PLANNING SCHEME POLICY NO. DC1

WATER SUPPLY & SEWERAGE INFRASTRUCTURE

1. In Schedule DC1 replace Clause (5) with the following clause –

(5) Subject to clause (5A), Water Supply & Sewerage Trunk Infrastructure Contributions apply to every development application that involves-

(a) Reconfiguring a lot; or
(b) A material change of use

(5A) The following uses are exempt from paying water supply and sewerage infrastructure contributions –

(a) all uses defined within the 'Rural Use' category as defined in the Planning Scheme (unless a connection to the water supply or sewerage network is required);
(b) uses defined in the Planning Scheme as 'Car Park', 'Extractive Industry' (unless a connection to the water supply or sewerage network is required) or 'Home-based business' (provided equivalent demand for a detached house is not exceeded);
(c) a material change of use for a detached house, except where the lot is not connected to the reticulated water supply or sewerage network or where the lot is not subject to a vacant water supply or sewerage charge. In this regard, the water supply and sewerage networks are to be treated as separate systems, subject to separate determinations about infrastructure charges; or
(d) Non-complying Self-Assessable Development as defined in Planning Scheme Policy DCA – Administration.

2. In Schedule DC1 Clause (9) replaces subscript A with the following subscript A –

A (being proposed demand) is –

i. For reconfiguring a lot the water supply or sewerage demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
ii. For a material change of use the water supply or sewerage demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
iii. For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the water supply or sewerage demand factor for the use included in the development application calculated using the rates outlined in Table 2 (b).

2A. In Schedule DC1 Clause (9) replace Note 2 Schedule DC1 Examples with the following Note –

NOTE 2 SCHEDULE DC1

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 and 9 into:-

(A): 1 lot (8000m²) for future unspecified shops;

(B): 1 lot (5000m²) for future house sites (unspecified number of lots) and

(C): 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots

(b) No previous water supply contributions were paid nor is the land subject to infrastructure credits. The land is subject to a vacant water rate.

(c) The water supply infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows:-

A 8000 m^2	B 5000 m^2	C 1.7 ha
As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor	As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor	As there is a proposal for the land use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. EP)
$\frac{35 \text{ EP/ha} \times 8000m^2}{10000m^2}$ = 28 EP ✓	$\frac{30 \text{ EP/ha} \times 5000m^2}{10000m^2}$ = 15 EP ✓	30 EP/ha x 1.7 ha = 51 EP ✗ OR 15 trad. lots x 3.2 EP = 48 EP 4 c'yard lots x 3.2 EP = 12.8 EP = 60.8 EP ✓

(d) The water supply demand for the development (A) = 103.8 EP

(e) As the land is not subject to infrastructure credits nor the subject of previous water supply contributions but is subject to a vacant water rate the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula).

(f) The demand for a single detached house is 3.2 EP (refer to 'B' in the calculation formula).

B = 3.2EP

(g) The increase in demand is A – B = 100.6 EP

(h) The infrastructure contribution is –

100.6 x 2,081 (from Table 3 Zone 12-Coolum Int)
209,348.60 x $1.0762 (Infrastructure Unit Charge)

= $225,300.96

(2) (a) It is proposed to extend by 500m^2 an existing 1000m^2 shopping centre at Kuluin / Kunda Park.

(b) As this is an extension to an existing use infrastructure contributions only apply to the proposed extension.

(c) No previous water supply contributions were paid nor is the land subject to infrastructure credits.

(d) The water supply infrastructure demand for the proposed development using the rates outlined in Table 2(b) is as follows:-

Use Table 2 (b) (Defined Uses) to determine the demand factor for a 'Shopping Complex'.

$$\frac{1500m^2}{100m^2} \times 1.60 \text{ EP}$$

= 24 EP

(e) The water supply demand for the development (A) = 24 EP

(f) The existing water supply infrastructure demand for the shopping centre is as follows –

$$\frac{1000m^2}{100m^2} \times 1.60 \text{ EP}$$ B = 16EP

(g) The increase in infrastructure demand is A-B which equals 8EP.

(h) The infrastructure contribution is-

8 x 1,538 (from Table 3 Zone 17 – Kunda)

12,304 x $1.0762 (Infrastructure Unit Charge)

= $13,241.56

(3) (a) In this example assume the same parameters as outlined in example (2) except that previous contributions of $5,200 were paid for the existing centre.
(b) The water supply demand for the development (A) = 24 EP (refer example 2).
(c) The existing EP demand is to be equal to the EP on which the previous payment was determined. It was ascertained that the $5,200 previous payment was determined using 5.5 EP. The 5.5 EP becomes the existing use demand factor.
(d) The increase in infrastructure demand is A-B which equals 18.5 EP.
(e) The infrastructure contribution is –

18.5 x 1,538 (from Table 3 Zone 17 - Kunda)
28,453 x $1.0762 (Infrastructure Unit Charge)

= $30,621.12

(4) (a) It is proposed to demolish an existing fabrication industry workshop (2000m^2 GFA) to construct a 2500m^2 shopping centre at Kunda Park.
(b) The land is 8000m^2 within the 'Local Centre' Precinct.
(c) No previous water supply contributions were paid nor is the land subject to infrastructure credits.
(d) The water supply infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows -

Use both Table 2(a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. EP)

Using Table 2(a), the demand is:

$$\frac{35 \text{ EP / ha} \times 8000m^2}{10000m^2}$$

= 28 EP ✗

OR

Using Table 2 (b), the demand for a 'shopping complex' is:

$$\frac{2500m^2}{100m^2} \times 1.60 \text{ EP}$$

= 40 EP ✓

(e) The water supply demand for the development (A) = 40 EP.
(f) The existing water supply infrastructure demand for the fabrication industry ('General Industry') is as follows –

$$\frac{2000m^2 \times 1.28 \text{ EP}}{100m^2}$$ B = 25.6EP

(g) The increase in infrastructure demand is A – B which equals 14.4 EP.
(h) The infrastructure contribution is –

14.4 x 1,538 (from Table 3 Zone 17 – Kunda)
22,147 x $1.0762 (Infrastructure Unit Charge)

= $23,834.60

(5) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.
(b) The land is 8000 m^2 within the 'Multi-storey Residential' Precinct.
(c) No previous water supply contributions were paid nor is the land subject to infrastructure credits.
(d) The water supply infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows:–

Use both Table 2(a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. EP)

Using Table 2 (a), the demand is:

$$\frac{300 \text{ EP} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

= 240 EP ✓

OR

Using Table 2 (b), the demand for 'Multiple Dwelling Units' (2 bedroom/unit) and 'Shops' is:

120 units x 1.5 EP / du = 180 EP

$\frac{1000 \text{ m}^2}{100 \text{ m}^2}$ x 1.6 EP = 16 EP

= 196 EP ✗

(e) The water supply demand for the development (A) = 240 EP.
(f) The existing water supply infrastructure demand for the shops is as follows -

$$\frac{2000 \text{ m}^2 \times 1.6 \text{ EP}}{100 \text{m}^2}$$ B = 32 EP

(g) The increase in infrastructure demand is A – B which equals 208 EP.
(h) The infrastructure contribution is –

208 x 1,396 (from Table 3 Zone 18 – Maroochy South)
290,368 x $1.0762 (Infrastructure Unit Charge)

= $312,494.04

Notes:
EP = Equivalent Population
du = dwelling unit
GFA = Gross Floor Area
ha = hectare

3. In Schedule DC1 replace Clause (10), (11) and (12) with the following clauses –

(10) The water supply and sewerage demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme is shown in Table 2 (a).

(11) The water supply and sewerage demand factor rates for the various uses outlined in section 3.3 (Use Definitions) Volume 1 of this Planning Scheme are shown in Table 2 (b).

(12) Where calculating the proposed demand requires the use of both Table 2 (a) and Table 2 (b) for determining the water supply or sewerage demand factor rate, the table that calculates the highest demand factor rate is to be used as the water supply or sewerage demand factor.

4. In Schedule DC1 replace Table 2 (a) with the following Table –

TABLE 2 (a): WATER SUPPLY AND SEWERAGE DEMAND FACTOR RATES FOR GENERAL OR SPECIFIC PRECINCTS

Precinct*	No	Planning Area	Water Supply Demand Factor	Sewerage Demand Factor
Business and Industry	All Precincts		25EP/ha	35EP/ha
Core Industry	All Precincts		25EP/ha	35EP/ha
General Rural Lands	All Precincts		N/A	N/A
Hill slope Residential	All Precincts		15EP/ha	15EP/ha
Local Centre	22	Maroochydore	45EP/ha	90EP/ha
	All other precincts		35EP/ha	70EP/ha
Master Planned Community	9	Maroochydore	110EP/ha	121EP/ha
	10	Maroochydore	110EP/ha	121EP/ha
	11	Maroochydore	110EP/ha	121EP/ha
	15	Maroochydore	90EP/ha	99EP/ha
	28	Nambour	35EP/ha	38.5EP/ha
	4	Sippy Downs	40EP/ha	44EP/ha
	5	Sippy Downs	40EP/ha	44EP/ha
	8	Sippy Downs	40EP/ha	44EP/ha
	11	Sippy Downs	40EP/ha	44EP/ha
	15	North Shore	30EP/ha	33EP/ha
	16	North Shore	190EP/ha	209EP/ha
	8	Mt. Coolum	100EP/ha	133EP/ha
	9	Mt. Coolum	35EP/ha	38.5EP/ha
	16	Eudlo Creek Valley	50EP/ha	55EP/ha
	All other precincts		30EP/ha	30EP/ha
Mixed Housing	13	Maroochydore	135EP/ha	180EP/ha
	17	Maroochydore	120EP/ha	160EP/ha
	20	Maroochydore	120EP/ha	160EP/ha
	23	Maroochydore	110EP/ha	146EP/ha
	25	Maroochydore	135EP/ha	180EP/ha
	27	Maroochydore	120EP/ha	160EP/ha
	3	Nambour	80EP/ha	106EP/ha
	4	Nambour	80EP/ha	106EP/ha
	7	Mooloolaba	135EP/ha	180EP/ha
	8	Mooloolaba	135EP/ha	180EP/ha
	13	Mooloolaba	140EP/ha	186EP/ha
	2	Buderim	85EP/ha	113EP/ha
	5	Alexandra Headland/ Cotton Tree	120EP/ha	160EP/ha

Precinct*	No	Planning Area	Water Supply Demand Factor	Sewerage Demand Factor
	8	Alexandra Headland/ Cotton Tree	140EP/ha	186EP/ha
	10	Alexandra Headland/ Cotton Tree	120EP/ha	160EP/ha
	11	Alexandra Headland/ Cotton Tree	135EP/ha	180EP/ha
	4	Kuluin/Kunda Park	70EP/ha	93EP/ha
	13	North Shore	70EP/ha	93EP/ha
	2	Mt. Coolum	140EP/ha	186EP/ha
	3	Coolum Beach	200EP/ha	266EP/ha
	2	Woombye	60EP/ha	80EP/ha
	6	Eumundi	60EP/ha	80EP/ha
	All other precincts		100EP/ha	133EP/ha
Multi-storey Residential	5	Mooloolaba	240EP/ha	384EP/ha
	6	Mooloolaba	240EP/ha	384EP/ha
	2	Alexandra Headland/Cotton Tree	320EP/ha	512EP/ha
	2	North Shore	200EP/ha	320EP/ha
	All other precincts		300EP/ha	480EP/ha
Neighbourhood Residential	All Precincts		30EP/ha	30EP/ha
Special Purpose	3	Sippy Downs	150EP/ha	150EP/ha
	All Other Precincts		To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development	To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	All Precincts		N/A	N/A
Sustainable Horticultural Lands	All Precincts		N/A	N/A
Sustainable Pastoral Lands	All Precincts		N/A	N/A
Sustainable Rural Residential	All Precincts		5EP/ha	N/A
Town Centre Core	1	Maroochydore	300EP/ha	600EP/ha
	2	Maroochydore	200EP/ha	400EP/ha
	3	Maroochydore	110EP/ha	220EP/ha
	4	Maroochydore	300EP/ha	600EP/ha
	1	Nambour	50EP/ha	100EP/ha
	1	Sippy Downs	60EP/ha	120EP/ha
	1	Mooloolaba	300EP/ha	600EP/ha
	All other precincts		50EP/ha	100EP/ha
Town Centre Frame	5	Maroochydore	40EP/ha	80EP/ha
	6	Maroochydore	35EP/ha	70EP/ha
	7	Maroochydore	150EP/ha	300EP/ha
	8	Maroochydore	200EP/ha	400EP/ha
	2	Nambour	45EP/ha	90EP/ha
	2	Sippy Downs	80EP/ha	160EP/ha
	2	Mooloolaba	200EP/ha	400EP/ha
	3	Mooloolaba	200EP/ha	400EP/ha
	4	Mooloolaba	100EP/ha	200EP/ha

Precinct*	No	Planning Area	Water Supply Demand Factor	Sewerage Demand Factor
	1	Kuluin/Kunda Park	35EP/ha	70EP/ha
	All other precincts		50EP/ha	100EP/ha
Village Centre	1A	Buderim	45EP/ha	90EP/ha
	1B	Buderim	45EP/ha	90EP/ha
	1	Coolum Beach	200EP/ha	400EP/ha
	All other precincts		35EP/ha	70EP/ha
Water Resource Catchment Area	All Precincts		N/A	N/A

*Where contained in an urban or service area and requires service of the infrastructure network

Notes:

EP = Equivalent Person
ha = hectare

5. In Schedule DC1 replace Table 2 (b) with the following Table –

TABLE 2 (b): WATER SUPPLY AND SEWERAGE DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Water Supply Ep/Unit	Sewerage Ep/Unit
RESIDENTIAL USES			
Accommodation Building	Bed	1.28	1.28
Bed and Breakfast	Lettable Room	0.9	0.9
Caravan Park	Caravan Site	1.28	1.6
	Relocatable home site	1.72	2.52
Caretakers Residence	1 bedroom	1.44	1.92
	2 bedroom	1.92	2.56
	3 or more bedrooms	2.4	3.2
Detached House	Lot	3.2	3.2
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development		
Dual Occupancy	1 bedroom	1.44	1.92
	2 bedroom	1.92	2.56
	3 or more bedrooms	2.4	3.2
Home-Based Business	Lot	Exempt provided equivalent demand for a detached house is not exceeded, otherwise to be assessed on use.	
Institutional Residence	Bed	1.28	1.28
Integrated Tourist Facility	Bed	1.28	1.28
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.		
Motel (includes hotel accommodation)	Per unit	1.2	1.8
Multiple Dwelling Units	1 bedroom	0.9	1.5
	2 bedroom	1.5	2.4
	3 or more bedrooms	2.0	3.2

Defined Uses and Use Classes		Assessment Unit	Water Supply Ep/Unit	Sewerage Ep/Unit
Residential Care facility		Per self contained dwg	2.0	3.2
		Per hostel unit	1.8	2.4
		Per nursing care bed	1.8	1.8
Retirement Village		1 bedroom	0.9	1.5
		2 bedroom	1.5	2.4
		3 or more bedrooms	2.0	3.2
RURAL USES				
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables		Exempt, unless a connection to the water supply or sewerage network is required in which case demand is to be determined by Council assessed on use.		
Rural Service Industry		Exempt, unless connection to network required then as determined by Council assessed on use		
Winery				
COMMERCIAL USES				
Adult Product Shop		Per 100m^2 (GFA)	1.6	1.6
Art & Craft Centre		Per 100m^2 (GFA)	1.6	1.6
Convenience Restaurant		Per 100m^2 (GFA)	9.6	12.8
Fast Food Store		Per 100m^2 (GFA)	9.6	12.8
Funeral Parlour		Per 100m^2 (GFA)	1.6	1.6
Garden Centre		Per 100m^2 Site area	0.8	0.16
Hotel		Per 100m^2 (GFA)	16.0	22.4
Market		As determined by Council		
Medical Centre		Per Consultation Room	0.96	0.96
Office		Per 100m^2 (GFA)	1.92	1.92
Restaurant		Per 100m^2 (GFA)	9.6	12.8
Shop (including General Store)		Per 100m^2 (GFA)	1.6	1.6
Shopping Complex		Per 100m^2 (GFA)	1.6	1.6
Showroom		Per 100m^2 (GFA)	1.25	1.25
Veterinary Clinic		Per 100m^2 (GFA)	1.6	1.6
INDUSTRIAL USES				
Car Washing Station		Per wash bay	8.0	11.84
Environmentally Assessable Industry		Per 100m^2 (GFA)	1.92	2.56
Extractive Industry		Exempt, unless connection to network required then as determined by Council		
General Industry		Per 100m^2 (GFA)	1.28	1.60
Landscape Supplies		As determined by Council		
Light Industry	Laundromat	Per 100m^2 (GFA)	19.2	28.8
	Hot bread kitchen/retail bakery	Per 100m^2 (GFA)	0.96	1.28
	All other uses	Per 100m^2 (GFA)	0.96	1.28
Sales or Hire Yard		As determined by Council		
Service Station		Per lot	6.4	6.4
Storage Yard		As determined by Council		
Transport Station		As determined by Council		
Vehicle Depot		As determined by Council		
Vehicle Repair workshop		Per 100m^2 (GFA)	0.96	1.28

Defined Uses and Use Classes			Assessment Unit	Water Supply Ep/Unit	Sewerage Ep/Unit
Warehouse			Per 100m^2 (GFA)	0.96	1.28
OTHER USES					
COMMUNITY USE		Child Care Centre	Staff/pupil	0.15	0.15
		Local Utility	As determined by Council		
		Major Utility	As determined by Council		
		Telecommunications Facility	As determined by Council		
SPECIAL USE		Cemetery		As determined by Council	
		Church	Per 100m^2 (GFA)	6.4	9.6
		Community Meeting Hall	Per 100m^2 (GFA)	5.12	5.12
		Crematorium	Per 100m^2 (GFA)	1.25	1.25
		Educational Establishment	Per enrolment	0.15[(1)]	0.25[(1)]
		Emergency Services	As determined by Council		
		Hospital	Bed	2.4	2.4
RECREAT–IONAL USES	INDOOR RECREATION	Amusement Centres	per flushing unit, WC or Urinal	1.175	1.175
		Gyms	per flushing unit, WC or Urinal	1.175	1.175
		Indoor Sports Centre	per flushing unit, WC or Urinal	1.175	1.175
		Licensed Club	per flushing unit, WC or Urinal	3.52	3.52
		Unlicensed Club	per flushing unit, WC or Urinal	1.175	1.175
		Night Club	per flushing unit, WC or Urinal	3.52	3.52
		Theatre / Cinema	per flushing unit, WC or Urinal	3.52	3.52
		All other uses	As determined by Council		
	OUTDOOR RECREATION		As determined by Council		
OTHER USES	CAR PARK			Exempt	Exempt

[(1)] For boarding schools add an additional 1.28ep per bed.

PLANNING SCHEME POLICY NO. DC2

PROVISION OF BIKEWAYS AND BICYCLE FACILITIES

1. In Schedule DC2 replace Clause 7) with the following clause –

7) Subject to clause 7A), Bikeways Infrastructure Contributions apply to every development application that involves –
   (a) Reconfiguring a lot; or
   (b) A material change of use.

7A) The following uses are exempt from paying bikeways infrastructure contributions –

   (a) all uses defined within the 'Rural Uses', 'Community Uses' and 'Special Uses' categories as defined in the Planning Scheme;
   (b) uses defined as 'Car Park', 'Extractive Industry', 'Home-based business', 'Institutional Residence', 'Outdoor Recreation' or 'Residential Care facility';
   (c) a material change of use for a detached house; or
   (d) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA – Administration.

2. In Schedule DC2 Clause 11) replace subscript A with the following subscript A –

A (being proposed demand) is –

i. For reconfiguring a lot the bikeways demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
ii. For a material change of use the bikeways demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
iii For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the bikeways demand factor for the use included in the development application calculated using the rates outlined in Table 2 (b).

2A. In Schedule DC2 Clause (11) replace Note 2 Schedule DC2 Examples with the following Note –

NOTE 2 SCHEDULE DC 2

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 and 9 into:

(A): 1 lot (8000m2) for future unspecified shops;

(B): 1 lot (5000m²) for future house sites (unspecified number of lots) and

(C): 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.

(b) No previous bikeway contributions were paid nor is the land subject to infrastructure credits.

(c) The bikeway infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows —

A 8000m^2 As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor	B 5000 m^2 As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor	C 1.7 ha As there is a proposal for the land use both Table 2(a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
$\frac{75 \text{ cu/ha} \times 8000\text{m}^2}{10000\text{m}^2}$ = 60 cu	$\frac{10 \text{ cu/ha} \times 5000\text{m}^2}{10000\text{m}^2}$ = 5 cu	10 cu/ha x 1.7 ha = 17 cu ✘ OR 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

(d) The bikeway demand for the development (A) = 84 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous bikeways contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula).

(f) The demand for a single detached house is 1cu (refer to 'B' in the calculation formula).

B = 1 cu

(g) The increase in demand is A – B = 83 cu

(h) The infrastructure contribution is —

83 x 52.08 (from Table 3 – Planning Area Coolum Beach)

4,322.64 x $1.0762 (Infrastructure Unit Charge)

= $4,652.03

(2) (a) It is proposed to extend by 500m^2 an existing 1000m^2 shopping centre at Kuluin / Kunda Park

(b) As this is an extension to an existing use infrastructure contributions only apply to the proposed extension.

(c) No previous bikeway contributions were paid nor is the land subject to infrastructure credits.

(d) The bikeway infrastructure demand for the proposed development using the rates outlined in Table 2(b) is as follows –

Use Table 2 (b) (Defined Uses) to determine the demand factor for a 'Shopping Complex'

$$\frac{1500m^2}{100m^2} \times 1.78 \text{ cu}$$

$$= 26.7 \text{ cu}$$

(e) The bikeway demand for the development (A) = 26.7 cu

(f) The existing bikeway infrastructure demand for the shopping centre is as follows –

$$\frac{1000m^2}{100m^2} \times 1.78 \text{ cu} \qquad B = 17.8 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 8.9 cu

(h) The infrastructure contribution is-

8.9 x 56.46 (from Table 3 - Planning Area Kuluin/Kunda Park)
502.49 x $1.0762 (Infrastructure Unit Charge)

= $540.78

(3) (a) In this example assume the same parameters as outlined in example (2) except that previous contributions of $200 were paid for the existing centre.

(b) The bikeway demand for the development (A) = 26.7 cu (refer example 2).

(c) The existing cu demand is to be equal to the cu on which the previous payment was determined. It was ascertained that the $200 previous payment was determined using 20 cu. The 20 cu becomes the existing use demand factor.

(d) The increase in infrastructure demand is A-B which equals 6.7 cu.

(e) The infrastructure contribution is –

6.7 x 56.46 (from Table 3 – Planning Area Kuluin/Kunda Park)
378.28 x $1.0762 (Infrastructure Unit Charge)

= $407.10

(4) (a) It is proposed to demolish an existing fabrication industry workshop (2000m^2 GFA) to construct a 2500m^2 shopping centre at Kunda Park.

(b) The land is 8000m2 within the 'Local Centre' Precinct.

(c) No previous bikeway contributions were paid nor is the land subject to infrastructure credits.

(d) The bikeway infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows-

Use both Table 2(a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 2 (a), the demand is:

$$\frac{75 \text{ cu / ha} \times 8000\text{m}^2}{10000\text{m}^2}$$

= 60 cu ✓

OR

Using Table 2 (b), the demand for a 'Shopping Complex' is:

$$\frac{2500\text{m}^2}{100\text{m}^2} \times 1.78 \text{ cu}$$

= 44.5 cu ✗

(e) The bikeway demand for the development (A) = 60 cu.

(f) The existing bikeway infrastructure demand for the fabrication industry ('General Industry') is as follows –

$$\frac{2000\text{ m}^2}{100\text{ m}^2} \times 1.78 \text{ cu} \qquad B = 35.6 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 24.4 cu.

(h) The infrastructure contribution is –

24.4 x 56.46 (from Table 3 – Planning Area Kuluin/Kunda Park)
1,377.62 x $1.0762 (Infrastructure Unit Charge)

= $1,482.59

(5) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.
(b) The land is 8000m^2 within the 'Multi-Storey Residential' Precinct.
(c) No previous bikeway contributions were paid nor is the land subject to infrastructure credits
(d) The bikeway infrastructure demand for the proposed development using the rates outlined in Table 2(a) and Table 2 (b) is as follows –

Use both Table 2(a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 2 (a), the demand is:

$$\frac{297.98 \text{ cu} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

= 238.38 cu ✘

OR

Using Table 2 (b), the demand for 'Multiple Dwelling Units' (2 bedroom/unit) and 'Shops' is:

120 units x 2.12cu / du = 254.4 cu

$$\frac{1000 \text{ m}^2}{100 \text{ m}^2} \times 1.78\text{cu} = 17.8 \text{ cu}$$

= 272.2 cu ✓

(e) The bikeway demand for the development (A) = 272.2 cu
(f) The existing bikeway infrastructure demand for the shops is as follows –

$$\frac{2000\text{m}^2}{100\text{m}^2} \times 1.78 \text{ cu} \qquad B = 35.6 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 236.6.
(h) The infrastructure contributions is –

236.6 x 56.46 (from Table 3 – Planning Area Maroochydore)
13,358.44 x $1.0762 (Infrastructure Unit Charge)

= $14,376.35

Notes:

cu	=	chargeable unit
du	=	dwelling unit
GFA	=	Gross Floor Area
ha	=	hectare

3. In Schedule DC2 replace Clauses 12), 13) and 14) with the following clauses –

12) The bikeway demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme is shown in Table 2 (a).

13) The bikeway demand factor rates for the various uses outlined in section 3.3 (Use Definitions) Volume 1 of this Planning Scheme are shown in Table 2 (b).

14) Where calculating the proposed demand requires the use of both Table 2 (a) and Table 2 (b) for determining the bikeway demand factor rate, the table that calculates the highest demand factor rate is to be used as the bikeway demand factor.

4. In Schedule DC2 replace Table 2 (a) with the following Table –

TABLE 2 (a): BIKEWAYS DEMAND FACTOR RATES FOR GENERAL OR SPECIFIC PRECINCTS

Precinct	No	Planning Area	Bikeways Demand Factor
Business and Industry	All Precincts		27cu/ha
Core Industry	All Precincts		18cu/ha
General Rural Lands	All Precincts		N/A
Hillslope Residential	All Precincts		3.75cu/ha
Local Centre	All Precincts		75cu/ha
Master Planned Community	9	Maroochydore	34cu/ha
	10	Maroochydore	34cu/ha
	11	Maroochydore	34cu/ha
	15	Maroochydore	28cu/ha
	28	Nambour	11cu/ha
	4	Sippy Downs	12.5cu/ha
	5	Sippy Downs	12.5cu/ha
	8	Sippy Downs	12.5cu/ha
	11	Sippy Downs	12.5cu/ha
	16	North Shore	59cu/ha
	8	Mt. Coolum	31cu/ha
	9	Mt. Coolum	11cu/ha
	All other precincts		To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development
Mixed Housing	13	Maroochydore	74.76cu/ha
	17	Maroochydore	67.64cu/ha
	20	Maroochydore	67.64cu/ha
	23	Maroochydore	60.52cu/ha
	25	Maroochydore	74.76cu/ha
	27	Maroochydore	67.64cu/ha
	3	Nambour	44.50cu/ha
	4	Nambour	44.50cu/ha
	7	Mooloolaba	74.76cu/ha
	8	Mooloolaba	74.76cu/ha
	13	Mooloolaba	78.32cu/ha
	2	Buderim	48.06cu/ha
	5	Alexandra Headland/ Cotton Tree	67.64cu/ha
	8	Alexandra Headland/ Cotton Tree	78.32cu/ha
	10	Alexandra Headland/ Cotton Tree	67.64cu/ha
	11	Alexandra Headland/ Cotton Tree	74.76cu/ha
	4	Kuluin/Kunda Park	39.16cu/ha
	13	North Shore	39.16cu/ha

Precinct	No	Planning Area	Bikeways Demand Factor
	2	Mt. Coolum	78.32cu/ha
	3	Coolum Beach	112.14cu/ha
	All other precincts		53.4cu/ha
Multi-storey Residential	All Precincts		297.98cu/ha
Neighbourhood Residential	All Precincts		10cu/ha
Special Purpose	All Precincts		To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	All Precincts		N/A
Sustainable Horticultural Lands	All Precincts		N/A
Sustainable Pastoral Lands	All Precincts		N/A
Sustainable Rural Residential	All Precincts		0.30cu/ha
Town Centre Core	All Maroochydore Precincts		468cu/ha
	Nambour		274.5cu/ha
	Sippy Downs		274.5cu/ha
	Mooloolaba		468cu/ha
Town Centre Frame	All Maroochydore and Mooloolaba Precincts		162cu/ha
	Nambour		162cu/ha
	Sippy Downs		162cu/ha
Village Centre	All Precincts		162cu/ha
Water Resource Catchment Area	All Precincts		N/A

Notes:

cu = chargeable unit
ha = hectare

5. In Schedule DC2 replace Table 2 (b) with the following Table –

TABLE 2(b): BIKEWAYS DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Bikeways cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	1.65
Bed and Breakfast	Lettable Room	1.65
Caravan Park	Caravan Site	0.55
	Relocatable home site	0.55
Caretakers Residence	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Detached House	Lot	1.00
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy	1 bedroom	1.03
	2 bedroom	1.34
	3 or more bedrooms	1.64
Home-Based Business	Lot	Exempt
Institutional Residence	Bed	Exempt

Defined Uses and Use Classes	Assessment Unit	Bikeways cu/Unit
Integrated Tourist Facility	Bed	1.65
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	
Motel (includes hotel accommodation)	Per unit	1.65
Multiple Dwelling Units	1 bedroom	1.65
	2 bedroom	2.12
	3 or more bedrooms	2.73
Residential Care facility	Per self contained dwg	Exempt
	Per hostel unit	Exempt
	Per nursing care bed	Exempt
Retirement Village	1 bedroom	0.52
	2 bedroom	0.67
	3 or more bedrooms	0.86
RURAL USES		
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables		Exempt
Rural Service Industry		Exempt
Winery		Exempt
COMMERCIAL USES		
Adult Product Shop	Per $100m^2$ (GFA)	1.78
Art & Craft Centre	Per $100m^2$ (GFA)	1.78
Convenience Restaurant	Per $100m^2$ (GFA)	1.78
Fast Food Store	Per $100m^2$ (GFA)	1.78
Funeral Parlour	Per $100m^2$ (GFA)	1.78
Garden Centre	Per $100m^2$ (GFA)	1.78
Hotel	Per $100m^2$ (GFA)	1.78
Market	As determined by Council	
Medical Centre	Per $100m^2$ (GFA)	1.78
Office	Per $100m^2$ (GFA)	1.78
Restaurant	Per $100m^2$ (GFA)	1.78
Shop (including General Store)	Per $100m^2$ (GFA)	1.78
Shopping Complex	Per $100m^2$ (GFA)	1.78
Showroom	Per $100m^2$ (GFA)	1.78
Veterinary Clinic	Per $100m^2$ (GFA)	1.78
INDUSTRIAL USES		
Car Washing Station	Per wash bay	0.50
Environmentally Assessable Industry	Per $100m^2$ (GFA)	0.50
Extractive Industry		Exempt
General Industry	Per $100m^2$ (GFA)	0.50
Landscape Supplies	As determined by Council	

Defined Uses and Use Classes			Assessment Unit	Bikeways cu/Unit
Light Industry	Laundromat		Per 100m^2 (GFA)	0.50
	Hot bread kitchen/retail bakery		Per 100m^2 (GFA)	0.50
	All other uses		Per 100m^2 (GFA)	0.50
Sales or Hire Yard			As determined by Council	
Service Station			Per lot	0.50
Storage Yard			As determined by Council	
Transport Station			As determined by Council	
Vehicle Depot			As determined by Council	
Vehicle Repair workshop			Per 100m^2 (GFA)	0.50
Warehouse			Per 100m^2 (GFA)	0.50
OTHER USES				
COMMUNITY USE	Child Care Centre		Staff/pupil	Exempt
	Local Utility			Exempt
	Major Utility			Exempt
	Telecommunications Facility			Exempt
SPECIAL USE	Cemetery			Exempt
	Church		Per 100m^2 (GFA)	Exempt
	Community Meeting Hall		Per 100m^2 (GFA)	Exempt
	Crematorium		Per 100m^2 (GFA)	Exempt
	Educational Establishment		Per enrolment	Exempt
	Emergency Services			Exempt
	Hospital		Bed	Exempt
RECREAT–IONAL USES	INDOOR RECREATION	Amusement Centres	per 100m^2 (GFA)	1.78
		Gyms	per 100m^2 (GFA)	1.78
		Indoor Sports Centre	per 100m^2 (GFA)	1.78
		Licensed Club	per 100m^2 (GFA)	1.78
		Unlicensed Club	per 100m^2 (GFA)	1.78
		Night Club	per 100m^2 (GFA)	1.78
		Theatre / Cinema	per 100m^2 (GFA)	1.78
		All other uses	As determined by Council	
	OUTDOOR RECREATION			Exempt
OTHER USES	CAR PARK			Exempt

PLANNING SCHEME POLICY NO. DC3

ROADS INFRASTRUCTURE

1. In Schedule DC3 replace Clause (2) with the following clause –

(2) Subject to clause (2A), Roads infrastructure contributions apply to every development application that involves –
   (a) Reconfiguring a lot; or
   (b) A material change of use.

(2A) The following uses are exempt from paying roads infrastructure contributions –

   a) all uses defined within the 'Rural Uses' category as defined in the Planning Scheme (excluding 'rural service industry' and 'winery');
   b) uses defined as 'car park' or 'home-based business' (provided equivalent demand for a detached house is not exceeded);
   (c) A material change of use for a detached house; or
   (d) Non-Complying Self- Assessable Development as defined in Planning Scheme Policy DCA-Administration).

2. In Schedule DC3 Clause (5) replace subscript A with the following subscript A -

A (being proposed demand) is –

i. For reconfiguring a lot the roads demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 3 and Table 4 or Table 5.
ii. For a material change of use the roads demand factor for the use of Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 3 and Table 4 or Table 5.
iii. For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the road demand factor for the use included in the development application calculated using the rates outlined in Table 4 or Table 5.

2A. In Schedule DC3 Clause (5) subscript Bi. delete the words 'dwelling unit' and insert in its stead the words 'detached house'.

2B. In Schedule DC3 Clause (5) replace Note 2 Schedule DC3 Examples with the following note –

NOTE 2 SCHEDULE DC 3

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 and 9 into :

(A) 1 lot (8000m^2) for future unspecified shops;

(B) 1 lot (5000m^2) for future house sites (unspecified number of lots) and

(C) 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.

(b) No previous roads contributions were paid nor is the land subject to infrastructure credits.

(c) The roads infrastructure demand for the proposed development using the rates outlined in Table 3 and Table 4 is as follows —

A 8000 m^2	B 5000 m^2	C 1.7 ha
As the land is within the Local Centre Precinct and there is no actual proposal for the lot, infrastructure contributions are not applicable at the reconfiguration stage as there is no per hectare road network demand factor	As there is no actual proposal for the lot use Table 3 only to determine the demand factor	As there is a proposal for the land use both Table 3 and Table 4 to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
= 0 cu	$\frac{75 \text{ cu/ha} \times 5000\text{m}^2}{10000\text{m}^2}$ = 37.5 cu	75 cu/ha x 1.7 ha = 127.5 cu ✗ OR 15 trad. lots x 7.5 cu = 112.5 cu 4 c'yard lots x 7.5 cu = 30 cu = 142.5 cu ✓

(d) The roads infrastructure demand for the development (A) = 180 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous roads contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula).

(f) The demand for a single detached house is 7.5 cu (from Table 4).

B = 7.5 cu

(g) The increase in demand is A – B = 172.5 cu

(h) The infrastructure contribution is —

172.5 x 294 (from Table 2 - Planning Area Coolum Beach)
50,715 x $1.0762 (Infrastructure Unit Charge)

= $54,579.48

(2) (a) It is proposed to extend by 500m^2 an existing 1000m^2 shopping centre at Kuluin / Kunda Park within the 'Local Centre' Precinct.

(b) As this is an extension to an existing use infrastructure contributions only apply to the proposed extension.

(c) No previous roads contributions were paid nor is the land subject to infrastructure credits.

(d) The roads infrastructure demand for the proposed development using the rates outlined in Table 5 is as follows –

Use Table 5 (Defined Commercial Uses) to determine the demand factor for a 'Shopping Complex' in the Local Centre Precinct

$$\frac{1500m^2 \times 22.5 \text{ cu}}{100m^2}$$

$$= 337.5 \text{ cu} \quad \checkmark$$

(e) The roads demand for the development (A) = 337.5 cu

(f) The existing roads infrastructure demand for the shopping centre is as follows —

$$\frac{1000m^2}{100m^2} \times 22.5 \text{ cu} \qquad B = 225 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 112.5 cu

(h) The infrastructure contribution is –

112.5 x 376 (from Table 2 - Planning Area Kuluin/Kunda Park)
42,300 x $1.0762 (Infrastructure Unit Charge)

= $45,523.26

(3) (a) It is proposed to extend by 200m^2 an existing 440m^2 shop at Maroochydore within the 'Town Centre Frame' Precinct.

(b) As this is an extension to an existing use infrastructure contributions only apply to the proposed extension.

(c) Previous contributions of $49,497.60 were paid for the existing shop

(d) The roads infrastructure demand for the proposed development using the rates outlined in Table 5 is as follows -

Use Table 5 (Defined Commercial Uses) to determine the demand factor for 'Shops' in the Town Centre Frame Precinct

$$\frac{640m^2}{100m^2} \times 55 \text{ cu}$$

$$= 352 \text{ cu}$$

(e) The roads infrastructure demand for the development (A) = 352 cu.

(f) The existing cu demand is to be equal to the cu on which the previous payment was determined. It was ascertained that the previous payment related to a charge based on the net increase in PM Peak Hour Trips (i.e. 23.1 – 3.9 = 19.2 modified PM Peak Trips). Whilst the charge related to 19.2 trips the actual demand of the existing shopping centre was 23.1 (the then existing detached house and car sales yard reduced the charge by 3.9 trips). Consequently, the existing use demand factor is 23.1 modified PM Peak Trips and for the purpose of this policy, 1 modified PM Peak Trip equals 10 cu (refer Planning Scheme Policy DCA – Administration Section 10.1(1)q). Therefore, the existing use demand factor is 231 cu.

(g) The increase in infrastructure demand is A – B which equals 121 cu.

(h) The infrastructure contribution is –

121 x 376	(from Table 2 - Planning Area Maroochydore)
45,496 x $1.0762	(Infrastructure Unit Charge)

= $48,962.80

(4) (a) It is proposed to demolish an existing fabrication industry workshop (2000m^2 GFA) to construct a 2500m^2 shopping centre at Kunda Park.

(b) The land is 8000m^2 within the 'Local Centre' Precinct.

(c) No previous roads contributions were paid nor is the land subject to infrastructure credits.

(d) The roads infrastructure demand for the proposed development using the rates outlined in Table 3 and Table 5 is as follows —

Use both Table 3 and Table 5 to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e cu). As Table 3 does not have a demand factor rate for the Local Centre Precinct only Table 5 applies.

Using Table 5, the demand for a 'shopping complex' is:

$$\frac{2500m^2}{100m^2} \times 22.5 \text{ cu}$$

= 562.5 cu

(e) The roads demand for the development (A) = 562.5 cu.

(f) The existing roads infrastructure demand for the fabrication industry ('General Industry' – refer Table 4) is as follows —

$$\frac{2000\ m^2}{100\ m^2} \times 5 \text{ cu} \qquad B = 100 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 462.5 cu.

(h) The infrastructure contribution is —

462.5 x 376 (from Table 2 - Planning Area Kuluin/Kunda Park)
173,900 x $1.0762 (Infrastructure Unit Charge)

= $187,151.18

(5) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.

(b) The land is 8000 m^2 within the 'Multi-storey Residential' Precinct.

(c) No previous roads contributions were paid nor is the land subject to infrastructure credits.

(d) The roads infrastructure demand for the proposed development using the rates outlined in Table 3 and Table 4 or Table 5 is as follows –

Use Table 3, Table 4 and Table 5 to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e.cu)

Using Table 3, the demand is:

$$\frac{280 \text{ cu} \times 8000 \text{ m}^2}{10{,}000 \text{ m}^2}$$

= 224 cu ✘

Using Table 4 and Table 5, the demand for 'Multiple Dwelling Units' (2bedroom/unit) and 'Shops' is:

Residential Demand (Table 4):

120 units x 3.393/du = 407.16 cu ✓

Commercial Demand (Table 5):

$$\frac{1000 \text{ m}^2}{100 \text{ m}^2} \times 60 \text{ cu} = 600 \text{ cu}$$ ✓

Total Demand = 1007.16 cu ✓

(e) The roads demand for the development (A) = 1007.16 cu

(f) The existing roads infrastructure demand for the shops is as follows –

$$\frac{2000 \text{ m}^2}{100 \text{m}^2} \times 60 \text{ cu}$$ B = 1200 cu

(g) The increase in infrastructure demand is A – B which equals (-192.84).

(h) As there is no increase in roads demand (in fact the proposed demand is less than the existing use) there is no roads infrastructure contribution.

(i) In this example an infrastructure credit of 192.84 cu would accrue to the land.

Notes:

cu	=	chargeable unit
du	=	dwelling unit
GFA	=	Gross Floor Area
ha	=	hectare

3. In Schedule DC3 Clause 6 in Table 2 delete under the column heading Demand Rates the words ' See Tables 3 (a) and 3 (b)', 'See Table 4' and 'See Table 5' and insert in their stead the words 'See Table 3 and Table 4 or Table 5'.

4. In Schedule DC3 replace Clause (7), (8) and (9) with the following clauses –

(7) The road network demand factor rates for the various precinct classes within each Charge Area District outlined in Table 1 of this Infrastructure Contribution Policy are shown in Table 3.

(8) The road network demand factor rates for the various uses outlined in Section 3.3 (Use Definitions) Volume 1 of this Planning Scheme are shown in Table 4 or Table 5.

(9) Where calculating the proposed demand requires the use of Table 3 and Table 4 or Table 5 for determining the road network demand factor rate, the table that calculates the highest demand factor rate is to be used as the road network demand factor.

5. In Schedule DC3 replace Table 3 (a), Table 3 (b), Table 4 and Table 5 with the following Tables –

TABLE 3 ROAD NETWORK DEMAND FACTOR RATES FOR PRECINCT CLASSES

Precinct	Charge Area District	Road Network Demand Factor
Business and Industry	South East Maroochy-Urban (SEM), Other Urban and Towns Districts	405cu/ha
	Rural District	225cu/ha
Core Industry	All Districts	225cu/ha
General Rural Lands	All Districts	N/A
Hillslope Residential	South East Maroochy – Urban (SEM) and other Urban Districts	60 cu/ha
	Towns District	68 cu/ha
	Rural District	76 cu/ha
Local Centre	All Districts	N/A
Master Planned Community	South East Maroochy-Urban (SEM) and Other Urban Districts	150 cu/ha (Detached Housing Only) or use the precinct or precincts from this table that most closely align with the proposed development
Mixed Housing	South East Maroochy-Urban (SEM) and Other Urban Districts	200 cu/ha
	Towns District	280 cu/ha
Multi-Storey Residential	South East Maroochy-Urban (SEM) and other Urban Districts	280 cu/ha
Neighbourhood Residential	South East Maroochy-Urban (SEM) and Other Urban Districts	75 cu/ha
	Towns District	85 cu/ha
	Rural District	95 cu/ha
Special Purpose	All Districts	Use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands Sustainable Horticultural Lands Sustainable Pastoral Lands	All Districts	N/A
Sustainable Rural Residential	All Districts	12 cu/ha

Precinct	Charge Area District	Road Network Demand Factor
Town Centre Core	South East Maroochy-Urban (SEM): All Maroochydore Precincts	788 cu/ha (Residential)
	Other Urban Districts: All Nambour Precincts	40 cu/ha (Residential)
	South East Maroochy – Urban (SEM): All Sippy Downs Precincts	120 cu/ha (Residential)
	South East Maroochy – Urban (SEM): All Mooloolaba Precincts	252 cu/ha (Residential)
Town Centre Frame	South East Maroochy – Urban (SEM): All Maroochydore and Mooloolaba Precincts	210 cu/ha (Residential)
	Other Urban Districts: All Nambour Precincts	40 cu/ha (Residential)
	South East Maroochy – Urban (SEM): All Sippy Downs Precincts	70 cu/ha (Residential)
Village Centre	All Districts	N/A
Water Resource Catchment Area	Rural District	N/A

Notes:

cu = chargeable Unit
du = dwelling Unit
ha = hectare
GFA = Gross Floor Area

TABLE 4: ROAD NETWORK DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Roads cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	1.538(1), 2.325(2)
Bed and Breakfast	Lettable Room	1.154(1), 1.725(2)
Caravan Park	Caravan Site	3.393(1),4.35(2)
	Relocatable home site	3.393(1),4.35(2)

Defined Uses and Use Classes	Assessment Unit	Roads cu/Unit
Caretakers Residence	1 bedroom	2.589[(1)],3.375[(2)]
	2 bedroom	3.393[(1)],4.35[(2)]
	3 or more bedrooms	5.0[(1)],6.45[(2)]
Detached House	Lot	7.5 [(3)], 8.5[(4)], 9.5[(5)]
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy	1 bedroom	2.589[(1)],3.375[(2)]
	2 bedroom	3.393[(1)],4.35[(2)]
	3 or more bedrooms	5.0[(1)],6.45[(2)]
Home-Based Business	Lot	Exempt, provided equivalent demand for a detached house is not exceeded, otherwise to be assessed on use
Institutional Residence	Bed	0.385[(1)],0.60[(2)]
Integrated Tourist Facility	Bed	1.538[(1)],2.325[(2)]
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	
Motel (includes hotel accommodation)	Per unit	2.589[(1)],3.375[(2)]
Multiple Dwelling Units	1 bedroom	2.589[(1)],3.375[(2)]
	2 bedroom	3.393[(1)],4.35[(2)]
	3 or more bedrooms	5.0[(1)],6.45[(2)]
Residential Care Facility	Per self contained dwg	1.538[(1)],2.325[(2)]
	Per hostel unit	0.769[(1)],1.125[(2)]
	Per nursing care bed	0.385[(1)],0.60[(2)]
Retirement Village	1 bedroom	2.589[(1)],3.375[(2)]
	2 bedroom	3.393[(1)],4.35[(2)]
	3 or more bedrooms	5.0[(1)],6.45[(2)]
RURAL USES		
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables		Exempt
Rural Service Industry	As determined by Council	
Winery	As determined by Council	
COMMERCIAL USES		
Adult Product Shop	Per 100m^2 (GFA)	Refer table 5
Art & Craft Centre	Per 100m^2 (GFA)	Refer table 5
Convenience Restaurant	Per 100m^2 (GFA)	Refer table 5
Fast Food Store	Per 100m^2 (GFA)	Refer table 5
Funeral Parlour	Per 100m^2 (GFA)	Refer table 5
Garden Centre	Per 100m^2 (GFA)	Refer table 5
Hotel	Per 100m^2 (GFA)	Refer table 5
Market	As determined by Council	
Medical Centre	Per 100m^2 (GFA)	Refer table 5
Office	Per 100m^2 (GFA)	Refer table 5
Restaurant	Per 100m^2 (GFA)	Refer table 5
Shop (including General Store)	Per 100m^2 (GFA)	Refer table 5
Shopping Complex	Per 100m^2 (GFA)	Refer table 5
Showroom	Per 100m^2 (GFA)	Refer table 5
Veterinary Clinic	Per 100m^2 (GFA)	Refer table 5
INDUSTRIAL USES		
Car Washing Station	Per wash bay	5.0
Environmentally Assessable Industry	Per 100m^2 (GFA)	5.0

Defined Uses and Use Classes			Assessment Unit	Roads cu/Unit
Extractive Industry				As determined by Council
General Industry			Per 100m^2 (GFA)	5.0
Landscape Supplies				As determined by Council
Light Industry	Laundromat		Per 100m^2 (GFA)	40.0
	Hot bread kitchen/retail bakery		Per 100m^2 (GFA)	25.0
	All other uses		Per 100m^2 (GFA)	12.0
Sales or Hire Yard			As determined by Council	
Service Station			Per lot	8/pump + 12/100m^2 (GFA) Service Bays + 8/100m^2 (GFA) Shop
Storage Yard			As determined by Council	
Transport Station			As determined by Council	
Vehicle Depot			As determined by Council	
Vehicle Repair workshop			Per 100m^2 (GFA)	12
Warehouse			Per 100m^2 (GFA)	5
OTHER USES				
COMMUNITY USE	Child Care Centre		Staff/pupil	2.2
	Local Utility			As determined by Council
	Major Utility			As determined by Council
	Telecommunications Facility			As determined by Council
SPECIAL USE	Cemetery			As determined by Council
	Church		Per 100m^2 (GFA)	3.6
	Community Meeting Hall		Per 100m^2 (GFA)	As determined by Council
	Crematorium		Per 100m^2 (GFA)	10.3
	Educational Establishment		Per enrolment	1.8
	Emergency Services			As determined by Council
	Hospital		Per 100m^2 (GFA)	10.4
RECREAT–IONAL USES	INDOOR RECREATION	Amusement Centres	per 100m^2 (GFA)	25.0
		Gyms	per 100m^2 (GFA)	25.0
		Indoor Sports Centre	per 100m^2 (GFA)	25.0
		Licensed Club	per 100m^2 (GFA)	30.0
		Unlicensed Club	per 100m^2 (GFA)	15.0
		Night Club	per 100m^2 (GFA)	30.0
		Theatre / Cinema	per 100m^2 (GFA)	30.0
		All other uses	As determined by Council	
	OUTDOOR RECREATION			As determined by Council
OTHER USES	CAR PARK			Exempt

(1) Where situated in the South East Maroochy – Urban (SEM) and Other Urban Districts within the Mixed Housing, Multi – Storey Residential, Town Centre Core, Town Centre Frame and Village Centre Precincts.
(2) Other than as outlined for (1) above.
(3) Where situated in the South East Maroochy-Urban (SEM) and Other Urban Districts.
(4) Where situated in the Towns District.
(5) Where situated in the Rural District.

TABLE 5: ROAD NETWORK DEMAND FACTOR RATES FOR DEFINED COMMERCIAL USES[(1)]

		PRECINCTS				
Defined Uses and Use Classes	Assessment Unit	Local Centre or Village Centre (Rural District)	Mixed Housing, Multi-storey Residential, Neighbourhood Residential, Village Centre (excluding Rural District)	Town Centre Core (Maroochydore or Mooloolaba)	Town Centre Core (Other than Maroochydore or Mooloolaba)	Town Centre Frame
Adult Product Shop	per $100m^2$ (GFA)	9	24	18	20	22
Art & Craft Centre	per $100m^2$(GFA)	9	24	18	20	22
Convenience Restaurant	per $100m^2$ (GFA)	22.5	60	45	50	55
Fast Food Store	per $100m^2$ (GFA))	22.5	60	45	50	55
Funeral Parlour	per $100m^2$ (GFA)	9	24	18	20	22
Garden Centre	per $100m^2$ (GFA)	9	24	18	20	22
Hotel	per $100m^2$ (GFA)	22.5	60	45	50	55
Market	As determined by Council					
Medical Centre	per $100m^2$ (GFA)	22.5	60	45	50	55
Office	per $100m^2$ (GFA)	15.0	30	18	20	25
Restaurant	per $100m^2$ (GFA)	22.5	60	45	50	55
Shops (including General Store)	per $100m^2$ (GFA)	22.5	60	45	50	55
Shopping Complex	per $100m^2$ (GFA)	22.5	60	45	50	55
Showroom	per $100m^2$ (GFA)	11.25	30	22.5	25	27.5
Veterinary Clinic	per $100m^2$ (GFA)	22.5	60	45	50	55

(1) Where a defined commercial use is situated in a precinct not outlined in Table 5, the demand factor rates are to be 'As determined by Council'.

PLANNING SCHEME POLICY NO. DC4

STORMWATER QUALITY

1. In Schedule DC4 replace Clause (3) with the following clause –

(3) Subject to clause (3A), Stormwater quality treatment infrastructure contributions apply to every development application that involves –
   (a) Reconfiguration a lot; or
   (b) A material change of use.

(3A) The following uses are exempt from paying stormwater quality infrastructure contributions –

a) all uses defined within the 'Rural Use' category as defined in the Planning Scheme;
b) uses defined as 'Extractive Industry' or 'Home-based business' (provided equivalent demand for a detached house is not exceeded);
c) a material change of use for a detached house; or
d) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

2. In Schedule DC4 Clause (8) replace subscript A with the following subscript A –

A (being proposed demand) is –

i. For reconfiguring a lot the stormwater quality treatment infrastructure demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
ii. For a material change of use the stormwater quality treatment infrastructure demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
iii. For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the stormwater quality treatment infrastructure demand factor for the use included in the development application calculated using the rates outlined in Table 2 (b).

2A. In Schedule DC4 Clause (8) replace Note 4 Schedule DC4 Examples with the following note –

NOTE 4 SCHEDULE DC 4

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 (Local Centre) and 9 (Neighbourhood Residential) into:

(A): 1 lot (8000m^2) for future unspecified shops;
(B): 1 lot (5000m^2) for future house sites (unspecified number of lots)
(C): 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.

(b) No previous stormwater quality treatment infrastructure contributions were paid nor is the land subject to infrastructure credits.

(c) The stormwater quality treatment infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows:-

A 8000m^2 As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor.	B 5000 m^2 As there is no actual proposal for the lot use Table 2 (a) only to determine the demand factor	C 1.7 ha As there is a proposal for the land use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
$\frac{8000m^2 \times 0.2 \text{ cu}}{100m^2}$ = 16 cu ✓	$\frac{10 \text{ cu/ha} \times 5000m^2}{10000m^2}$ = 5 cu ✓	10 cu/ha x 1.7 ha = 17 cu ✗ OR 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

(d) The stormwater quality treatment infrastructure demand for the development (A) = 40 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous stormwater quality treatment infrastructure contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula).

(f) The demand for a detached house is 1cu (refer to 'B' in the calculation formula)

(B) = 1 cu

(g) The increase in demand is A – B = 39 cu

(h) The infrastructure contribution is –

39 x 2,192 (from Schedule DC4 (6))
85,488 x $1.0762 (Infrastructure Unit Charge)

= $92,002.19

(2) (a) It is proposed to extend by 500m^2 an existing 1000m^2 shopping centre at Kuluin / Kunda Park

(b) As this is an extension to an existing use only the demand factor rates for defined uses apply.

(c) The shop is on land (3000m^2) within the 'Local Centre' Precinct.

(d) No previous stormwater quality treatment infrastructure contributions were paid nor is the land subject to infrastructure credits.

(e) The stormwater quality treatment infrastructure demand for the proposed development using the rates outlined in Table 2(b) is as follows –

Use Table 2 (b) (Defined Uses) to determine the demand factor for a 'shopping complex'.

$$\frac{0.2 \text{ cu} \times 3000\text{m}^2}{100\text{m}^2} = 6 \text{ cu}$$

(f) The stormwater quality treatment infrastructure demand for the development (A) = 6 cu.

(g) The existing stormwater quality treatment infrastructure demand for the shopping centre is as follows –

$$\frac{2300\text{m}^2 \times 0.2 \text{ cu}}{100\text{m}^2} \qquad \text{B= 4.6 cu}$$

(To ascertain the demand factor for an existing use only the site area, eg buildings, car-parking, landscaping, etc approved or actually used for the development is used - in this example 2300 m^2).

(h) The increase in infrastructure demand is A – B which equals 1.4 cu.

(i) The infrastructure contribution is –

1.4 x 2,192 (from Schedule DC4 (6)
3,068.80 x $1.0762 (Infrastructure Unit Charge)

= $3,302.64

(3) (a) In this example assume the same parameters as outlined in example (2) except that previous contributions of $ 4000 were paid for the existing centre.
(b) The stormwater quality treatment infrastructure demand for the development (A) = 6 cu (refer example 2).
(c) The existing cu demand is to be equal to the cu on which the previous payment was determined. It was ascertained that the $4,000 previous payment was determined using 4 cu. The 4 cu becomes the existing use demand factor.
(d) The increase in infrastructure demand is A-B which equals 2 cu.
(e) The infrastructure contribution is –

2 x 2,192 (from Schedule DC 4 (6)
4,384 x $1.0762 (Infrastructure Unit Charge)

= $4,718.06

(4) (a) It is proposed to demolish an existing fabrication industry workshop (2000m^2 GFA) to construct a 2500m^2 shopping centre at Kunda Park.
(b) As this is a change to an existing use only the demand factor rates for defined uses apply.
(c) The land is 8000m2 within the 'Local Centre' Precinct.
(d) No previous stormwater quality treatment infrastructure contributions were paid nor is the land subject to infrastructure credits.
(e) The stormwater quality treatment infrastructure demand for the proposed development using the rates outlined in Table 2 (b) is as follows:-

Use Table 2 (b) (Defined Uses) to determine the demand factor for a 'shopping complex'

$$\frac{0.2\text{cu} \times 8000\text{m}^2}{100\text{m}^2}$$

= 16 cu

(f) The stormwater quality treatment infrastructure demand for the development (A) = 16 cu.
(g) The existing stormwater quality treatment infrastructure demand for the fabrication industry ('General Industry') is as follows —

$$\frac{4000\ \text{m}^2}{100\ \text{m}^2} \times 0.18\ \text{cu} \qquad \text{B} = 7.2\ \text{cu}$$

(To ascertain the demand factor for an existing use only the site area eg, buildings, carparking, hard-surfaced storage, etc approved or actually used for the development is used - in this example 4000 m^2).

(h) The increase in infrastructure demand is A – B which equals 8.8 cu.
(i) The infrastructure contribution is —

8.8 x 2,192 (from Schedule DC 4 (6)
19,289.60 x $1.0762 (Infrastructure Unit Charge)

= $20,759.47

(5) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.
(b) The land is 8000 m^2 within the 'Multi-Storey Residential' Precinct.
(c) No previous stormwater quality treatment infrastructure contributions were paid nor is the land subject to infrastructure credits.
(d) The stormwater quality treatment infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows –

Use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu).

Using Table 2 (a) the demand is:

$$\frac{71.42 \text{ cu} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

= 57.136 cu ✗

OR

Using Table 2 (b) the demand is:

Residential Demand:

120 units x 0.67 cu / du = 80.4 cu ✓

Commercial Demand:

$$\frac{8000 \text{ m}^2}{100 \text{ m}^2} \times 0.2 \text{ cu} = 16 \text{ cu}$$ ✓

Total Demand = 96.4 cu ✓

(e) The stormwater quality treatment infrastructure demand for the development (A) = 96.4cu
(f) The existing stormwater treatment infrastructure demand for the shops is as follows:-

$$\frac{5000 \text{ m}^2}{100 \text{m}^2} \times 0.2 \text{ cu}$$ B = 10 cu

(To ascertain the demand factor for an existing use only the site area, eg. Buildings, carparking, etc approved or actually used for the development is used – in this example 5000m^2).

(g) The increase in infrastructure contribution is A – B which equals 86.4 cu.
(h) The infrastructure contribution is –

86.4 X 2,192 (from Schedule DC 4 (6))
189,388.80 X $1.0762 (Infrastructure Unit Charge)

= $203,820.22

Notes:
cu = chargeable unit
du = dwelling unit
GFA = Gross Floor Area
ha = hectare

3. In Schedule DC4 replace Clauses (9), (10) and (11) with the following clauses -

(9) The stormwater quality treatment demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 2 (a).

(10) The stormwater quality treatment demand factor rates for the various uses outlined in section 3.3 (Use Definitions) Volume 1 of this Planning Scheme are shown in Table 2 (b).

(11) Where calculating the proposed demand requires the use of both Table 2 (a) and Table 2 (b) for determining the stormwater quality treatment demand factor rate, the table that calculates the highest demand factor rate is to be used as the stormwater quality treatment demand factor.

4. In Schedule DC4 replace Table 2 (a) with the following Table –

TABLE 2 (a): STORMWATER QUALITY DEMAND FACTOR RATES FOR GENERAL AND SPECIFIC PRECINCTS

Precinct	No	Planning Area	Stormwater Quality Demand Factor
Business and Industry	All Precincts		0.18cu/100m^2 site area
Core Industry	All Precincts		0.18cu/100m^2 site area
General Rural Lands	All Precincts		N/A
Hillslope Residential	All Precincts		5cu/ha
Local Centre	All Precincts		0.2cu/100m^2 site area
Master Planned Community	9	Maroochydore	34cu/ha (Residential Uses) or 0.2cu/100m^2 site area (Commercial or Industrial Uses)
	10	Maroochydore	34cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	11	Maroochydore	34cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	15	Maroochydore	28cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	28	Nambour	11cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	4	Sippy Downs	12.5cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	5	Sippy Downs	12.5cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	8	Sippy Downs	12.5cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	11	Sippy Downs	12.5cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	16	North Shore	59cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	8	Mt. Coolum	31cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	9	Mt. Coolum	11cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	All other precincts		20cu/ha (Detached Housing only) or use the precinct or precincts from this table that most closely align with the proposed development

Precinct	No	Planning Area	Stormwater Quality Demand Factor
Mixed Housing	13	Maroochydore	42cu/ha
	17	Maroochydore	38cu/ha
	20	Maroochydore	38cu/ha
	23	Maroochydore	34cu/ha
	25	Maroochydore	42cu/ha
	27	Maroochydore	38cu/ha
	3	Nambour	25cu/ha
	4	Nambour	25cu/ha
	7	Mooloolaba	42cu/ha
	8	Mooloolaba	42cu/ha
	13	Mooloolaba	44cu/ha
	2	Buderim	27cu/ha
	5	Alexandra Headland/ Cotton Tree	38cu/ha
	8	Alexandra Headland/ Cotton Tree	44cu/ha
	10	Alexandra Headland/ Cotton Tree	38cu/ha
	11	Alexandra Headland/ Cotton Tree	42cu/ha
	4	Kuluin/Kunda Park	22cu/ha
	13	North Shore	22cu/ha
	2	Mt. Coolum	44cu/ha
	3	Coolum Beach	63cu/ha
	All other precincts		35.07cu/ha
Multi-storey Residential	All Precincts		71.42cu/ha
Neighbourhood Residential	All Precincts		10cu/ha
Special Purpose	All Precincts		Use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	All Precincts		N/A
Sustainable Horticultural Lands	All Precincts		N/A
Sustainable Pastoral Lands	All Precincts		N/A
Sustainable Rural Residential	All Precincts		1.42cu/ha
Town Centre Core	All Maroochydore Precincts		200cu/ha (Residential Uses) or 0.2cu/100m^2 site area (Commercial or Industrial Uses)
	Nambour		71.42cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	Sippy Downs		71.42cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	Mooloolaba		200cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
Town Centre Frame	All Maroochydore and Mooloolaba Precincts		35.07cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
	Nambour		35.07cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)

Precinct	Planning Area	Stormwater Quality Demand Factor
	Sippy Downs	35.07cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
Village Centre	All Precincts	35.07cu/ha (Residential Uses) or 0.2cu /100m^2 site area (Commercial or Industrial Uses)
Water Resource Catchment Area	All Precincts	N/A

Notes:

ha = hectare
cu = chargeable unit

5. In Schedule DC4 replace Table 2 (b) with the following Table –

TABLE 2(b): STORMWATER QUALITY TREATMENT DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Stormwater cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	0.52
Bed and Breakfast	Lettable Room	0.52
Caravan Park	Caravan Site	0.55
	Relocatable home site	0.55
Caretakers Residence	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Detached House	Lot	1.00
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Home-Based Business	Lot	Exempt provided equivalent demand for a detached house is not exceeded, otherwise to be assessed on use.
Institutional Residence	Bed	0.52
Integrated Tourist Facility	Bed	0.52
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	
Motel (includes hotel accommodation)	Per unit	0.52
Multiple Dwelling Units	1 bedroom	0.52
	2 bedroom	0.67
	3 or more bedrooms	0.86
Residential Care facility	Per self contained dwg	0.52
	Per hostel unit	0.52
	Per nursing care bed	0.52
Retirement Village	1 bedroom	0.52
	2 bedroom	0.67
	3 or more bedrooms	0.86

Defined Uses and Use Classes		Assessment Unit	Stormwater cu/Unit
RURAL USES			
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables			Exempt
Rural Service Industry			Exempt
Winery			Exempt
COMMERCIAL USES			
Adult Product Shop		per 100m^2 site area	0.20
Art & Craft Centre		per 100m^2 site area	0.20
Convenience Restaurant		per 100m^2 site area	0.20
Fast Food Store		per 100m^2 site area	0.20
Funeral Parlour		per 100m^2 site area	0.20
Garden Centre		per 100m^2 site area	0.20
Hotel		per 100m^2 site area	0.20
Market		As determined by Council	
Medical Centre		per 100m^2 site area	0.20
Office		per 100m^2 site area	0.20
Restaurant		per 100m^2 site area	0.20
Shop (including General Store)		per 100m^2 site area	0.20
Shopping Complex		per 100m^2 site area	0.20
Showroom		per 100m^2 site area	0.20
Veterinary Clinic		per 100m^2 site area	0.20
INDUSTRIAL USES			
Car Washing Station		per 100m^2 site area	0.18
Environmentally Assessable Industry		per 100m^2 site area	0.18
Extractive Industry			Exempt
General Industry		per 100m^2 site area	0.18
Landscape Supplies		As determined by Council	
Light Industry	Laundromat	per 100m^2 site area	0.18
	Hot bread kitchen/retail bakery	per 100m^2 site area	0.18
	All other uses	per 100m^2 site area	0.18
Sales or Hire Yard		As determined by Council	
Service Station		per 100m^2 site area	0.18
Storage Yard		As determined by Council	
Transport Station		As determined by Council	
Vehicle Depot		As determined by Council	
Vehicle Repair workshop		per 100m^2 site area	0.18
Warehouse		per 100m^2 site area	0.18
OTHER USES			
COMMUNITY USE	Child Care Centre	per 100m^2 site area	0.20[(1)]
	Local Utility	per 100m^2 site area	0.20[(1)]
	Major Utility	per 100m^2 site area	0.20[(1)]
	Telecommunications Facility	per 100m^2 site area	0.20[(1)]
SPECIAL USE	Cemetery		As determined by Council
	Church	per 100m^2 site area	0.20[(1)]
	Community Meeting Hall	per 100m^2 site area	0.20[(1)]
	Crematorium	per 100m^2 site area	0.20[(1)]
	Educational Establishment	per 100m^2 site area	0.20[(1)]
	Emergency Services		As determined by Council
	Hospital	per 100m^2 site area	0.20[(1)]

Defined Uses and Use Classes		Assessment Unit		Stormwater cu/Unit
RECREAT–IONAL USES	INDOOR RECREATION	Amusement Centres	per 100m^2 site area	0.20
		Gyms	per 100m^2 site area	0.20
		Indoor Sports Centre	per 100m^2 site area	0.20
		Licensed Club	per 100m^2 site area	0.20
		Unlicensed Club	per 100m^2 site area	0.20
		Night Club	per 100m^2 site area	0.20
		Theatre / Cinema	per 100m^2 site area	0.20
		All other uses	As determined by Council	
	OUTDOOR RECREATION			As determined by Council
OTHER USES	CAR PARK		per 100m^2 site area	0.20

(1) For uses located in the Business and Industry, Core Industry or Hillslope Residential Precincts the equivalent demand is 0.18cu/100m^2 site area

PLANNING SCHEME POLICY NO. DC5

PUBLIC PARKS INFRASTRUCTURE

1. In Schedule DC5 replace Clause (6) with the following clause -

(6) Subject to clause (6A), Public Parks Infrastructure contributions apply to every development application that involves –
   a) Reconfiguring a lot; or
   b) A material change of use.

(6A) The following uses are exempt from paying public parks infrastructure contributions –

   a) all uses defined within the 'Rural Uses', 'Community Uses' or 'Special Uses' categories as defined in the Planning Scheme;
   b) uses defined as 'Car Park', 'Extractive Industry', 'Home-based business', 'Institutional Residence', 'Outdoor Recreation' or 'Residential Care facility';
   c) a material change of use for a detached house; or
   d) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

2. In schedule DC5 replace Clause (12) with the following clause -

(12) Subject to clause (12A), Public Parks Infrastructure contributions apply to every development application that involves –
   a) Reconfiguring a lot; or
   b) A material change of use.

(12A) The following uses are exempt from paying public parks infrastructure contributions –

   a) all uses defined within the 'Rural Uses', Community Uses' or 'Special Uses' categories as defined in the Planning Scheme;
   b) uses defined as 'Cark Park', 'Extractive Industry', 'Home-based business', 'Institutional Residence', 'Outdoor Recreation' or 'Residential Care facility;
   c) any commercial or industrial use in the Kuluin/Kunda Park Town Centre Frame Precinct or Bli Bli Village Centre Precinct or Local Centre Precincts (with the exception of the Eudlo Village Centre (Local Centre) Precinct) or Mooloolaba Business and Industry Precinct or Eudlo Creek Valley Business and Industry Precinct or Kenilworth Core Industry Precinct;
   d) a material change of use for a detached house; or
   e) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

3. In Schedule DC5 replace Clause (18) with the following clause -

(18) Subject to clause (18A), Public Park Infrastructure contributions apply to every development application that involves –

   a) Reconfiguring a lot; or
   b) A material change of use.

(18A) The following uses are exempt from paying public parks infrastructure contributions-

   a) all uses defined within the 'Rural Uses', 'Community Uses' or 'Special Uses' categories as defined in the Planning Scheme;
   b) uses defined as 'Cark Park', 'Extractive Industry', 'Home-based business', 'Institutional Residence', 'Outdoor Recreation' or 'Residential Care facility;
   c) any commercial or industrial use in the Kuluin/Kunda Park Town Centre Frame Precinct or Bli Bli Village Centre Precinct or Local Centre Precincts (with the exception of the Eudlo Village Centre (Local Centre) Precinct) or Mooloolaba Business and Industry Precinct or Eudlo Creek Valley Business and Industry Precinct or Kenilworth Core Industry Precinct;
   d) a material change of use for a detached house; or
   e) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

4. In Schedule DC5 Clause (21) replace subscript A with the following subscript A -

A (being proposed demand) is -

i. For reconfiguring a lot the public parks demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 4 (a) and Table 4 (b).

ii. For a material change of use the public parks demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 4 (a) and Table 4 (b).

iii. For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the public parks demand factor for the use included in the development application calculated using the rates outlined in Table 4 (b).

4A. In Schedule DC5 Clause (21) replace Note 2 Schedule DC5 Examples with the following Note –

NOTE 2 SCHEDULE DC 5

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 (Local Centre) and 9 (Neighbourhood Residential) into:

(A): 1 lot (8000m2) for future unspecified shops;

(B): 1 lot (5000m²) for future house sites (unspecified number of lots) and

(C): 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.

(b) No previous public parks infrastructure contributions were paid nor is the land subject to infrastructure credits.

(c) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) and Table 4 (b) is as follows —

A 8000 m^2	B 5000 m^2	C 1.7 ha
As there is no actual proposal for the Lot use Table 4 (a) only to determine the demand factor.	As there is no actual proposal for the lot use Table 4 (a) only to determine the demand factor	As there is a proposal for the land use both Table 4 (a) and Table 4 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
As the land is within the Local Centre Precinct public park infrastructure contributions are not applicable = 0 cu ✓	10 cu/ha x 5000m^2 ——————— 10000m^2 = 5 cu ✓	10 cu/ha x 1.7 ha = 17 cu ✗ or 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

(d) The public parks infrastructure demand for the development (A) = 24 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous public parks infrastructure contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula).

(f) The demand for a single detached house is 1cu (refer to 'B' in the calculation formula).

B = 1 cu

(g) The increase in demand is A – B = 23 cu

(h) The infrastructure contribution is –

23 x 4863.88 (from Table 5 - Planning Area Coolum Beach)
111,869.24 x $1.0762 (Infrastructure Unit Charge)

= $120,393.68

(2) (a) It is proposed to extend by $500m^2$ an existing $1000m^2$ Shopping Centre at Yandina within the 'Village Centre' Precinct.

(b) As this is an extension to an existing use infrastructure contributions only apply to the proposed extension.

(c) No previous public parks infrastructure contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (b) is as follows –

Use Table 4 (b) (Defined Uses) to determine the demand factor for a 'Shopping Complex'

$$\frac{1500m^2}{100m^2} \times 1 \text{ cu}$$

$$= 15 \text{ cu}$$

(e) The public parks infrastructure demand for the development (A) = 15 cu.

(f) The existing public parks infrastructure demand for the Shopping Centre is as follows-

$$\frac{1000m^2}{100m^2} \times 1 \text{ cu} \qquad B = 10 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 5 cu

(h) The infrastructure contribution is –

5 x 123.85 (from Table 6 – Planning Area Yandina Precinct I)
619.25 x $1.0762 (Infrastructure Unit Charge)

= $666.44

(3) (a) In this example assume the same parameters as outlined in example (2) except that previous contributions of $ 400 were paid for the existing shops.

(b) The public parks demand for the development (A) = 15 cu (refer example 2).

(c) The existing cu demand is to be equal to the cu on which the previous payment was determined. It was ascertained that the $400 previous payment was determined using 12 cu. The 12 cu becomes the existing use demand factor.

(d) The increase in infrastructure demand is A – B which equals 3 cu.

(e) The infrastructure contribution is –

3 x 123.85 (from Table 6 - Planning Area Yandina Precinct I)
371.55 x $1.0762 (Infrastructure Unit Charge)

= $399.86

(4) (a) It is proposed to demolish an existing fabrication industry workshop (2000m^2 GFA) to construct a 2500m^2 Shopping Centre at Yandina.

(b) The land is 8000m^2 within the 'Village Centre' Precinct.

(c) No previous public parks contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) and Table 4 (b) is as follows –

Use both Table 4 (a) and Table 4 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 4 (a), the demand for a commercial or industrial use is:

$$\frac{100 \text{ cu / ha} \times 8000\text{m}^2}{10000\text{m}^2}$$

= 80 cu ✓

OR

Using Table 4 (b), the demand for a 'Shopping Complex' is:

$$\frac{2500\text{m}^2 \times 1 \text{ cu}}{100\text{m}^2}$$

= 25 cu ✗

(e) The public parks demand for the development (A) = 80 cu.

(f) The existing public parks infrastructure demand for the fabrication industry ('General Industry') is as follows –

$$\frac{2000 \text{ m}^2}{100 \text{ m}^2} \times 1 \text{ cu} \qquad B = 20 \text{ cu}$$

(g) The increase in infrastructure demand is A – B which equals 60 cu.

(h) The infrastructure contribution is –

60 x 123.85 (from Table 6 - Planning Area Yandina Precinct I)
7,431.00 x $1.0762 (Infrastructure Unit Charge)

= $7,997.24

(5) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.

(b) The land is 8000 m^2 within the 'Multi-Storey Residential' Precinct.

(c) No previous public parks contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) and Table 4 (b) is as follows –

Use both Table 4 (a) and Table 4 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 4 (a), the demand is:

$$\frac{71.42 \text{ cu} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

$$= 57.136 \text{ cu} \quad ✗$$

OR

Using Table 4 (b), the demand for 'Multiple Dwelling Units' (2 bedroom/unit) and 'Shops' is:

Residential Demand:

$$120 \text{ units} \times 0.67 \text{ cu / du}$$

$$= 80.4 \text{ cu} \quad ✓$$

Commercial Demand:

$$\frac{1000 \text{ m}^2}{100 \text{ m}^2} \times 1 \text{ cu}$$

$$= 10 \text{ cu} \quad ✓$$

Total Demand = 80.4 cu (Residential Uses)
Total Demand = 10 cu (Commercial Uses)

(e) The public parks demand for the development (A) = 80.4 cu (Residential Uses) and 10 cu (Commercial Uses)

(f) The existing public parks infrastructure demand for the shops is as follows –

$$\frac{2000 \text{ m}^2}{100 \text{m}^2} \times 1 \text{ cu}$$

B = 20 cu (Commercial Uses)

(g) As the Multi-Storey Residential Precinct only has one unit rate the demand between residential and commercial uses is interchangeable (refer schedule DC5 (26)(a)).

(h) The increase in infrastructure demand is A – B which equals: 70.4 cu

(i) The infrastructure contribution is –

70.4 x 5,725.25 (from Table 5 – Planning Area Maroochydore)
403,057.60 x $1.0762 (Infrastructure Unit Charge)

$433,770.58

(6) (a) In this example assume the same parameters as outlined in example (5) except that the land is within 'Town Centre Frame' Precinct 5.

(b) As the Town Centre Frame Precinct has more than one unit rate, the demand between residential and commercial uses is **not** interchangeable (refer Schedule DC5 (26) (b)).

(c) As the demand between residential and commercial uses is not interchangeable any increased infrastructure demand needs to be determined on the value of the chargeable units **not** the number of chargeable units.

(d) The increase in infrastructure demand is A-B which equals:

Residential Uses

80.4 – 0 cu (existing demand) = 80.4

Commercial Uses

10 cu – 20 cu (existing demand) = (10 cu)

(e) The infrastructure contribution is –

80.4 x 5,725.25 (from Table 5 – Planning Area Maroochydore)

460,310.10 x $1.0762 (Infrastructure Unit Charge)

$495,385.72 (Residential Uses)

(10) x 1,294.40 (from Table 6 – Planning Area Maroochydore Precinct 5)

(12944.00) x $1.0762

($13,930.33) (Commercial Uses)

$495,385.72 – $13,930.33

=$481,455.39

Notes:
cu = chargeable unit
du = dwelling unit
GFA = Gross Floor Area
ha = hectare

5. In Schedule DC5 replace Clauses (22), (23) and (24) with the following clauses –

(22) The public parks demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 4 (a).

(23) The public parks demand factor rates for the various uses outlined in Section 3.3 (Use Definitions) Volume 1 of this Planning Scheme is shown in Table 4 (b).

(24) Where calculating the proposed demand requires the use of both Table 4 (a) and Table 4 (b) for determining the public parks demand factor rate, the table that calculates the highest demand factor rate is to be used as the public parks demand factor.

6. In Schedule DC5 replace Table 4 (a) with the following Table –

TABLE 4 (a): PUBLIC PARKS DEMAND FACTOR RATES FOR GENERAL AND SPECIFIC PRECINCTS

Precinct	No	Planning Area	Public Parks Demand Factor
Business and Industry	All Precincts		45cu/ha
Core Industry	All Precincts		45cu/ha
General Rural Lands	All Precincts		N/A
Hillslope Residential	All Precincts		5cu/ha
Local Centre	All Precincts		N/A (except for Eudlo Creek Valley which has a demand factor of 50cu per ha
Master Planned Community	9	Maroochydore	34cu/ha
	10	Maroochydore	34cu/ha
	11	Maroochydore	34cu/ha
	15	Maroochydore	28cu/ha
	28	Nambour	11cu/ha
	4	Sippy Downs	12.5cu/ha
	5	Sippy Downs	12.5cu/ha
	8	Sippy Downs	12.5cu/ha
	11	Sippy Downs	12.5cu/ha
	16	North Shore	59cu/ha
	8	Mt. Coolum	31cu/ha
	9	Mt. Coolum	11cu/ha
	All other precincts		20cu/ha (Detached Housing only) or use the precinct or precincts from this table that most closely align with the proposed development
Mixed Housing	13	Maroochydore	42cu/ha
	17	Maroochydore	38cu/ha
	20	Maroochydore	38cu/ha
	23	Maroochydore	34cu/ha
	25	Maroochydore	42cu/ha
	27	Maroochydore	38cu/ha
	3	Nambour	25cu/ha
	4	Nambour	25cu/ha
	7	Mooloolaba	42cu/ha
	8	Mooloolaba	42cu/ha
	13	Mooloolaba	44cu/ha
	2	Buderim	27cu/ha
	5	Alexandra Headland/ Cotton Tree	38cu/ha
	8	Alexandra Headland/ Cotton Tree	44cu/ha
	10	Alexandra Headland/ Cotton Tree	38cu/ha

Precinct	No	Planning Area	Public Parks Demand Factor
	11	Alexandra Headland/ Cotton Tree	42cu/ha
	4	Kuluin/Kunda Park	22cu/ha
	13	North Shore	22cu/ha
	2	Mt. Coolum	44cu/ha
	3	Coolum Beach	63cu/ha
	All other precincts		35.07cu/ha
Multi-storey Residential	All Precincts		71.42cu/ha
Neighbourhood Residential	All Precincts		10cu/ha
Special Purpose	All Precincts		Use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	All Precincts		N/A
Sustainable Horticultural Lands	All Precincts		N/A
Sustainable Pastoral Lands	All Precincts		N/A
Sustainable Rural Residential	All Precincts		1.42cu/ha
Town Centre Core	All Maroochydore Precincts		200cu/ha
	Nambour		71.42cu/ha (Residential Uses) or 200cu/ha (Commercial or Industrial Uses)
	Sippy Downs		71.42cu/ha (Residential Uses) or 200cu/ha (Commercial or Industrial Uses)
	Mooloolaba		200cu/ha
Town Centre Frame	All Maroochydore and Mooloolaba Precincts		35.07cu/ha (Residential Uses) or 100cu/ha (Commercial or Industrial Uses)
	Nambour		35.07cu/ha (Residential Uses) or 100cu/ha (Commercial or Industrial Uses)
	Sippy Downs		35.07cu/ha (Residential Uses) or 100cu/ha (Commercial or Industrial Uses)
Village Centre	All Precincts		35.07cu/ha (Residential Uses) or 100cu/ha (Commercial or Industrial Uses)
Water Resource Catchment Area	All Precincts		N/A

Notes:

du = dwelling unit
ha = hectare
cu = chargeable unit

7. In Schedule DC5 replace Table 4 (b) with the following Table –

TABLE 4(b): PUBLIC PARKS DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Public parks cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	0.52
Bed and Breakfast	Lettable Room	0.52
Caravan Park	Caravan Site	0.55
	Relocatable home site	0.55
Caretakers Residence	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Detached House	Lot	1.00

Defined Uses and Use Classes		Assessment Unit	Public parks cu/Unit
Display Home		As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy		1 bedroom	0.58
		2 bedroom	0.75
		3 or more bedrooms	0.92
Home-Based Business		Lot	Exempt
Institutional Residence		Bed	Exempt
Integrated Tourist Facility		Bed	0.52
		For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	
Motel (includes hotel accommodation)		Per unit	0.52
Multiple Dwelling Units		1 bedroom	0.52
		2 bedroom	0.67
		3 or more bedrooms	0.86
Residential Care facility		Per self contained dwg	Exempt
		Per hostel unit	Exempt
		Per nursing care bed	Exempt
Retirement Village		1 bedroom	0.52
		2 bedroom	0.67
		3 or more bedrooms	0.86
RURAL USES			
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables			Exempt
Rural Service Industry			Exempt
Winery			Exempt
COMMERCIAL USES			
Adult Product Shop		Per 100m^2 (GFA)	1.0 (1) (2)
Art & Craft Centre		Per 100m^2 (GFA)	1.0 (1) (2)
Convenience Restaurant		Per 100m^2 (GFA)	1.0 (1) (2)
Fast Food Store		Per 100m^2 (GFA)	1.0 (1) (2)
Funeral Parlour		Per 100m^2 (GFA)	1.0 (1) (2)
Garden Centre		Per 100m^2 (GFA)	1.0 (1) (2)
Hotel		Per 100m^2 (GFA)	1.0 (1) (2)
Market		As determined by Council	
Medical Centre		Per 100m^2 (GFA)	1.0 (1) (2)
Office		Per 100m^2 (GFA)	1.0 (1) (2)
Restaurant		Per 100m^2 (GFA)	1.0 (1) (2)
Shop (including General Store)		Per 100m^2 (GFA)	1.0 (1) (2)
Shopping Complex		Per 100m^2 (GFA)	1.0 (1) (2)
Showroom		Per 100m^2 (GFA)	1.0 (1) (2)
Veterinary Clinic		Per 100m^2 (GFA)	1.0 (1) (2)
INDUSTRIAL USES			
Car Washing Station		Per 100m^2 (GFA)	1.0 (1) (2)
Environmentally Assessable Industry		Per 100m^2 (GFA)	1.0 (1) (2)
Extractive Industry			Exempt
General Industry		Per 100m^2 (GFA)	1.0 (1) (2)
Landscape Supplies		As determined by Council	
Light Industry	Laundromat	Per 100m^2 (GFA)	1.0 (1) (2)
	Hot bread kitchen/retail bakery	Per 100m^2 (GFA)	1.0 (1) (2)
	All other uses	Per 100m^2 (GFA)	1.0 (1) (2)

Defined Uses and Use Classes			Assessment Unit	Public parks cu/Unit
Sales or Hire Yard			As determined by Council	
Service Station			Per lot	1.0 (1) (2)
Storage Yard			As determined by Council	
Transport Station			As determined by Council	
Vehicle Depot			As determined by Council	
Vehicle Repair workshop			Per 100m^2 (GFA)	1.0 (1) (2)
Warehouse			Per 100m^2 (GFA)	1.0 (1) (2)
OTHER USES				
COMMUNITY USE	Child Care Centre		Staff/pupil	Exempt
	Local Utility			Exempt
	Major Utility			Exempt
	Telecommunications Facility			Exempt
SPECIAL USE	Cemetery			Exempt
	Church		Per 100m^2 (GFA)	Exempt
	Community Meeting Hall		Per 100m^2 (GFA)	Exempt
	Crematorium		Per 100m^2 (GFA)	Exempt
	Educational Establishment		Per enrolment	Exempt
	Emergency Services			Exempt
	Hospital		Bed	Exempt
RECREAT – IONAL USES	INDOOR RECREAT -ION	Amusement Centres	per 100m^2 (GFA)	1.0 (1) (2)
		Gyms	per 100m^2 (GFA)	1.0 (1) (2)
		Indoor Sports Centre	per 100m^2 (GFA)	1.0 (1) (2)
		Licensed Club	per 100m^2 (GFA)	1.0 (1) (2)
		Unlicensed Club	per 100m^2 (GFA)	1.0 (1) (2)
		Night Club	per 100m^2 (GFA)	1.0 (1) (2)
		Theatre / Cinema	per 100m^2 (GFA)	1.0 (1) (2)
		All other uses	per 100m^2 (GFA)	1.0 (1) (2)
	OUTDOOR RECREATION			Exempt
OTHER USES	CAR PARK			Exempt

(1) Within the Town Centre Core Precincts the public parks demand is 2cu per 100m^2 GFA.

(2) Any commercial or industrial or recreational use in the Kuluin/Kunda Park Town Centre Precinct, Bli Bli Village Centre Precinct, Local Centre Precincts (with the exception of the Eudlo Village Centre (Local Centre) Precinct, Mooloolaba Business and Industry Precinct, Eudlo Creek Valley Business and Industry Precinct or Kenilworth Core Industry Precinct is exempt from paying public parks infrastructure contributions.

PLANNING SCHEME POLICY NO. DC6

LAND FOR COMMUNITY FACILITIES

1. In Schedule DC 6 replace Clause (5) with the following clause -

(5) Subject to clause (5A), Land for Community Facilities Infrastructure contributions apply to every development application that involves -

a) Reconfiguring a lot for residential purposes; or
b) A material change of use for residential purposes.

(5A) The following uses are exempt from paying land for community facilities infrastructure contributions –

a) all uses defined within the 'Commercial Uses', 'Industrial Uses', 'Rural Uses', 'Special Uses', 'Community Uses', 'Recreational Uses' and 'Other Uses' categories as defined in the Planning Scheme;
b) uses defined as 'Home-based business', 'Institutional Residence' or 'Residential Care facility';
c) a material change of use for a detached house; or
d) Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

2. In Schedule DC6 Clause (9) replace subscript A with the following subscript A -

A (being proposed demand) is -

i. For reconfiguring a lot the land for community facilities demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
ii. For a material change of use the land for community facilities demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
iii. For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the land for community facilities demand factor for the use included in the development application calculated using the rates outlined in Table 2 (b).

2A. In Schedule DC6 Clause (9) replace Note 2 Schedule DC6 Examples with the following Note –

NOTE 2 SCHEDULE DC 6

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 (Local Centre) and 9 (Neighbourhood Residential) into:

(A) 1 lot (8000m^2) for future unspecified shops;

(B) 1 lot (5000m^2) for future house sites (unspecified number of lots); and

(C) 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.

(b) No previous land for community facilities infrastructure contributions were paid nor is the land subject to infrastructure credits.

(c) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows —

A 8000 m^2	B 5000 m^2	C 1.7 ha
As there is no actual proposal for the Lot use Table 2 (a) only to determine the demand factor	As there is no actual proposal for the lot use Table 2 (a) to determine the demand factor	As there is a proposal for the land use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
As the land is within the Local Centre Precinct, land for community facilities infrastructure contributions are not applicable. = 0 cu ✓	$\frac{10 \text{ cu/ha} \times 5000\text{m}^2}{10000\text{m}^2}$ = 5 cu ✓	10 cu/ha x 1.7 ha = 17 cu ✗ OR 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

(d) The land for community facilities infrastructure demand for the development (A) = 24 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous land for community facilities infrastructure contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula)

(f) The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B =1 cu

(g) The increase in demand is A – B = 23 cu

(h) The infrastructure contribution is –

23 x 632.27 (from Table 3 - Planning Area Coolum Beach)
14,542.21 x $1.0762 (Infrastructure Unit Charge)

= $15,650.33

(2) (a) It is proposed to demolish existing shops (2000m^2 GFA) and construct 120 two bedroom dwelling units and 1000m^2 shops at Maroochydore.
(b) The land is 8000m^2 within the 'Multi-Storey Residential' Precinct.
(c) No previous land for community facilities contributions were paid nor is the land subject to infrastructure credits.
(d) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows –

Use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 2 (a) the demand is:

$$\frac{47.85 \text{ cu} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

= 38.28 cu ✗

OR

120 units x 0.67cu / du = 80.4 cu ✓

(NB. The proposed shops are exempt from land for community facilities infrastructure contributions – refer to Schedule DC 6 (5) (A) and Table 2 (b)).

(e) The land for community facilities demand for the development (A) = 80.4 cu
(f) There is no existing demand for the shops as non-residential uses are not subject to land for community facilities infrastructure contributions. However, an existing demand equal to a single detached house is allowed (refer to 'B' in the calculation formula). The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B = 1 cu
(g) The increase in infrastructure demand is A – B which equals 79.4.
(h) The infrastructure contribution is –

79.4 x 1,002.94 (from Table 3 - Planning Area Maroochydore)
79,633.44 x $1.0762 (Infrastructure Unit Charge)

= $85,701.51

Notes:

cu = chargeable unit
du = dwelling unit
GFA = Gross Floor Area
ha = hectare

3. In Schedule DC6 replace Clauses (10), (11) and (12) with the following clauses –

(10) The Land for Community Facilities demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 2 (a).

(11) The Land for Community Facilities demand factor rates for the various uses outlined in Section 3.3 (Use Definitions) Volume 1 of this Planning Scheme is shown in Table 2 (b).

(12) Where calculating the proposed demand requires the use of both Table 2 (a) and Table 2 (b) for determining the Land for Community facilities demand factor rate, the table that calculates the highest demand factor rate is to be used as the Land for Community facilities demand factor.

4. In Schedule DC6 replace Table 2 (a) with the following Table –

TABLE 2 (a): LAND FOR COMMUNITY FACILITIES DEMAND FACTOR RATES FOR GENERAL AND SPECIFIC PRECINCTS

Precinct	No	Planning Area	Land for community facilities Demand Factor
Business and Industry	All Precincts		N/A
Core Industry	All Precincts		N/A
General Rural Lands	All Precincts		N/A
Hillslope Residential	All Precincts		5cu/ha
Local Centre	All Precincts		N/A
Master Planned Community	9	Maroochydore	34cu/ha
	10	Maroochydore	34cu/ha
	11	Maroochydore	34cu/ha
	15	Maroochydore	28cu/ha
	28	Nambour	11cu/ha
	4	Sippy Downs	12.5cu/ha
	5	Sippy Downs	12.5cu/ha
	8	Sippy Downs	12.5cu/ha
	11	Sippy Downs	12.5cu/ha
	16	North Shore	59cu/ha
	8	Mt. Coolum	31cu/ha
	9	Mt. Coolum	11cu/ha
	All other precincts		20cu/ha (Detached Housing only) or use the precinct or precincts from this table that most closely align with the proposed development
Mixed Housing	13	Maroochydore	31.5cu/ha
	17	Maroochydore	28.5cu/ha
	20	Maroochydore	28.5cu/ha
	23	Maroochydore	25.5cu/ha
	25	Maroochydore	31.5cu/ha
	27	Maroochydore	28.5cu/ha
	3	Nambour	18.75cu/ha
	4	Nambour	18.75cu/ha
	7	Mooloolaba	31.5cu/ha
	8	Mooloolaba	31.5cu/ha
	13	Mooloolaba	33cu/ha
	2	Buderim	20.25cu/ha
	5	Alexandra Headland/ Cotton Tree	28.5cu/ha
	8	Alexandra Headland/ Cotton Tree	33cu/ha
	10	Alexandra Headland/ Cotton Tree	28.5cu/ha

Precinct	No	Planning Area	Land for community facilities Demand Factor
	11	Alexandra Headland/ Cotton Tree	31.5cu/ha
	4	Kuluin/Kunda Park	16.5cu/ha
	13	North Shore	16.5cu/ha
	2	Mt. Coolum	33cu/ha
	3	Coolum Beach	47.25cu/ha
	All other precincts		26.30cu/ha
Multi-storey Residential	All Precincts		47.85cu/ha
Neighbourhood Residential	All Precincts		10cu/ha
Special Purpose	All Precincts		Use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	All Precincts		N/A
Sustainable Horticultural Lands	All Precincts		N/A
Sustainable Pastoral Lands	All Precincts		N/A
Sustainable Rural Residential	All Precincts		1.42cu/ha
Town Centre Core	All Maroochydore Precincts		134cu/ha
	Nambour		47.85cu/ha
	Sippy Downs		47.85cu/ha
	Mooloolaba		134cu/ha
Town Centre Frame	All Maroochydore and Mooloolaba Precincts		26.30cu/ha
	Nambour		26.30cu/ha
	Sippy Downs		26.30cu/ha
Village Centre	All Precincts		26.30cu/ha
Water Resource Catchment Area	All Precincts		N/A

Notes:
p = person
du = dwelling unit
ha = hectare

5. In Schedule DC6 replace Table 2 (b) with the following Table –

TABLE 2(b): LAND FOR COMMUNITY FACILITIES DEMAND FACTOR RATES FOR DEFINED USES

Defined Uses and Use Classes	Assessment Unit	Land for community facilities cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	0.52
Bed and Breakfast	Lettable Room	0.52
Caravan Park	Caravan Site	0.55
	Relocatable home site	0.55
Caretakers Residence	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Detached House	Lot	1.00
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Home-Based Business	Lot	Exempt
Institutional Residence	Bed	Exempt
Integrated Tourist Facility	Bed	0.52
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	

Defined Uses and Use Classes		Assessment Unit	Land for community facilities cu/Unit
Motel (includes hotel accommodation)		Per unit	0.52
Multiple Dwelling Units		1 bedroom	0.52
		2 bedroom	0.67
		3 or more bedrooms	0.86
Residential Care facility		Per self contained dwg	Exempt
		Per hostel unit	Exempt
		Per nursing care bed	Exempt
Retirement Village		1 bedroom	0.52
		2 bedroom	0.67
		3 or more bedrooms	0.86
RURAL USES			
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables			Exempt
Rural Service Industry			Exempt
Winery			Exempt
COMMERCIAL USES			
Adult Product Shop		Per 100m^2 (GFA)	Exempt
Art & Craft Centre		Per 100m^2 (GFA)	Exempt
Convenience Restaurant		Per 100m^2 (GFA)	Exempt
Fast Food Store		Per 100m^2 (GFA)	Exempt
Funeral Parlour		Per 100m^2 (GFA)	Exempt
Garden Centre		Per 100m^2 (GFA)	Exempt
Hotel		Per 100m^2 (GFA)	Exempt
Market			Exempt
Medical Centre		Per 100m^2 (GFA)	Exempt
Office		Per 100m^2 (GFA)	Exempt
Restaurant		Per 100m^2 (GFA)	Exempt
Shop (including General Store)		Per 100m^2 (GFA)	Exempt
Shopping Complex		Per 100m^2 (GFA)	Exempt
Showroom		Per 100m^2 (GFA)	Exempt
Veterinary Clinic		Per 100m^2 (GFA)	Exempt
INDUSTRIAL USES			
Car Washing Station		Per 100m^2 (GFA)	Exempt
Environmentally Assessable Industry		Per 100m^2 (GFA)	Exempt
Extractive Industry			Exempt
General Industry		Per 100m^2 (GFA)	Exempt
Landscape Supplies			Exempt
Light Industry	Laundromat	Per 100m^2 (GFA)	Exempt
	Hot bread kitchen/ retail bakery	Per 100m^2 (GFA)	Exempt
	All other uses	Per 100m^2 (GFA)	Exempt
Sales or Hire Yard			Exempt
Service Station		Per lot	Exempt
Storage Yard			Exempt
Transport Station			Exempt
Vehicle Depot			Exempt
Vehicle Repair workshop		Per 100m^2 (GFA)	Exempt
Warehouse		Per 100m^2 (GFA)	Exempt
OTHER USES			
COMMUNITY USE	Child Care Centre	Staff/pupil	Exempt
	Local Utility		Exempt
	Major Utility		Exempt
	Telecommunications Facility		Exempt

Defined Uses and Use Classes			Assessment Unit	Land for community facilities cu/Unit
SPECIAL USE	Cemetery			Exempt
	Church		Per 100m^2 (GFA)	Exempt
	Community Meeting Hall		Per 100m^2 (GFA)	Exempt
	Crematorium		Per 100m^2 (GFA)	Exempt
	Educational Establishment		Per enrolment	Exempt
	Emergency Services			Exempt
	Hospital		Bed	Exempt
RECREAT–IONAL USES	INDOOR RECREATION	Amusement Centres	per 100m^2 (GFA)	Exempt
		Gyms	per 100m^2 (GFA)	Exempt
		Indoor Sports Centre	per 100m^2 (GFA)	Exempt
		Licensed Club	per 100m^2 (GFA)	Exempt
		Unlicensed Club	per 100m^2 (GFA)	Exempt
		Night Club	per 100m^2 (GFA)	Exempt
		Theatre / Cinema	per 100m^2 (GFA)	Exempt
		All other uses		Exempt
	OUTDOOR RECREATION			Exempt
OTHER USES	CAR PARK			Exempt

PLANNING SCHEME POLICY DCA – ADMINISTRATION

1. Replace Section 3.6 Clause (4) a) with the following clause –

   a) either – (i) where vacant land, the demand factor allowed for a single detached house[1], or
   (ii) the existing use demand entitlement[2]; or

2. Include in Section 3.6 Clause (4) the following footnote –

   [2] Refer to Division 10 – Glossary of Terms in Planning Scheme Policy DCA – Administration for an explanation of the term "existing use demand entitlement".

3. Replace Section 3.6 Clause (5) with the following clause –

   (5) Where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use, infrastructure contributions are to only apply to that part of the existing use proposed to be changed or to the proposed extension of the existing building or existing work or to the new building or work to the extent that there is an increase in the demand factor.

4. In Section 10.1 (1) q) –

   (i) delete the words 'i. Where' and insert in its stead the word 'Where'.
   (ii) insert after paragraph iii and as new paragraphs the words
   'Provided that as a minimum the existing use demand entitlement is equal to the demand factor allowed for a single detached house.'

   'For the purpose of Planning Scheme Policy No. DC3 Roads Infrastructure, 1 modified PM Peak Trip is equivalent to 10 chargeable units'

5. In Section 10.1 (1) insert in correct alphabetical order the following definition –

   'u) "Non- Complying Self-Assessable Development" means development which would be self-assessable except that it does not comply with an acceptable measure of an applicable code or is located in a Special Management Area and becomes code or impact assessable for purposes of assessment. The development remains self-assessable for the purposes of the Development Contribution Planning Scheme Policies.'