seconded: That Council thank Joanne Lambden for her involvement with the RM Williams Australian Bush Learning Centre, including the Organisational Review and Development report. **CARRIED**

3. Cr PW Lobegeier moved and Cr FO Whelan seconded: That the Mayor and CEO be empowered to investigate Public-Private Partnership models and other options contained in the RM Williams Australian Bush Learning Centre Report to reduce the running costs of the Centre and increase commercial opportunities for the centre. **CARRIED**

Cr KS Wendt OAM BEM moved and Cr PW Lobegeier seconded: That the following applications for Business Streetscape Funding be approved in accordance with Council's adopted policy:

- Gayndah Auto Repairs Application
- Biggenden Butchery Application
- Art.i.luv Application

CARRIED

Caravan Park Fees 10.4 Fees and Charges – Mountain View and Eidsvold Caravan Park

Cr PW Francis moved and Cr PW Lobegeier seconded: That North Burnett Regional Council receives report 10.4 Fees and Charges – Mountain View and Eidsvold Caravan Park and adopts the following actions:

- That fees and charges at the Mountain View Caravan Park and Eidsvold Caravan Park remain unchanged for the remainder of the financial year 2011/2012;
- That fees and charges for North Burnett Regional Council Caravan Parks be reviewed for financial year 2012/2013; and
- That Council liaise with park guests to form an overview of tourist opinions on the Caravan Parks compared to other parks in the regions.

CARRIED

Local Buy 10.5 Project Status Report – North Burnett Local Buy 2011

Cr PW Lobegeier moved and Cr PW Francis seconded: That Director of Community and Cultural Services Report 10.5 - Project Status Report – North Burnett Local Buy 2011 as presented, be received as information.

CARRIED

RJ Smith Director of Technical Services, RJ Smith withdrew from the meeting at 9:29am and re-entered at 9:34am.

RMW Operational Report 10.6 RM Williams Australian Bush Learning Centre – Operational Report

Cr PW Francis moved and Cr P Baker seconded: That Director of Community and Cultural Services Report 10.6 - RM Williams Australian Bush Learning Centre – Operational Report as presented, be adopted by Council.

CARRIED

RJ Savage Director of Development and Environment, RJ Savage withdrew from the meeting at 9:54am and re-entered at 10:00am.

Community Grants 10.7 Grants to Community Organisations

Cr PW Lobegeier moved and Cr KS Wendt OAM BEM seconded: That of the total requests received - grants amounting to \$12,012 as well as Inkind grants of \$2100 as listed below, be distributed to community organisations with amendments to be made to Mt Perry Fine Arts. The remaining balance of \$591 for the financial quarter to be held for future assessment:

Budget Balance carried over from previous quarter	N/A
Total Recommended grants for approval	\$14,112
Remaining balance to be held for future assessment	\$591

Organisation	Requested Donations	Donations for approval	Inkind Estimate
Monogorilby State School	\$1,000	\$400	
Jed Myles	\$770	\$250	
Blake Bennecke	\$250	\$250	
Burnett State College P&C	\$5,000	\$1,000	
Monto & District Show Society			\$600
QCWA Mulgildie	\$999	\$999	
Biggenden Endurance Riders Association	\$1,864	\$1,864	
Mt Perry Fine Arts	\$3,000	\$1,500	\$1,500
Mt Perry Axemen	\$999	\$999	
Monto Kindergarten Association	\$1,000	\$900	

Biggenden & District Kindergarten	\$650	\$650	
Mundubbera Kindergarten	\$1,500	\$1,000	
Dallarnil Sport Club	\$950	\$950	
Lucy Thompson	\$500	\$250	
Biggenden Apex	\$1,200	\$1,000	
Totals	\$19,682	\$12,012	\$2,100

CARRIED

Resolve: That Director of Community and Cultural Services, AM Jackson task Manager of Financial Services, JD Kronk to investigate the \$1000 Mundubbera Community Development donation.

Futures Progress Report

10.8 North Burnett Regional Futures Progress Report

Cr PW Lobegeier moved and Cr PW Francis seconded: That Director of Community and Cultural Services Report 10.8 - North Burnett Regional Futures Report as presented be received and the following actions be adopted;

1. That the Economic Development Officer survey North Burnett Regional Council communities for potential projects for future funding submissions; and
2. That these projects be prioritised with the view to establish business plans and feasibility studies from collated project information.

CARRIED

Cr PW Francis moved and Cr PJ Huth seconded: That the Director of Community and Cultural Services, AM Jackson progresses potential applications for the second round of RDA Funding and report back to Council.

CARRIED

Monto Panorama

10.9 Monto Panorama Proposal

Cr PW Francis moved and Cr PJ Huth seconded: That the Monto Panorama proposal be presented to the Futures Board Meeting, Thursday 20 October 2011 and the proponent be notified of Council actions.

CARRIED

Community Cohesion

10.10 Community Social Cohesion Project – Pacific Seasonal Workers Pilot Scheme

Cr FO Whelan moved and Cr PW Lobegeier seconded: That Director of Community and Cultural Services Report 10.10 - Community Social Cohesion Report as presented, be received as information.

CARRIED

RM Williams Bush Learning Centre

10.11 RM Williams Australian Bush Learning Centre – Operational Review Report

Closed Session

Cr PW Francis moved and Cr P Baker seconded: That in accordance with Section 72(h) of the Local Government (Operations) Regulation 2010, the meeting be closed to the public to allow discussion regarding other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

CARRIED

Cr KS Wendt OAM BEM

Cr KS Wendt OAM BEM withdrew from the meeting at 10:15am and re-entered at 10:17am.

Re-opened Meeting

Cr KS Wendt OAM BEM moved and Cr PW Francis seconded: That in accordance with Section 72(h) of the Local Government (Operations) regulation 2010, the meeting be re-opened to the public.

CARRIED

Cr PW Francis moved and Cr P Baker seconded: That the RM Williams Australian Bush Learning Centre – Operational Review Report as presented, be received.

CARRIED

Morning Tea

Meeting adjourned at 10:30am for morning tea and resumed at 11:00am.

DOCS Report

Agenda Item 11 Director of Corporate Services Report

Cr P Baker moved and Cr FO Whelan seconded: That Director of Corporate Services Report as presented, be received.

CARRIED

Proposed Sale	11.1	Proposed Sale of Lot 77 on SP199370, Parish of Mundowran, Elizabeth Street, Mundubbera
Declaration of Interest	Cr PJ Huth	declared a real conflict of interest (as per section 173 of the <i>Local Government Act 2009</i>) on this matter due to employment outside of Council and left the room, taking no part in the debate or decision of the meeting.
Closed Session	Cr PW Francis	moved and Cr KS Wendt OAM BEM seconded: That in accordance with Section 72(h) of the Local Government (Operations) Regulation 2010, the meeting be closed to the public to allow discussion regarding other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage. CARRIED
Re-opened Meeting	Cr PW Lobegeier	moved and Cr PW Francis seconded: That in accordance with Section 72(h) of the Local Government (Operations) regulation 2010, the meeting be re-opened to the public. CARRIED
	Cr PW Francis	moved and Cr PW Lobegeier seconded:
		1. That Council receive the report in relation to the proposed sale of Lot 77 on SP199370, Parish of Mundowran, Elizabeth Street, Mundubbera; and
		2. The Director of Corporate Services be delegated authority to negotiate the highest possible sale price with the proposed purchaser through Ray White Rural Mundubbera. 6/0 CARRIED
Cr PJ Huth	Cr PJ Huth	re-entered the meeting at 11.03am.
Declaration of Interest	Cr FO Whelan	declared a perceived conflict of interest (as per section 173 of the Local Government Act 2009) on this matter due to Cr FO Whelan being a member of the Mundubbera Community Development Association but not in an Executive role. The meeting noted this perceived conflict of interest and resolved that no real conflict of interest existed and that the interest would have no impact on the Councillor performing her role.
Mundubbera Community	11.2	Mundubbera Community Development Association – Lot 154 on SP104948, Parish of Hollywell – Crown Street, Eidsvold
	Cr PW Francis	moved and Cr FO Whelan seconded:
		1. That Director of Corporate Services report – 11.2 Mundubbera Community Development Association – Lot 154 on SP104948, Parish of Hollywell – Crown Street, Eidsvold, Waiving of General Rates and Environment Levy on Lot 154 on SP104948, Parish of Hollywell located in Crown Street, Eidsvold, totalling \$597.00 per annum be received; and
		2. That the Mundubbera Community Development Association Inc be advised that Council may consider reimbursement of General Rates and Environmental Levy on Lot 154 on SP104948, Parish of Hollywell located in Crown Street, Eidsvold once the Eidsvold Community demonstrates the intent to develop a community garden on this parcel of land. 7/0 CARRIED
Eidsvold Pharmacy	11.3	Lease 206 – Lot 2 on MPH2128, Parish of Hollywell – 34 Moreton Street, Eidsvold – Eidsvold Pharmacy
	Cr KS Wendt OAM BEM	moved and Cr PW Francis seconded: That Council receive the report in relation to maintenance being carried out on Council infrastructure on Lot 2 on MPH2128, Parish of Hollywell, located at 34 Moreton Street, Eidsvold, currently being leased for the purpose of a pharmaceutical outlet and adopt the following actions:
		1. Council call tenders for the painting of the exterior of the infrastructure located at 34 Moreton Street, Eidsvold with costs being debited to 3175/2004/01; and
		2. The Lessee of Lot 2 on MPH2128, Parish of Hollywell – 34 Moreton Street, Eidsvold – Eidsvold Pharmacy be advised that Council offers no objection to the purchase and installation of a Pharmacy sign adjacent to HQ Motel in Eidsvold at the Lessees cost. CARRIED

- JD Kronk Manager of Financial Services, JD Kronk entered the meeting at 11:04am.
- Overdue Rates 11.4 Overdue Rates and Charges
- Cr PW Lobegeier moved and Cr Wendt OAM BEM seconded: That Director of Corporate Service Report 11.4 – Overdue Rates and Charges as presented be received as information. **CARRIED**
- Financial Report 11.5 Financial Report
- Cr PW Francis moved and Cr PJ Huth seconded: That Director of Corporate Services Report 11.5 - Financial Report as presented, be received as information. **CARRIED**
- Revenue and Expenditure 11.6 Revenue and Expenditure Report
- Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That Director of Corporate Services Report 11.6 – Revenue and Expenditure Report as presented, be received as information. **CARRIED**
- Current Asset Position 11.7 Current Asset Position Report
- Cr P Baker moved and Cr PW Francis seconded: That Director of Corporate Services Report 11.7 – Current Asset Position Report as presented, be received as information. **CARRIED**
- Manager Financial Services 11.8 Financial Report – Manager Financial Services
- Cr PW Francis moved and Cr PJ Huth seconded: That Council resolve to establish reserves for recurrent grants received in advance of the associated expenditure. For clarity, this resolution applies to the year ended 30th June, 2011 and all subsequent years and includes but is not limited to Financial Assistance Grants paid in advance. **CARRIED**
- JD Kronk Manager of Financial Services, JD Kronk withdrew from the meeting at 11:19am.
- AB Webster Manager of Development Services, AB Webster entered the meeting at 11:19am escorting Michelle Riley, Suzie Williams and Shane Booth from DLGP Bundaberg.
- Deputations 7.1 Michelle Riley and Suzie Williams, DLGP Bundaberg - Wide Bay Burnett Regional Plan
- Cr JE Jensen welcomed Michelle Riley, Suzie Williams and Shane Booth from DLGP Bundaberg to the General Meeting.
- AB Webster Manager of Development Services, AB Webster departed from the meeting at 11:55m escorting Michelle Riley, Suzie Williams and Shane Booth from DLGP Bundaberg.
- DODE Report **Agenda Item 12 Director of Development and Environment Services Report**
- Cr PW Lobegeier moved and Cr FO Whelan seconded: That the Director of Development and Environment Services Report as presented, be received. **CARRIED**
- Development Statistics 12.1 Development Statistics
- Resolved: That the Director of Development and Environment Services Report 12.1 – Development Statistics be received as information.
- Digital Television 12.2 Digital Television Services
- Cr PW Francis and Cr PW Lobegeier seconded: That Director of Development and Environment Services write to residents affected by Council's decision to upgrade and/or provide digital television retransmission services, under the Mayors signature addressing the full details of Council's decision, timelines for conversion and what needs to be done. **CARRIED**
- RJ Smith Director of Technical Services, RJ Smith withdrew from the meeting at 11:59am and re-entered at 12:01pm.
- Infrastructure Charges 12.3 Infrastructure Charges – Six Planning Schemes

Cr PJ Huth

Cr PJ Huth withdrew from the meeting at 12:04pm and re-entered at 12:05pm.

12.3.1 Biggenden

Cr KS Wendt OAM moved and Cr FO Whelan seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Biggenden Shire Planning Scheme.

Adopted infrastructure charges resolution for the Biggenden Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the Sustainable Planning Act 2009.
- 2) The resolution is to be read in conjunction with the following:
 - a) the State planning regulatory provision (adopted charges);
 - b) the Biggenden Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the adopted infrastructure charge applies is the Biggenden Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an adopted infrastructure charge on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

2. Categorisation of uses to development classes

To enable the adopted infrastructure charges schedule identified in Table 2 of Schedule 1 of the State planning regulatory provisions (adopted charges) to be applied to existing development use types in the planning scheme, **Table 1.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the adopted infrastructure charges schedule apply.

Table 1.1 – Planning scheme use types to which the *adopted infrastructure charges schedule apply*

Existing Biggenden Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule apply</i> (SPRP 2011)
Caretaker's residence Detached house Multiple dwelling (duplex, flats)	Residential <i>Dwelling house, Multiple dwelling</i>
Hotel (residential component) Visitor accommodation	Accommodation (Short term) <i>Hotel, Tourist Park</i>
Accommodation building Multiple dwelling (community dwelling, retirement village, relocatable home park)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>
Place of worship	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom only)	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>

Existing Biggenden Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Catering premises Service station Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises Professional offices	Commercial (Office) <i>Office, Sales Office</i>
Child care centre Educational establishment	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Hotel (non-residential component)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Indoor recreation	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Industry Storage facility	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Noxious industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Agriculture Grazing	Low Impact Rural <i>Animal Husbandry Cropping Permanent Plantations Wind Farm</i>
Cattery or kennel Intensive animal industry Stable	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>
Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i>)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>
Airport Extractive industry Outdoor recreation Public utility Railway activities Tourist facility Transport terminal	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Bed and breakfast premises Home business Park	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Calculation of adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charge*.
- 2) The adopted infrastructure charge that may be levied for:
 - (a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;

- (b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
- (c) making a material change of use of premises for non-residential development is the sum of:
- (i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - (ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,

minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 1.2 Adopted charges (Biggenden); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 1.2 Adopted charges (Biggenden) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or
- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 1.2 Adopted charges (Biggenden).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 1.2 Adopted charges (Biggenden).
- 2) The adopted charge for making a material change of use of premises for:
 - (iii) residential development, is stated in Table 1.2 Adopted charges (Biggenden);
 - (iv) non-residential development, other than a specialised use, is stated in Table 1.2 Adopted charges (Biggenden);
 - (v) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

– Adopted charges (Biggenden)

Use	Maximum adopted charge (SPRP)	Adopted charge (NBRC)	Part of Local Government Area applicable
Residential (3 or more bedroom dwelling)	\$28,000 per dwelling unit (for all networks)	\$6,000 per dwelling unit (for all networks)	Biggenden Shire Planning Scheme Area
Residential (1 or 2 bedroom dwelling)	\$20,000 per dwelling unit (for all networks)	\$4,200 per dwelling unit (for all networks)	Biggenden Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$2,100 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Biggenden Shire Planning Scheme Area
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$4,200 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$6,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Biggenden Shire Planning Scheme Area
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$10.50 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$27 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme PIA: Town of Biggenden (Sheet 1)
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	[\$21*] per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	[\$3*] per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	[\$30*] per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$30 per m ² of GFA, court areas at \$3 per m ² of GFA (total max \$4500)	\$3 per impervious m ²	Biggenden Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$7.50 per m ² of GFA (max \$4500)	[\$3*] per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$10.50 per m ² of GFA (max \$4500)	[\$3*] per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil charge		Biggenden Shire Planning Scheme Area
High Impact Rural	\$20 per m ² of GFA	N/A	\$3 per m ² of GFA (max \$4500)	N/A	Biggenden Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Biggenden Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment		Biggenden Shire Planning Scheme Area
Minor uses	Nil charge		Nil charge		Biggenden Shire Planning Scheme Area

7. Time of payment of an adopted infrastructure charge

An *adopted infrastructure charge* is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or
- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Biggenden Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

Biggenden Shire Council Planning Scheme Existing Trunk Infrastructure–Open Space and Recreation (Sheet 2);

Biggenden Shire Council Planning Scheme Existing Trunk Infrastructure–Sewerage Infrastructure (Sheet 3);

Biggenden Shire Council Planning Scheme Existing Trunk Infrastructure–Stormwater Infrastructure (Sheet 4); and,

Biggenden Shire Council Planning Scheme Existing Trunk Infrastructure–Water Infrastructure (Sheet 5).

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Biggenden Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in **0** below.

– Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	Water sources (groundwater) Raw water mains, pumps and wells Water treatment plants Associated monitoring systems
	Distribution	Reservoirs Pump stations Chlorination facilities Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Sewerage	Reticulation	Pump stations Rising mains generally ≥ 225 mm diameter Odour and corrosion control system Associated monitoring system
	Sewerage treatment	Sewerage treatment plant Storage facilities Release system Associated monitoring system
Stormwater management	Quantity	Overland flow paths/channels (natural and constructed) Piped drainage (including pipes ≥ 900 mm, culverts, manholes, inlets and outlets) Detention and retention facilities
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Plan for the Biggenden Shire Council Planning Scheme Area commences the standards of service for each network mentioned in section 9 are as stated in **Tables 1.4 to 1.13**.

– Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	Water Reticulation Code of Australia (WSA03–1999) Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	Water Service Association of Australia codes IPWEA standards Customer service standards Biggenden Shire Planning Scheme Schedule 1: Division 3
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is	The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	free from objectionable taste and odour.	Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<i>Water Supply Code of Australia</i> —Water Services Association of Australia—WSA 03—2002 <i>The Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage</i> —Department of Natural Resources and Water (NRW) Biggenden Shire Planning Scheme—Schedule 1: Division 3

– Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	Biggenden Shire Planning Scheme—Schedule 1: Division 4 Customer service standards Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<i>National Water Quality Guidelines</i> —National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	<i>Guidelines for Sewerage Systems – Reclaimed Water</i> —February 2000 <i>Queensland Water Recycling Guidelines</i> —December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<i>Planning Guidelines for Water Supply and Sewerage</i> —NRW <i>Sewerage Code of Australia</i> —Water Services Association of Australia—WSA 02—2002 <i>Sewerage Pumping Station Code of Australia</i> —Water Services Association of Australia—WSA 04—2005 Biggenden Shire Planning Scheme—Schedule 1: Division 4

– Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<i>Queensland Urban Drainage Manual—NRW</i> Biggenden Shire Planning Scheme—Schedule 1: Division 5
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<i>National Water Quality Guidelines—National Water Quality Management Strategy</i>
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	Section 42 Environmental Protection [Water] Policy 1997) Biggenden Shire Planning Scheme—Schedule 1: Division 5
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<i>Queensland Urban Drainage Manual—NRW</i> Biggenden Shire Planning Scheme—Schedule 1: Division 5 <i>Natural Channel Design Guidelines</i>

– Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	Parks and community land is provided at a local, district and LGA-wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in 0.
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	The rate of public park provision is identified in 0. The size for public parks is identified in 0. The maximum gradient for public parks is identified in 0. The minimum flood immunity for public parks is identified in 0.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	Standard embellishments for each type of park are identified in 0.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	Local government standards in planning scheme and planning scheme policies Australian Standards

– Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha

Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

– Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park	Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. Conventional vehicle access Within 200m of a collector road or higher Within 400m of land in the Commercial Zone On or within 100m of a bicycle network Local parks to be within a 5 minute walk of all residences Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

– Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2 – 3ha	5ha
Community land	opportunity based	

– Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

– Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

– Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/ cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- a) adopted infrastructure charge;
- b) adopted infrastructure charges schedule;
- c) adopted infrastructure charges resolution;
- d) gross floor area (GFA);
- e) local government;
- f) maximum adopted charge;
- g) planning scheme policy;
- h) priority infrastructure area;
- i) priority infrastructure plans;
- j) State planning regulatory provision (adopted charges);
- k) trunk infrastructure.

CARRIED

12.3.2 Eidsvold

Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Eidsvold Shire Planning Scheme.

Adopted infrastructure charges resolution for the Eidsvold Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009*.
- 2) The resolution is to be read in conjunction with the following:
 - a) the *State planning regulatory provision (adopted charges)*;
 - b) the Eidsvold Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the *adopted infrastructure charge* applies is the Eidsvold Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an *adopted infrastructure charge* on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

3. Categorisation of uses to development classes

To enable the *adopted infrastructure charges schedule* identified in Table 2 of Schedule 1 of the *State planning regulatory provisions (adopted charges)* to be applied to existing development use types in the planning scheme, **Table 2.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

Table 1.1 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply

Existing Eidsvold Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Caretaker's residence Detached house Multiple dwelling (duplex, flats)	Residential <i>Dwelling house, Multiple dwelling</i>
Hotel (residential component) Visitor accommodation	Accommodation (Short term) <i>Hotel, Tourist Park</i>
Accommodation building Multiple dwelling (community dwelling, retirement village, relocatable home park)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>
Place of worship	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>

Existing Eidsvold Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Catering premises Service station Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises Professional offices	Commercial (Office) <i>Office, Sales Office</i>
Child care centre Educational establishment	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Hotel (non-residential component)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Indoor recreation	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Industry Storage facility	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Noxious industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Agriculture Grazing	Low Impact Rural <i>Animal Husbandry Cropping Permanent Plantations Wind Farm</i>
Cattery or kennel Intensive animal industry Stable	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>
Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i>)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>
Airport Extractive industry Outdoor recreation Public utility Railway activities Tourist facility Transport terminal	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Bed and breakfast premises Home business Park	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Calculation of adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charge*.
- 2) The *adopted infrastructure charge* that may be levied for:
 - a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;
 - b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
 - c) making a material change of use of premises for non-residential development is the sum of:
 - i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,
 minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 2.2 Adopted charges (Eidsvold); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 2.2 Adopted charges (Eidsvold) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or
- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 2.2 Adopted charges (Eidsvold).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 2.2 Adopted charges (Eidsvold).
- 2) The adopted charge for making a material change of use of premises for:
 - (i) residential development, is stated in Table 2.2 Adopted charges (Eidsvold);
 - (ii) non-residential development, other than a specialised use, is stated in Table 1.2 Adopted charges (Eidsvold);
 - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

Table 1.2 – Adopted charges (Eidsvold)

Use	Maximum adopted charge (SPRP)	Adopted charge (NBRC)	Part of Local Government Area applicable
3 or more bedroom dwelling	\$28,000 per dwelling unit (for all networks)	\$6,000 per dwelling unit (for all networks)	Eidsvold Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)	Adopted charge (NBRC)	Part of Local Government Area applicable		
1 or 2 bedroom dwelling	\$20,000 per dwelling unit (for all networks)	\$4,200 per dwelling unit (for all networks)	Eidsvold Shire Planning Scheme Area		
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)	\$2,100 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)	Eidsvold Shire Planning Scheme Area		
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)	\$4,200 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$6,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)	Eidsvold Shire Planning Scheme Area		
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$10.50 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$27 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)	Part of Local Government Area applicable	
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	[\$21*] per m ² of GFA (max \$4500)	[\$3*] per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$30 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$30 per m ² of GFA, court areas at \$3 per m ² of GFA (total max \$4500)	\$3 per impervious m ²	Eidsvold Shire Planning Scheme Area
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$7.50 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$10.50 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil charge	Eidsvold Shire Planning Scheme Area	
High Impact Rural	\$20 per m ² of GFA	N/A	\$3 per m ² of GFA (max \$4500)	N/A	Eidsvold Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$21 per m ² of GFA (max \$4500)	\$3 per impervious m ² (max \$1500)	Eidsvold Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment	Eidsvold Shire Planning Scheme Area	
Minor uses	Nil charge		Nil charge	Eidsvold Shire Planning Scheme Area	

7. Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or

- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Eidsvold Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

- (i) Eidsvold Shire Council Planning Scheme Existing Trunk Infrastructure–Open Space and Recreation (Sheet 2);
- (ii) Eidsvold Shire Council Planning Scheme Existing Trunk Infrastructure–Sewerage Infrastructure (Sheet 3);
- (iii) Eidsvold Shire Council Planning Scheme Existing Trunk Infrastructure–Storm water Infrastructure (Sheet 4); and
- (iv) Eidsvold Shire Council Planning Scheme Existing Trunk Infrastructure–Water Infrastructure (Sheet 5).

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Eidsvold Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in **Table 2.3** below.

Table 1.3– Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (groundwater) Raw water mains, pumps and wells Water treatment plants (including recycled water treatment plants) Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Chlorination facilities Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> Pump stations Rising mains Gravity sewers generally ≥ 150 mm diameter Odour and corrosion control systems Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Storage facilities Release systems Associated monitoring systems
Stormwater management	Quantity	<ul style="list-style-type: none"> Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes ≥ 900mm, culverts, manholes, inlets and outlets) Detention and retention facilities
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government–wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Plan for the Eidsvold Shire Council Planning Scheme Area commences the standards of service for each network mentioned in paragraph 9 are as stated in **Tables 2.4 to 2.13** below.

Table 1.4– **Water supply network desired standards of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Water Reticulation Code of Australia (WSA03–1999) Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia codes IPWEA standards Customer service standards Eidsvold Shire Planning Scheme Schedule 1: Division 3
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002</i> The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage—</i>Department of Natural Resources and Water (NRW) Eidsvold Shire Planning Scheme—Schedule 1: Division 3

Table 1.5 – **Sewerage network desired standards of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and	<ul style="list-style-type: none"> Eidsvold Shire Planning Scheme – Schedule 1: Division 4 Customer service standards

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	disposal system.	<ul style="list-style-type: none"> Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <i>Guidelines for Sewerage Systems – Reclaimed Water</i>—February 2000 <i>Queensland Water Recycling Guidelines</i>—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i>—NRW <i>Sewerage Code of Australia</i>—Water Services Association of Australia—WSA 02—2002 <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005 Eidsvold Shire Planning Scheme – Schedule 1: Division 4

Table 1.6 – Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW Eidsvold Shire Planning Scheme — Schedule 1: Division 5
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	Adopt water– sensitive urban design principles and on – site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> Section 42 Environmental Protection [Water] Policy 1997) Eidsvold Shire Planning Scheme — Schedule 1: Division 5
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW Eidsvold Shire Planning Scheme — Schedule 1: Division 5

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<ul style="list-style-type: none"> <i>Natural Channel Design Guidelines</i>

Table 1.7 – Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> Parks and community land is provided at a local, district and LGA-wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 1.9.
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 1.8. The size for public parks is identified in Table 1.10. The maximum gradient for public parks is identified in Table 1.11. The minimum flood immunity for public parks is identified in Table 1.12.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 1.13.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Australian Standards

Table 1.8 – Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 1.9 – Accessibility standard

Infrastructure type	Accessibility standard (km)
---------------------	-----------------------------

Recreation park	<ul style="list-style-type: none"> • Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. • Conventional vehicle access • Within 200m of a collector road or higher • Within 400m of land in the Commercial Zone • On or within 100m of a bicycle network • Local parks to be within a 5 minute walk of all residences • Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

Table 1.10 – Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2 – 3ha	5ha
Community land	opportunity based	

Table 1.11 – Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

Table 1.12 – Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local Government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

Table 1.13 – Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/ cycle)		✓	
Fencing/bollards			✓

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- l) adopted infrastructure charge;
- m) adopted infrastructure charges schedule;
- n) adopted infrastructure charges resolution;
- o) gross floor area (GFA);
- p) local government;
- q) maximum adopted charge;
- r) planning scheme policy;
- s) priority infrastructure area;
- t) priority infrastructure plans;
- u) State planning regulatory provision (adopted charges);
- v) trunk infrastructure.

CARRIED

12.3.3 Gayndah

Cr PW Lobegeier moved and Cr PJ Huth seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Gayndah Shire Planning Scheme.

Adopted Infrastructure Charges Resolution for the Gayndah Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009*.
- 2) The resolution is to be read in conjunction with the following:
 - a) the *State planning regulatory provision (adopted charges)*;
 - b) the Gayndah Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the *adopted infrastructure charge* applies is the Gayndah Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an *adopted infrastructure charge* on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

3. Categorisation of uses to development classes

To enable the *adopted infrastructure charges schedule* identified in Table 2 of Schedule 1 of the *State planning regulatory provisions (adopted charges)* to be applied to existing development use types in the planning scheme, **Table 3.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

Table 1.14 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply

Existing Gayndah Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Caretaker's residence Detached house Multiple dwelling (duplex, flats)	Residential <i>Dwelling house, Multiple dwelling</i>
Hotel (residential component) Visitor accommodation	Accommodation (Short term) <i>Hotel, Tourist Park</i>
Accommodation building Multiple dwelling (community dwelling, retirement village, relocatable home park)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>
Place of worship	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>

Existing Gayndah Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Catering premises Service station Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises Professional offices	Commercial (Office) <i>Office, Sales Office</i>
Child care centre Educational establishment	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Hotel (non-residential component)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Indoor recreation	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Industry Storage facility	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Noxious industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Agriculture Grazing	Low Impact Rural <i>Animal Husbandry Cropping Permanent Plantations Wind Farm</i>
Cattery or kennel Intensive animal industry Stable	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>
Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i>)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>
Airport Extractive industry Outdoor recreation Public utility Railway activities Tourist facility Transport terminal	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Bed and breakfast premises Home business Park	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Council's adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charge*.
- 2) The *adopted infrastructure charge* that may be levied for:
 - a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;
 - b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
 - c) making a material change of use of premises for non-residential development is the sum of:
 - i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,
 minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 3.2 Adopted charges (Gayndah); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 3.2 Adopted charges (Gayndah) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or
- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 3.2 Adopted charges (Gayndah).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 3.2 Adopted charges (Gayndah).
- 2) The adopted charge for making a material change of use of premises for:
 - (i) residential development, is stated in Table 3.2 Adopted charges (Gayndah);
 - (ii) non-residential development, other than a specialised use, is stated in Table 1.2 Adopted charges (Gayndah);
 - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

Table 1.15 – Adopted charges (Gayndah)

Use	Maximum adopted charge (SPRP)	Adopted charge (NBRC)	Part of Local Government Area applicable
3 or more bedroom dwelling	\$28,000 per dwelling unit (for all networks)	\$7,500 per dwelling unit (for all networks)	Gayndah Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
1 or 2 bedroom dwelling	\$20,000 per dwelling unit (for all networks)		\$5,250 per dwelling unit (for all networks)		Gayndah Shire Planning Scheme Area
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$2,625 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,750 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Gayndah Shire Planning Scheme Area
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$5,250 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$7,500 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Gayndah Shire Planning Scheme Area
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$17.50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$45 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	[\$35*] per m ² of GFA (max \$6000)	[\$3*] per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$50 per m ² of GFA, court areas at \$5 per m ² of GFA (total max \$6000)	\$3 per impervious m ²	Gayndah Shire Planning Scheme Area
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$12.50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$17.50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Gayndah Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil charge		Gayndah Shire Planning Scheme Area
High Impact Rural	\$20 per m ² of GFA	N/A	\$5 per m ² of GFA (max \$6000)	N/A	Gayndah Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ²	Gayndah Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment		Gayndah Shire Planning Scheme Area
Minor uses	Nil charge		Nil charge		Gayndah Shire Planning Scheme Area

7. Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable:

- if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or
- if the charge applies to making a material change of use of premises – before the change happens; or
- otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Gayndah Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

- Gayndah Shire Council Planning Scheme Existing Trunk Infrastructure–Open Space and Recreation (Sheet 2);
- Gayndah Shire Council Planning Scheme Existing Trunk Infrastructure–Sewerage Infrastructure (Sheet 3);
- Gayndah Shire Council Planning Scheme Existing Trunk Infrastructure–Storm water Infrastructure (Sheet 4);
- Gayndah Shire Council Planning Scheme Existing Trunk Infrastructure–Transport Infrastructure (
- Gayndah Shire Council Planning Scheme Existing Trunk Infrastructure–Water Infrastructure (Sheet 6).

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Gayndah Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in **Table 1.16** below.

Table 1.16 – Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (groundwater) Raw water mains, pumps and wells Water treatment plants Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Chlorination facilities Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> Pump stations Rising mains generally ≥ 225 mm diameter Gravity sewers generally ≥ 150 mm diameter Odour and corrosion control systems Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plant Storage facilities Release systems Associated monitoring systems
Transport	Local government controlled roads	major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, lighting, signage, intersections, roundabouts, traffic lights, on – road cycle lanes, foot and cycle paths on the shoulder, basic verge revegetation including shade trees, turfing and local drainage and pathways within the road reserve
Stormwater management	Quantity	<ul style="list-style-type: none"> Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes ≥ 900mm, culverts, manholes, inlets and outlets) Detention and retention facilities
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government–wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Plan for the Gayndah Shire Council Planning Scheme Area commences the standards of service for each network mentioned in paragraph 9 above are as stated in **Tables 3.4 to 3.14**.

Table 1.17– Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Water Reticulation Code of Australia (WSA03 – 1999) Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for	<ul style="list-style-type: none"> Water Service Association of Australia codes

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	the intended use.	<ul style="list-style-type: none"> • IPWEA standards • Customer service standards • Gayndah Shire Planning Scheme Schedule 1: Division 3
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) • North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002</i> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW)</i> • Gayndah Shire Planning Scheme—Schedule 1: Division 3

Table 1.18 – Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Gayndah Shire Planning Scheme—Schedule 1: Division 4 • Customer service standards • Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • <i>National Water Quality Guidelines—National Water Quality Management Strategy</i>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act</i>

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	expectations.	1994 and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	<ul style="list-style-type: none"> • <i>Guidelines for Sewerage Systems—Reclaimed Water</i>—February 2000 • <i>Queensland Water Recycling Guidelines</i>—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewerage</i>—NRW • <i>Sewerage Code of Australia</i>—Water Services Association of Australia—WSA 02—2002 • <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005 • Gayndah Shire Planning Scheme—Schedule 1: Division 4

Table 1.19 – Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i>—NRW • Gayndah Shire Planning Scheme—Schedule 1: Division 5
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	Adopt water– sensitive urban design principles and on – site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • Section 42 Environmental Protection [Water] Policy (1997) • Gayndah Shire Planning Scheme—Schedule 1: Division 5
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i>—NRW • Gayndah Shire Planning Scheme—Schedule 1: Division 5 • <i>Natural Channel Design Guidelines</i>

Table 1.20 – Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> • Gayndah Shire Planning Scheme Schedule 1: Division 2 • <i>Road Planning and Design Manual</i> developed by the Department of Transport and Main Roads • Australian Standards • AUSTRROADS guides
Roads	<p>Inclusions</p> <ul style="list-style-type: none"> • Collector and higher order roads predominantly serving a network function • Road crossings (bridges and culverts) on collector roads • Standard items associated with the road profile 	<p>Exclusions</p> <ul style="list-style-type: none"> • Non-trunk infrastructure internal to a development or to connect to trunk infrastructure and provided by developer. • Access places, access streets • Streetscaping • Local area traffic management on access places and streets (internal infrastructure)

Table 1.21 – Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Parks and community land is provided at a local, district and LGA – wide level • Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • Accessibility standards are identified in Table 1.23
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health–promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> • The rate of public park provision is identified in Table 1.22. The size for public parks is identified in Table 1.24. The maximum gradient for public parks is identified in Table 1.25. The minimum flood immunity for public parks is identified in Table 1.26.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> • Standard embellishments for each type of park are identified in Table 1.27

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / performance standards	Maximise opportunities to co – locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Australian Standards

Table 1.22 – Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 1.23 – Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park	<ul style="list-style-type: none"> Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. Conventional vehicle access Within 200m of a collector road or higher Within 400m of land in the Commercial Zone On or within 100m of a bicycle network Local parks to be within a 5 minute walk of all residences Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

Table 1.24 – Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2–3ha	5ha
Community land	opportunity based	

Table 1.25 – Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

Table 1.26 – Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local Government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

Table 1.27 – Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/ cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- w) adopted infrastructure charge;
- x) adopted infrastructure charges schedule;
- y) adopted infrastructure charges resolution;
- z) gross floor area (GFA);
- aa) local government;
- bb) maximum adopted charge;
- cc) planning scheme policy;
- dd) priority infrastructure area;
- ee) priority infrastructure plans;
- ff) State planning regulatory provision (adopted charges);
- gg) trunk infrastructure.

CARRIED

12.3.4 Monto

Cr PW Lobegeier moved and Cr P Baker seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Monto Shire Planning Scheme.

Adopted infrastructure charges resolution for the Monto Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009*.
- 2) The resolution is to be read in conjunction with the following:
 - a) the *State planning regulatory provision (adopted charges)*;
 - b) the Monto Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the *adopted infrastructure charge* applies is the Monto Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an *adopted infrastructure charge* on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

3. Categorisation of uses to development classes

To enable the *adopted infrastructure charges schedule* identified in Table 2 of Schedule 1 of the *State planning regulatory provisions (adopted charges)* to be applied to existing development use types in the planning scheme, **Table 4.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

Table 1.28 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply

Existing Monto Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Caretaker's residence Detached house Multiple dwelling (duplex, flats)	Residential Dwelling house, Multiple dwelling

Existing Monto Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Hotel (residential component) Visitor accommodation	Accommodation (Short term) <i>Hotel, Tourist Park</i>
Accommodation building Multiple dwelling (community dwelling, retirement village, relocatable home park)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>
Place of worship	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>
Catering premises Service station Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises Professional offices	Commercial (Office) <i>Office, Sales Office</i>
Child care centre Educational establishment	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Hotel (non-residential component)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Indoor recreation	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Industry Storage facility	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Noxious industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Agriculture Grazing	Low Impact Rural <i>Animal Husbandry Cropping Permanent Plantations Wind Farm</i>
Cattery or kennel Intensive animal industry Stable	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>

Existing Monto Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i>)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>
Airport Extractive industry Outdoor recreation Public utility Railway activities Tourist facility Transport terminal	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Bed and breakfast premises Home business Park	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Calculation of adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charges*.
- 2) The *adopted infrastructure charge* that may be levied for:
 - a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;
 - b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
 - c) making a material change of use of premises for non-residential development is the sum of:
 - i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,

minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 4.2 Adopted charges (Monto); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 4.2 Adopted charges (Monto) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or

- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 4.2 Adopted charges (Monto).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 4.2 Adopted charges (Monto).
- 2) The adopted charge for making a material change of use of premises for:
 - (i) residential development, is stated in Table 4.2 Adopted charges (Monto);
 - (ii) non-residential development, other than a specialised use, is stated in Table 4.2 Adopted charges (Monto);
 - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

Table 1.29– Adopted charges (Monto)

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
	Other networks	Stormwater network	Other networks	Stormwater network	
3 or more bedroom dwelling	\$28,000 per dwelling unit (for all networks)		\$6,000 per dwelling unit (for all networks)		Monto Shire Planning Scheme Area
1 or 2 bedroom dwelling	\$20,000 per dwelling unit (for all networks)		\$4,200 per dwelling unit (for all networks)		Monto Shire Planning Scheme Area
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$2,100 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Monto Shire Planning Scheme Area
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$4,200 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$6,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Monto Shire Planning Scheme Area
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$28 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$36 per m ² of GFA (max \$6,500)	Nil	Monto Shire Planning Scheme Area
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$28 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	\$28 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$40 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$40 per m ² of GFA, court areas at \$4 per m ² of GFA (total max \$6,000)	Nil	Monto Shire Planning Scheme Area
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$10 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil		Monto Shire Planning Scheme Area
High Impact Rural	\$20 per m ² of GFA	N/A	\$4 per m ² of GFA (max \$6,000)	N/A	Monto Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$28 per m ² of GFA (max \$6,000)	Nil	Monto Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment		Monto Shire Planning Scheme Area
Minor uses	Nil charge		Nil		Monto Shire Planning Scheme Area

7. Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or
- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Monto Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

- (i) Monto Shire Council Planning Scheme Existing Trunk Infrastructure–Open Space and Recreation (Sheet 2);
- (ii) Monto Shire Council Planning Scheme Existing Trunk Infrastructure–Sewerage Infrastructure (Sheet 3);

- (iii) Monto Shire Council Planning Scheme Existing Trunk Infrastructure–Transport Infrastructure (Sheet 4); and,
 (iv) Monto Shire Council Planning Scheme Existing Trunk Infrastructure–Water Infrastructure (Sheet 5); and

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Monto Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in Table 4.3 below.

Table 1.30 – Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (groundwater) Raw water mains, pumps and wells Water treatment plants (including recycled water treatment plants) Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Chlorination facilities Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> Pump stations Rising mains generally ≥ 225 mm diameter Gravity sewers generally ≥ 150 mm diameter Odour and corrosion control systems Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Storage facilities Release systems Associated monitoring systems
Transport	Local government controlled roads	major collector roads including associated intersections, kerb and channel, lighting, signage, roundabouts, traffic lights, on – road cycle lanes, foot and cycle paths on the shoulder, basic verge revegetation including shade trees, turfing and local road drainage, swales, culverts, bridges, and pathways within the road reserve.
	Off-road pathways	Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges.
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government–wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Plan for the Monto Shire Council Planning Scheme Area commences the standards of service for each network mentioned in paragraph 9 are as stated in Tables 4.4 to 4.14.

Table 1.31– Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Water Reticulation Code of Australia (WSA03–1999) Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia codes IPWEA standards Customer service standards Monto Shire Planning Scheme Schedule 1: Division 3
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002</i> The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW)</i> Monto Shire Planning Scheme—Schedule 1: Division 3

Table 1.32 – Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Monto Shire Planning Scheme—Schedule 1: Division 4 Customer service standards Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines—National Water Quality Management Strategy</i>

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <i>Guidelines for Sewerage Systems—Reclaimed Water</i>—February 2000 <i>Queensland Water Recycling Guidelines</i>—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i>—NRW <i>Sewerage Code of Australia</i>—Water Services Association of Australia—WSA 02—2002 <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005 Monto Shire Planning Scheme—Schedule 1: Division 4

Table 1.33 – Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW Monto Shire Planning Scheme—Schedule 1: Division 5
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> Section 42 Environmental Protection [Water] Policy 1997) Monto Shire Planning Scheme—Schedule 1: Division 5
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW Monto Shire Planning Scheme—Schedule 1: Division 5 <i>Natural Channel Design Guidelines</i>

Table 1.34 – Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> • Monto Shire Planning Scheme Schedule 1: Division 2 • Road Planning and Design Manual developed by the Department of Transport and Main Roads • Australian Standards • AUSTRROADS guides
Cycleway and pathway design / planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	<ul style="list-style-type: none"> • Australian Standards • AUSTRROADS Guide to Traffic Engineering Practice—Part 14 (Chapter 10) • <i>Queensland Streets Manual</i>

Table 1.35 – Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Parks and community land is provided at a local, district and LGA-wide level • Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • Accessibility standards are identified in Table 1.37
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> • The rate of public park provision is identified in Table 1.36. The size for public parks is identified in Table 1.38. The maximum gradient for public parks is identified in Table 1.39. The minimum flood immunity for public parks is identified in Table 1.40
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> • Standard embellishments for each type of park are identified in Table 1.41
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies • Australian Standards

Table 1.36 – Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 1.37 – Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park	<ul style="list-style-type: none"> Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. Conventional vehicle access Within 200m of a collector road or higher Within 400m of land in the Commercial Zone On or within 100m of a bicycle network Local parks to be within a 5 minute walk of all residences Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

Table 1.38 – Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2 – 3ha	5ha
Community land	opportunity based	

Table 1.39 – Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

Table 1.40 – Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local Government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

Table 1.41 – Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/ cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- hh) adopted infrastructure charge;
- ii) adopted infrastructure charges schedule;
- jj) adopted infrastructure charges resolution;

- kk) gross floor area (GFA);
- ll) local government;
- mm) maximum adopted charge;
- nn) planning scheme policy;
- oo) priority infrastructure area;
- pp) priority infrastructure plans;
- qq) State planning regulatory provision (adopted charges);
- rr) trunk infrastructure.

CARRIED

12.3.5 Mundubbera

Cr PW Lobegeier moved and Cr FO Whelan seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Mundubbera Shire Planning Scheme.

Adopted infrastructure charges resolution for the Mundubbera Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009*.
- 2) The resolution is to be read in conjunction with the following:
 - a) the *State planning regulatory provision (adopted charges)*;
 - b) the Mundubbera Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the *adopted infrastructure charge* applies is the Mundubbera Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an *adopted infrastructure charge* on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

3. Categorisation of uses to development classes

To enable the *adopted infrastructure charges schedule* identified in Table 2 of Schedule 1 of the *State planning regulatory provisions (adopted charges)* to be applied to existing development use types in the planning scheme, **Table 5.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

Table 1.42 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply

Existing Mundubbera Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Dwelling house Multi-residential (multiple unit accommodation [apartment buildings, duplexes, flats, town houses], dual occupancy of one lot)	Residential Dwelling house, Multiple dwelling
Tourist accommodation (backpackers hostel, farmstay, motel, caravan park and camping ground only)	Accommodation (Short term) Hotel, Tourist Park
Multi-residential (boarding house or tenement building, aged care facilities and retirement villages) Tourist accommodation (relocatable home park only)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>

Existing Mundubbera Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Community services (community health, meeting hall, public library, place of public worship)	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Display yard	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>
Food or entertainment venue (take-away food store and restaurant only) Low impact industry (dry cleaning, dressmaking and sewing, locksmithing and film processing only) Service station Shop	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises	Commercial (Office) <i>Office, Sales Office</i>
Education or health premises (preschool, primary, secondary or tertiary education, child care centre only)	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Food or entertainment venue (amusement parlour, cabaret, cinema, conference centre, gaming establishment and hotel only)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Food or entertainment venue (sporting and other clubs, commercial sporting or recreation facilities such as squash courts and indoor cricket centres only)	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Low impact industry (except dry cleaning, dressmaking and sewing, locksmithing, film processing) Rural industry General industry	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Special industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Farm Farm forestry Native forestry	Low Impact Rural <i>Animal Husbandry, Cropping, Permanent Plantations, Wind Farm</i>
Aquaculture Intensive animal husbandry	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>
Community services (station or depot for ambulance, fire and rescue, police, rural fire, state emergency or similar services only)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>

Existing Mundubbera Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Cattery or kennel Extractive industry Food or entertainment venue (major sport recreation and entertainment facility, motor sport, outdoor sport and recreation facility and tourist theme park only) Public utility Other	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Community space Farm (roadside stall only) Home business	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Council's adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charge*.
- 2) The *adopted infrastructure charge* that may be levied for:
 - a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;
 - b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
 - c) making a material change of use of premises for non-residential development is the sum of:
 - i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,

minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 5.2 Adopted charges (Mundubbera); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 5.2 Adopted charges (Mundubbera) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or
- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 5.2 Adopted charges (Mundubbera).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 5.2 Adopted charges (Mundubbera).
- 2) The adopted charge for making a material change of use of premises for:
 - (i) residential development, is stated in Table 5.2 Adopted charges (Mundubbera);
 - (ii) non-residential development, other than a specialised use, is stated in Table 5.2 Adopted charges (Mundubbera);
 - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

Table 1.43– Adopted charges (Mundubbera)

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
	Other networks	Stormwater network	Other networks	Stormwater network	
3 or more bedroom dwelling	\$28,000 per dwelling unit (for all networks)		\$7,500 per dwelling unit (for all networks)		Mundubbera Shire Planning Scheme Area
1 or 2 bedroom dwelling	\$20,000 per dwelling unit (for all networks)		\$5,250 per dwelling unit (for all networks)		Mundubbera Shire Planning Scheme Area
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$2,625 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,750 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Mundubbera Shire Planning Scheme Area
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$5,250 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$7,500 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Mundubbera Shire Planning Scheme Area
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	[\$17.50*] per m ² of GFA (max \$6000)	[\$3*] per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$45 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	\$35] per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$50 per m ² of GFA (max \$6000)	\$3* per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$50 per m ² of GFA, court areas at \$5 per m ² of GFA (total max \$6000)	\$3 per impervious m ²	Mundubbera Shire Planning Scheme Area
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$12.50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$17.50 per m ² of GFA (max \$6000)	\$3 per impervious m ² (max \$1500)	Mundubbera Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil charge		Mundubbera Shire Planning Scheme Area
High Impact Rural	\$20 per m ² of GFA	N/A	\$5 per m ² of GFA (max \$6000)	N/A	Mundubbera Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$35 per m ² of GFA (max \$6000)	\$3 per impervious m ²	Mundubbera Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment		Mundubbera Shire Planning Scheme Area
Minor uses	Nil charge		Nil charge		Mundubbera Shire Planning Scheme Area

7. Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or
- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Mundubbera Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

- (i) Mundubbera Shire Planning Scheme existing trunk infrastructure Sewerage Infrastructure (Sheet 2);

- (ii) Mundubbera Shire Planning Scheme existing trunk infrastructure Open Space and Recreation (Sheet 3);
- (iii) Mundubbera Shire Planning Scheme existing trunk infrastructure Transport Infrastructure (Sheet 4);
- (iv) Mundubbera Shire Planning Scheme existing trunk infrastructure Water Infrastructure (Sheet 5); and
- (v) Mundubbera Shire Planning Scheme existing trunk infrastructure Stormwater Infrastructure (Sheet 6); and

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Mundubbera Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in **Table 5.3** below.

Table 1.44 – Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> • Water sources (groundwater) • Raw water mains, pumps and wells • Water treatment plants (including recycled water treatment plants) • Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> • Reservoirs • Pump stations • Chlorination facilities • Distribution mains generally ≥ 150 mm diameter • Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> • Pump stations • Rising mains generally ≥ 225 mm diameter • Gravity sewers generally ≥ 150 mm diameter • Odour and corrosion control systems • Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> • Sewerage treatment plants • Storage facilities • Release systems • Associated monitoring systems
Transport	Local government and state controlled roads	Major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, lighting, signage, intersections, roundabouts, traffic lights, on – road cycle lanes, foot and cycle paths on the shoulder, basic verge revegetation including shade trees, turfing and local drainage and pathways within the road reserve.
	Off–road pathways	Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges.
Stormwater management	Quantity	<ul style="list-style-type: none"> • Overland flow paths/channels (natural and constructed) • Piped drainage (including pipes ≥ 900mm, culverts, manholes, inlets and outlets) • Detention and retention facilities
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government–wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Area for Mundubbera Shire Council Planning Scheme Area commences the standards of service for each network mentioned in paragraph 9 are as stated in **Tables 5.4 to 5.14**.

Table 1.45– **Water supply network desired standards of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> • <i>Water Reticulation Code of Australia (WSA03–1999)</i> • Customer service standards • Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Water Service Association of Australia codes • IPWEA standards • Customer service standards • The Mundubbera Plan– Planning Scheme
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • <i>The Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) • North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002</i> • <i>The Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW)</i> • The Mundubbera Plan– Planning Scheme

Table 1.46 – **Sewerage network desired standards of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a	<ul style="list-style-type: none"> • The Mundubbera Plan—

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Planning Scheme Customer service standards Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <i>Guidelines for Sewerage Systems—Reclaimed Water</i>—February 2000 Queensland Water Recycling Guidelines—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i>—NRW <i>Sewerage Code of Australia</i>—Water Services Association of Australia—WSA 02—2002 <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005 The Mundubbera Plan—Planning Scheme

Table 1.47 – Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW The Mundubbera Plan—Planning Scheme
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy
Environmental impacts	Adopt water– sensitive urban design principles and on – site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> Section 42 <i>Environmental Protection [Water] Policy 1997</i> The Mundubbera Plan—Planning Scheme
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—NRW The Mundubbera Plan—

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	standards.	Planning Scheme <ul style="list-style-type: none"> Natural Channel Design Guidelines

Table 1.48 – Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> The Mundubbera Plan—Planning Scheme <i>Road Planning and Design Manual</i> developed by the Department of Transport and Main Roads Australian Standards AUSTROADS guides
Cycleway and pathway design / planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	<ul style="list-style-type: none"> The Mundubbera Plan—Planning Scheme Australian Standards AUSTROADS <i>Guide to Traffic Engineering Practice</i>—Part 14 (Chapter 10) <i>Queensland Streets Manual</i>

Table 1.49 – Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> Parks and community land is provided at a local, district and LGA – wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 1.51
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 1.50. The size for public parks is identified in Table 1.52. The maximum gradient for public parks is identified in Table 1.53. The minimum flood immunity for public parks is identified in Table 1.54
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 1.55
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Australian Standards

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	cultural assets.	

Table 1.50 – Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 1.51 – Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park	<ul style="list-style-type: none"> Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. Conventional vehicle access Within 200m of a collector road or higher Within 400m of land in the Commercial Zone On or within 100m of a bicycle network Local parks to be within a 5 minute walk of all residences Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

Table 1.52 – Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2 – 3ha	5ha
Community land	opportunity based	

Table 1.53 – Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

Table 1.54 – Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local Government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

Table 1.55 – Standard facilities / embellishments for parks

Embellishment type	Recreation parks	Sport parks

	Local Town Area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earth-works, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- ss) adopted infrastructure charge;
- tt) adopted infrastructure charges schedule;
- uu) adopted infrastructure charges resolution;
- vv) gross floor area (GFA);
- ww) local government;
- xx) maximum adopted charge;
- yy) planning scheme policy;
- zz) priority infrastructure area;
- aaa) priority infrastructure plans;
- bbb) State planning regulatory provision (adopted charges);

CCC) trunk infrastructure.

CARRIED

12.3.6 Mount Perry

Cr PW Francis moved and Cr P Baker seconded: That pursuant to s648A of the Sustainable Planning Act 2009 Council makes this adopted infrastructure charges resolution for attachment to the Perry Shire Planning Scheme.

Adopted infrastructure charges resolution for the Perry Shire Planning Scheme

1. Preliminary

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009*.
- 2) The resolution is to be read in conjunction with the following:
 - a) the *State planning regulatory provision (adopted charges)*;
 - b) the Perry Shire Planning Scheme.
- 3) The resolution is attached to but does not form part of the scheme.
- 4) The area in which the *adopted infrastructure charge* applies is the Perry Shire Planning Scheme Area.
- 5) The resolution has effect from 18 October 2011.

2. Application to particular development

The Council may levy an *adopted infrastructure charge* on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

3. Categorisation of uses to development classes

To enable the *adopted infrastructure charges schedule* identified in Table 2 of Schedule 1 of the *State planning regulatory provisions (adopted charges)* to be applied to existing development use types in the planning scheme, **Table 6.1** identifies the relationship between existing planning scheme development use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

Table 1.56 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply

Existing Perry Shire planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2011)
Caretaker's residence Detached house Multiple dwelling (duplex, flats)	Residential <i>Dwelling house, Multiple dwelling</i>
Hotel (residential component) Visitor accommodation	Accommodation (Short term) <i>Hotel, Tourist Park</i>
Accommodation building Multiple dwelling (community dwelling, retirement village, relocatable home park)	Accommodation (Long term) <i>Community Residence, Hostel, Relocatable Home Park, Retirement Facility</i>
Place of worship	Places of Assembly <i>Club, Community Use, Function Facility, Funeral Parlour, Place of Worship</i>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Bulk goods) <i>Agricultural Supplies Store, Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies, Outdoor Sales, Showroom</i>

Existing Perry Shire planning scheme development use types	Classes of development to which adopted infrastructure charges schedule apply (SPRP 2011)
Catering premises Service station Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom)	Commercial (Retail) <i>Adult Store, Food and Drink Outlet, Service Industry, Service Station, Shop, Shopping Centre</i>
Commercial premises Professional offices	Commercial (Office) <i>Office, Sales Office</i>
Child care centre Educational establishment	Education Facility <i>Child Care Centre, Community Care Centre, Educational Establishment</i>
Hotel (non-residential component)	Entertainment <i>Hotel (non-residential component), Nightclub, Theatre</i>
Indoor recreation	Indoor Sport and Recreational Facility <i>Indoor Sport and Recreation Facility</i>
Industry Storage facility	Industry <i>Low Impact Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Warehouse, Waterfront Marine Industry</i>
Noxious industry	High Impact Industry <i>High Impact Industry, Noxious and Hazardous Industries</i>
Agriculture Grazing	Low Impact Rural <i>Animal Husbandry, Cropping, Permanent Plantations, Wind Farm</i>
Cattery or kennel Intensive animal industry Stable	High Impact Rural <i>Aquaculture, Intensive Animal Industries, Intensive Horticulture, Wholesale Nursery, Winery</i>
Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i>)	Essential Services <i>Correctional Facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary Services</i>
Airport Extractive industry Outdoor recreation Public utility Railway activities Tourist facility Transport terminal	Specialised uses <i>Air Services, Animal Keeping, Car Park, Crematorium, Major Sport Recreation and Entertainment Facility, Motor Sport, Outdoor Sport and Recreation Facility, Port Services, Tourist Attraction, Utility Installation, Extractive Industry</i>
Bed and breakfast premises Home business Park	Minor uses <i>Advertising Device, Cemetery, Home Based Business, Landing, Market, Non-residential Workforce Accommodation, Roadside Stalls, Telecommunications Facility, Temporary Use, Park, Outdoor Lighting</i>

4. Council's adopted infrastructure charges

- 1) Council's *adopted infrastructure charges* are less than the *maximum adopted charge*.
- 2) The *adopted infrastructure charge* that may be levied for:
 - a) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the discount stated in section 5;
 - b) making a material change of use of premises for residential development is the adopted charge for making a material change of use of premises for residential development stated in section 6 minus the discount stated in section 5;
 - c) making a material change of use of premises for non-residential development is the sum of:
 - i) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the trunk infrastructure networks other than the stormwater network; and
 - ii) the adopted charge for making a material change of use of premises for non-residential development stated in section 6 for the stormwater network,
 minus the discount stated in section 5.

5. Calculation of discount

The discount for the premises is an amount which is the greater of the following:

- (a) the amount of an *adopted infrastructure charge* paid for the development of the premises; or
- (b) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 6.2 Adopted charges (Perry); or
 - (ii) non-residential development, other than a specialised use, the amount stated for an adopted charge in Table 6.2 Adopted charges (Perry) for the use; or
 - (iii) non-residential development being a specialised use or development not otherwise identified, an amount to be determined by Council; or
- (c) where the premises is not subject to an existing lawful use, the amount stated for Residential (3 or more bedroom dwelling unit) in Table 6.2 Adopted charges (Perry).

6. Adopted charges for infrastructure

- 1) The adopted charge for reconfiguring a lot is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 6.2 Adopted charges (Perry).
- 2) The adopted charge for making a material change of use of premises for:
 - (i) residential development, is stated in Table 6.2 Adopted charges (Perry);
 - (ii) non-residential development, other than a specialised use, is stated in Table 6.2 Adopted charges (Perry);
 - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.

Table 1.57– **Adopted charges (Perry)**

Use	Maximum adopted charge (SPRP)	Adopted charge (NBRC)	Part of Local Government Area applicable
Residential 3 or more bedroom dwelling	\$28,000 per dwelling unit (for all networks)	\$3,000 per dwelling unit (for all networks)	Perry Shire Planning Scheme Area
Residential 1 or 2 bedroom dwelling	\$20,000 per dwelling unit (for all networks)	\$2,100 per dwelling unit (for all networks)	Perry Shire Planning Scheme Area

Use	Maximum adopted charge (SPRP)		Adopted charge (NBRC)		Part of Local Government Area applicable
Accommodation (Short term)	\$10,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$14,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$1,050 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$1,500 per dwelling unit (3 or more bedroom dwelling) (for all networks)		Perry Shire Planning Scheme Area
Accommodation (Long term)	\$20,000 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$28,000 per dwelling unit (3 or more bedroom dwelling) (for all networks)		\$2,100 per dwelling unit (1 or 2 bedroom dwelling) (for all networks) or \$3,000] per dwelling unit (3 or more bedroom dwelling) (for all networks)		Perry Shire Planning Scheme Area
	Other networks	Stormwater network	Other networks	Stormwater network	
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$7 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Commercial (Bulk goods)	\$140 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Commercial (Retail)	\$180 per m ² of GFA	\$10 per impervious m ²	\$18 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Education Facility	\$140 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$20 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$20 per m ² of GFA, court areas at \$2 per m ² of GFA (total max \$3000)	Nil	Perry Shire Planning Scheme Area
Industry	\$50 per m ² of GFA	\$10 per impervious m ²	[\$5*] per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$7 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Low Impact Rural	Nil charge		Nil		Perry Shire Planning Scheme Area
High Impact Rural	\$20 per m ² of GFA	N/A	\$2 per m ² of GFA (max \$3000)	N/A	Perry Shire Planning Scheme Area
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	\$14 per m ² of GFA (max \$3000)	Nil	Perry Shire Planning Scheme Area
Specialised uses	Use and demand determined at time of assessment		Use and demand determined at time of assessment		Perry Shire Planning Scheme Area
Minor uses	Nil charge		Nil		Perry Shire Planning Scheme Area

7. Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or
- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

8. Plans for trunk infrastructure

Until the Priority Infrastructure Plan for the Perry Shire Council Planning Scheme Area commences the trunk infrastructure is identified on the following maps:

- (i) Perry Shire Council Planning Scheme Existing Trunk Infrastructure–Open Space and Recreation (Sheet 2); and
- (ii) Perry Shire Council Planning Scheme Existing Trunk Infrastructure–Water Infrastructure (Sheet 3).

9. Trunk infrastructure networks

Until the Priority Infrastructure Plan for the Perry Shire Council Planning Scheme Area commences the *adopted infrastructure charge* applies to the trunk infrastructure networks identified in **Table 6.3** below.

Table 1.58 – Trunk Infrastructure Network, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (dams, groundwater, bulk supply mains) Raw water mains, pumps and wells Water treatment plants (including recycled water treatment plants) Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Chlorination facilities Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government–wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

10. Standards of service

Until the Priority Infrastructure Plan for the Perry Shire Council Planning Scheme Area commences the standards of service for each network mentioned in paragraph 9 are as stated in **Tables 6.4 to 6.11**.

Table 1.59– Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <i>Water Reticulation Code of Australia (WSA03–1999)</i> Customer service standards Customer service obligations
Adequacy of supply	All development is provided with	<ul style="list-style-type: none"> Water Service Association of

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	a water supply that is adequate for the intended use.	Australia codes <ul style="list-style-type: none"> • IPWEA standards • Customer service standards • Perry Shire Planning Scheme Schedule 1: Division 3
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) • North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002</i> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW)</i> • Perry Shire Planning Scheme—Schedule 1: Division 3

Table 1.60 – Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Parks and community land is provided at a local, district and LGA – wide level • Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • Accessibility standards are identified in Table 1.62

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 1.61. The size for public parks is identified in Table 1.63. The maximum gradient for public parks is identified in Table 1.64. The minimum flood immunity for public parks is identified in Table 1.65 .
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 1.66
Infrastructure design / performance standards	Maximise opportunities to co – locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Australian Standards

Table 1.61 – Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local Town area	Planning Scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 1.62 – Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park	<ul style="list-style-type: none"> Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. Conventional vehicle access Within 200m of a collector road or higher Within 400m of land in the Commercial Zone On or within 100m of a bicycle network Local parks to be within a 5 minute walk of all residences Two sides and at least 50% of perimeter length of park has direct frontage to a public road.
Sport park	
Community land	

Table 1.63 – Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local Town Area	Planning Scheme Area
Recreation park	0.5ha	10ha
Sport park	1.2 – 3ha	5ha
Community land	opportunity based	

Table 1.64 – Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park	Minimum 75% of the area with a gradient less than 10%. All area must be above Q ₂ minimum and 50% above Q ₂₀ . All buildings and car parks are to be above the Q ₁₀₀
Sport park	
Community land	

Table 1.65 – Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	Local Government Wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25%	75%	0%
Sport park	50%	40%	10%
Community land	0%	0%	100%

Table 1.66 – Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	

Embellishment type	Recreation parks		Sport parks
	Local Town area	Planning Scheme Area	Planning Scheme Area
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

11. Interpretation

The following terms used in this resolution are defined in the *Sustainable Planning Act 2009*:

- a) adopted infrastructure charge;
- b) adopted infrastructure charges schedule;
- c) adopted infrastructure charges resolution;
- gross floor area (GFA);
- (a) local government;
- (b) maximum adopted charge;
- (c) planning scheme policy;
- (d) priority infrastructure area;
- (e) priority infrastructure plans;
- (f) State planning regulatory provision (adopted charges);
- (g) trunk infrastructure.

CARRIED

Flying Fox Update 12.4 Flying Fox Update

Cr P Baker moved and Cr PJ Huth seconded:

1. That Director of Development and Environmental Services Report 12.4 – Flying Fox Update as presented be received as information.

2. That Director of Development and Environmental Services forward a letter of appreciation to Department of Environment and Resource Management (DERM), acknowledging the Department's involvement in the relocation of the flying foxes.

CARRIED

Lunch The meeting adjourned for lunch at 12:24pm and resumed at 1:43pm.

DOTS **Agenda Item 13 Director of Technical Services Report**

Cr PW Francis moved and Cr PW Lobegeier seconded: That the Director of Technical Services Report as presented, be received.

CARRIED

LD Hotz Director of Corporate Services, LD Hotz withdrew from the meeting at 1:48pm and re-entered at 1:50pm.

Internal Section Reports 13.1 Technical Services Internal Section Reports

Cr KS Wendt OAM BEM moved and Cr PW Francis seconded: That Director of Technical Services Report 13.1 - Technical Services Internal Section Reports as presented, be received.

CARRIED

BMRG Resolved: That Director of Technical Services investigate the application of a Burnett Mary Regional Group (BMRG) submission for assistance with African Lovegrass eradication.

Deputations	7.2 2:00pm Public Information Session
	Cr JE Jensen welcomed Monto Community members to the North Burnett Regional Council General Meeting, 18 October 2011.
	The following concerns were raised by Monto residents at the Public Information Session:
	<ul style="list-style-type: none"> • Flinders Street, Monto bitumen condition and pedestrian walk facility • Road signage for Monto tourism localities • Information Centre – Touch Screen • Monto Magic – Bunyip Souvenirs • Unsightly Allotments
Street Lighting	Resolved: That Director of Technical Services, RJ Smith have Council replace the street light in front of the Monto Post Office and purchase new blinds for the front windows of the Town Hall.
Public Information Session Closed	The North Burnett Regional Council Public Information Session held at Monto, 18 October 2011, concluded at 2:52pm.
Meeting Interval	The Council meeting adjourned at 2:52pm for a refreshment break and resumed at 3:04pm.
Asset Management Plan	13.2 Asset Management Plan – Part 1 Buildings and Facilities
	Cr PW Francis moved and Cr PW Lobegeier seconded: That Director of Technical Services Report 13.2 - Asset Management Plan – Part 1 Buildings and Facilities as presented, be received and adopted from the date of this meeting. CARRIED
APLNG (Origin) Gas Pipeline	13.3 APLNG (Origin) Gas Pipeline – Road and other negotiations
	Cr FO Whelan moved and Cr KS Wendt OAM BEM seconded: That Council resolve to note the report and the preliminary discussions with APLNG (Origin) and progress on this matter to date. CARRIED
Pedestrian Crossing	13.4 Gayndah Pedestrian Crossing and Parking
	Cr PJ Huth moved and Cr PW Lobegeier seconded:
	That Council resolves:
	<ol style="list-style-type: none"> 1. To develop a “Master Plan” for the Gayndah CBD that will achieve the following outcomes: <ol style="list-style-type: none"> a. A safe area to cross Capper Street as proposed by Council and used for public comment. b. A review of existing parking in the CBD area of Capper St, including the inclusion of commercial loading zones, disability parking and taxi parking with the objective being to gain and not lose any spaces. c. The development of a plan for off-street parking for both the public and CBD workers vehicles. The plan is to consider options open to traders to provide parking for their staff and loading / unloading in addition to the development of public parking areas. This is to be included in the overall “Master Plan” for the CBD. d. Safety within the CBD is not compromised for any users including through traffic, pedestrians, commercial activities and car parking movements. 2. That given the likely increase in heavy vehicles through the Gayndah CBD in the future that it: <ol style="list-style-type: none"> a. Identifies proposed land that may be required for the bypass of heavy vehicles around Capper Street specifically the CBD area. This is a long term planning function. b. Continues to liaise with the Department of Transport and Main Roads with regard to speed limits within the Gayndah CBD and alternative heavy vehicle routes around the CBD. 3. To consults with relevant parties as required as the above points are progressed. 4. To construct the pedestrian safe crossing area. CARRIED
Monto Township Water Supply	13.5 ADTS – Monto Township Water Supply
	Cr PW Francis moved and Cr PJ Huth seconded: North Burnett Regional Council write to Sunwater and the two Shareholder Ministers being Minister Fraser and Minister Darling and advise that the

proposed water pricing for the community of Monto is excessive and beyond a reasonable person's ability to absorb and to challenge upper bound pricing with a copy of the correspondence to be forwarded to Jeff Seeney MP. **CARRIED**

Town Water Supply 13.6 Town Water Supply

Resolved: That the Director of Technical Services Report 13.6 – Confidential Report as presented, be received.

Closed Session Cr FO Whelan moved and Cr PW Francis seconded: That in accordance with Section 72(h) of the Local Government (Operations) Regulation 2010, the meeting be closed to the public to allow discussion regarding other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage. **CARRIED**

Re-opened Meeting Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That in accordance with Section 72(h) of the Local Government (Operations) regulation 2010, the meeting be re-opened to the public. **CARRIED**

Resolved: That the Director of Technical Services Report 13.6 – Confidential Report as presented, be received. **CARRIED**

Councillors Report **Agenda Item 14 Councillors Report**

Cr KS Wendt OAM moved and Cr PW Francis seconded: That Councillors Report as presented, be received. **CARRIED**

Cr JE Jensen 14.1 Cr JE Jensen, Mayor

Cr KS Wendt OAM BEM 14.2 Cr KS Wendt OAM BEM, Deputy Mayor

Cr PW Lobegeier 14.3 Cr PW Lobegeier

14.6.1 Artspoken in Bunderberg

Resolved: That Councillor Report 14.6.1 – Artspoken in Bundaberg as presented, be received as information.

Cr PW Francis 14.4 Cr PW Francis

Cr FO Whelan 14.5 Cr FO Whelan

Cr PJ Huth 14.6 Cr PJ Huth

Cr P Baker 14.7 Cr P Baker

Calendar – October 14.8 Councillor's Calendar - October 2011

Calendar – November 14.9 Councillor's Calendar - November 2011

General Business **Agenda Item 15 General Business**

15.1 Cr PW Lobegeier moved and Cr PW Francis seconded: That Council investigate the use of iPads for Councillors and to accept Telstra's offer to discuss a review of Information Technology for North Burnett Regional Council. **CARRIED**

15.2 Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That North Burnett Regional Council support Constitutional Recognition for Local Government through financial recognition and note Council's support for ALGA position. **CARRIED**

15.3 Resolved: That Cr PJ Huth and Cr PW Lobegeier will attend the Bundaberg Tourism Awards 40th Anniversary on 31 October 2011.

15.4 Cr PW Francis moved and Cr PW Lobegeier seconded: That the next Policy and Strategy Meeting will be held at the Mount Perry Boardroom, Friday 4th November 2011 at 11:00am.

CARRIED

15.5 Cr FO Whelan requested that Council write to Main Roads and request advice as to the commencement of works to the entrance of Mundubbera.

15.6 Cr PW Lobegeier requested an update as to progress on Cattle Crossing Creek.

Closure of Meeting **Agenda Item 16** **Closure of Meeting**

There being no further business the meeting closed at 5:06pm