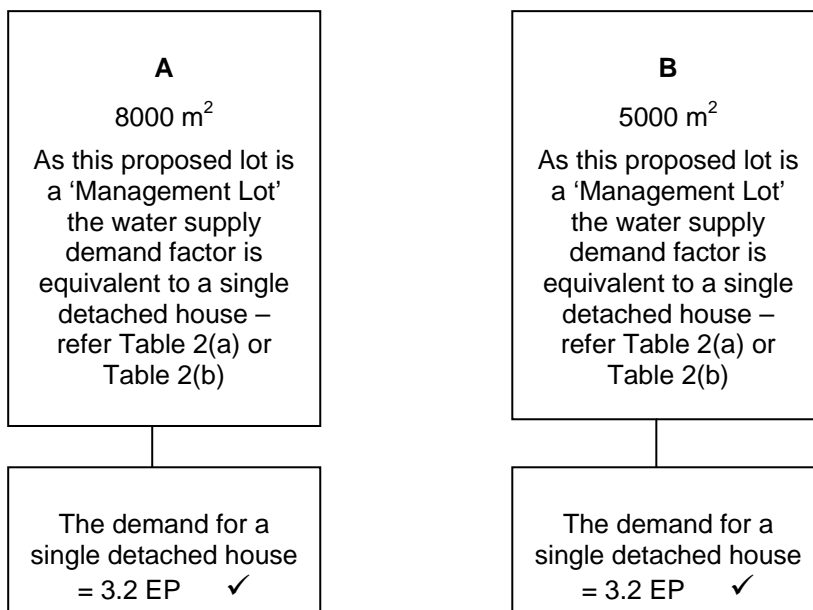


**PLANNING SCHEME POLICY No. DC1
WATER SUPPLY & SEWERAGE INFRASTRUCTURE**

1. In Schedule DC1 in Example (1) –

(a) in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



(b) in paragraph (c), within Notebox C, insert before the word 'proposal' the words "residential lot";

(c) in paragraph (d) delete the figure '103.8' and insert in its stead the figure '67.2';

(d) in paragraph (g) delete the figure '100.6' and insert in its stead the figure '64';

(e) in paragraph (h) delete the figures '100.6', '209,348.60' and '225,300.96' and insert respectively the figures '64', '133,184' and '143,332.62'.

2. In Schedule DC1 in Example (2) –

(a) in paragraph (d) within the Notebox delete the figures '1.60' and '24' and insert respectively the figures '1.25' and '18.75';

(b) in paragraph (e) delete the figure '24' and insert in its stead the figure '18.75';

(c) in the paragraph (f) delete the figures '1.60' and '16' and insert respectively the figures '1.25' and '12.5';

(d) in paragraph (g) delete the figure '8' and insert in its stead the figure '6.25';

(e) in paragraph (h) delete the figures '8', '12,304' and '13,241.46' and insert respectively the figures '6.25', '9,612.50' and '10,344.97'.

3. In Schedule DC1 in Example (3) –

(a) in paragraph (b) delete the figure '24' and insert in its stead the figure '18.75';

(b) in the paragraph (d) delete the figure '18.5' and insert in its stead the figure '13.25';

(c) in paragraph (e) delete the figures '18.5', '28,453' and '30,621.12' and insert respectively the figures '13.25', '20,378.50' and '21,931.34'.

4. In Schedule DC1 in Example (4) –

(a) in paragraph (d) within the Notebox delete the figures '1.60' and '40' and insert respectively the figures '1.25' and '31.25';

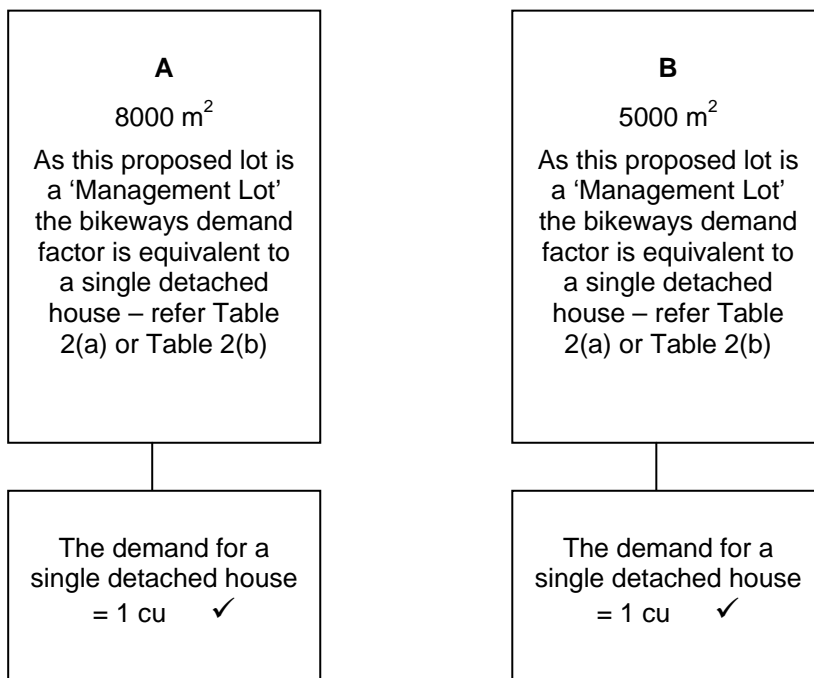
(b) in paragraph (e) delete the figure '40' and insert in its stead the figure '31.25';

- (c) in paragraph (f) delete the figures '1.28' and '25.6' and insert respectively the figures '0.75' and '15';
 - (d) in paragraph (g) delete the figure '14.4' and insert in its stead the figure '16.25';
 - (e) in paragraph (h) delete the figures '14.4', '22,147' and '23,834.60' and insert respectively the figures '16.25', '24,992.50' and '26,896.93'.
5. In Schedule DC1 in Example (5) –
- (a) in paragraph (d) within the Notebox delete the figures '1.6', '16' and '196' and insert respectively the figures '1.25', '12.5' and '192.5';
 - (b) in paragraph (f) delete the figures '1.6' and '32' and insert respectively the figures '1.25' and '25';
 - (c) in paragraph (g) delete the figure '208' and insert in its stead the figure '215';
 - (d) in paragraph (h) delete the figures '208', '290,368' and '312,494.04' and insert respectively the figures '215', '300,140' and '323,010.66'.
6. In Schedule DC1 in Table 2(a) –
- (a) insert a double asterisk '**' after the column headings 'Water Supply Demand Factor' and 'Sewerage Demand Factor';
 - (b) insert at the end of the Table the following notation –
 - ** For a 'Management Lot' the Water Supply Demand Factor and Sewerage Demand Factor is 3.2EP/Lot'.
7. In Schedule DC1 in Table 2(b) –
- (a) insert an asterisk '*' after the table heading;
 - (b) insert a double asterisk '**' after the column headings 'Water Supply Ep/Unit' and 'Sewerage Ep/Unit';
 - (c) for the defined uses Adult Product Shop, Art and Craft Centre, Office, Shop (including General Store), Shopping Complex and Veterinary Clinic, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '1.25';
 - (d) for the defined uses Convenience Restaurant and Restaurant, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '4.0';
 - (e) for the defined use Fast Food Store, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '7.5'.
 - (f) for the defined use Funeral Parlour, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '0.5'.
 - (g) for the defined use Hotel –
 - (i) insert after the term Hotel the words '(excluding hotel accommodation)';
 - (ii) delete the assessment unit and insert in its stead the assessment unit 'per flushing unit, WC or Urinal';
 - (iii) delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '3.52'.
 - (h) for the defined uses Environmentally Assessable Industry, General Industry, Hot bread kitchen/retail bakery, Light Industry All other uses and Vehicle Repair Workshop, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '0.75'.
 - (i) for the defined use Warehouse, delete the Water Supply and Sewerage Ep/Unit rate and insert in its stead the rate '0.25'.
 - (j) insert at the end of the Table the following notations –
 - *These rates do not apply to water intensive establishments that are likely to significantly exceed the specified Ep/Unit rate. For water intensive establishments, an individual Ep/Unit rate is to be calculated based on the anticipated actual water usage or effluent discharge. Also, the local government may approve a lower estimated demand rate than the specified Ep/Unit rate where it can be demonstrated that water saving/recycling initiatives can be sustainably integrated into a development.
 - ** For a 'Management Lot' the Water Supply Ep/Unit and Sewerage Ep/Unit is 3.2 EP/Lot.'

**PLANNING SCHEME POLICY No. DC2
PROVISION OF BIKEWAYS AND BICYCLE FACILITIES**

1. In Schedule DC2 in Example (1) –

(a) in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



(b) in paragraph (c) within Notebox C insert before the word 'proposal' the words "residential lot";

(c) in paragraph (d) delete the figure '84' and insert in its stead the figure '21';

(d) in paragraph (g) delete the figure '83' and insert in its stead the figure '20';

(e) in paragraph (h) delete the figures '83', '4322.64' and '4652.03' and insert respectively the figures '20', '1041.60' and '1,120.97'.

2. In Schedule DC2 in Table 2(a) –

(a) insert an asterisk '*' after the column heading 'Bikeways Demand Factor';

(b) insert at the end of the Table the following notation –

'* For a 'Management Lot' the Bikeway Demand Factor is 1.00cu/Lot.'

3. In Schedule DC2 in Table 2(b) –

(a) insert an asterisk '*' after the column heading 'Bikeways cu/Unit';

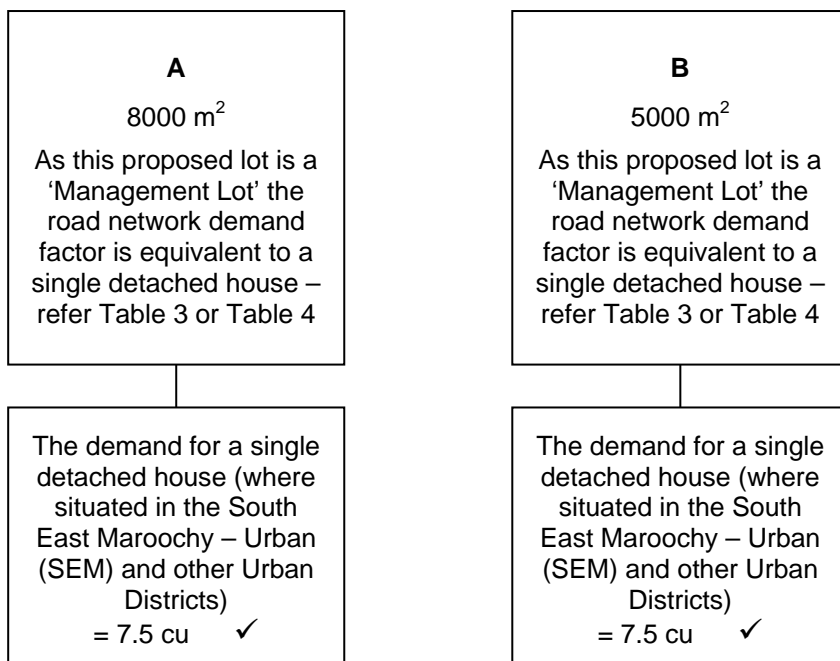
(b) insert at the end of the Table the following notation –

'* For a 'Management Lot' the Bikeways cu/Unit is 1.00 cu/Lot'.

**PLANNING SCHEME POLICY No. DC3
ROAD INFRASTRUCTURE**

1. In Schedule DC3 in Example (1) –

- (a) in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



- (b) in paragraph (c) within Notebox C insert before the word 'proposal' the words "residential lot";
- (c) in paragraph (d) delete the figure '180' and insert in its stead the figure '157.5';
- (d) in paragraph (g) delete the figure '172.5' and insert in its stead the figure '150';
- (e) in paragraph (h) delete the figures '172.5', '50,715' and '54,579.48' and insert respectively the figures '150', '44,100' and '47,460.42'.

2. In Schedule DC3 in Table 3 –

- (a) insert an asterisk '*' after the column heading 'Road Network Demand Factor';
- (b) insert at the end of the Table the following notation –

'* For a 'Management Lot' the Road Network Demand Factor is 7.5cu/Lot (where situated in the South East Maroochy – Urban (SEM) and Other Urban Districts), 8.5cu/Lot (where situated in the Towns District) or 9.5cu/Lot (where situated in the Rural District).'

3. In Schedule DC3 in Table 4 –

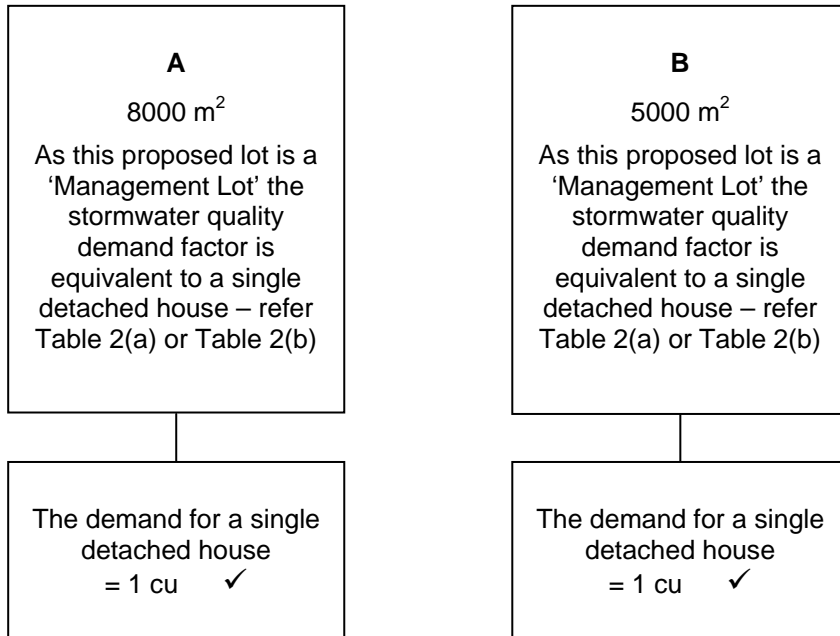
- (a) insert an asterisk '*' after the column heading 'Roads cu/Unit';
- (b) insert at the end of the Table the following notation –

'* For a 'Management Lot' the Roads cu/Unit is 7.5cu/Lot (where situated in the South East Maroochy – Urban (SEM) and Other Urban Districts), 8.5cu/Lot (where situated in the Towns District) and 9.5cu/Lot (where situated in the Rural District).'

**PLANNING SCHEME POLICY No. DC4
STORMWATER QUALITY**

1. In Schedule DC4 in Example (1) –

- (a) in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



- (b) in paragraph (c) within Notebox C insert before the word 'proposal' the words "residential lot";
- (c) in paragraph (d) delete the figure '40' and insert in its stead the figure '21';
- (d) in paragraph (g) delete the figure '39' and insert in its stead the figure '20';
- (e) in paragraph (h) delete the figures '39', '85,488' and '92,002.19' and insert respectively the figures '20', '43,840' and '47,180.61'.

2. In Schedule DC4 in Table 2(a) –

- (a) insert an asterisk '*' after the column heading 'Stormwater Quality Demand Factor';
- (b) insert at the end of the Table the following notation –
- ** For a 'Management Lot' the Stormwater Quality Demand Factor is 1.00cu/Lot.'

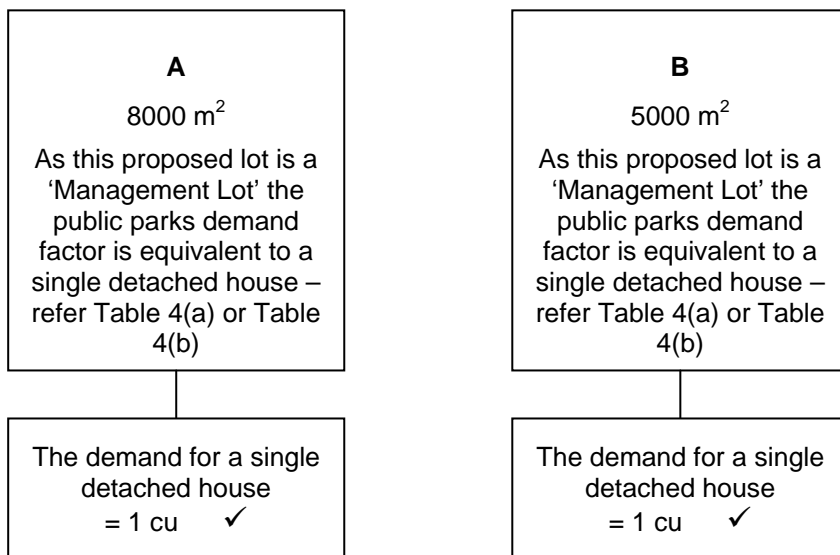
3. In Schedule DC4 in Table 2(B) –

- (a) insert an asterisk '*' after the column heading 'Stormwater cu/Unit';
- (b) insert at the end of the Table the following notation –
- ** For a 'Management Lot' the Stormwater cu/Unit is 1.00cu/Lot.'

**PLANNING SCHEME POLICY No. DC5
PUBLIC PARKS INFRASTRUCTURE**

1. In Schedule DC5 in Example (1) –

(a) in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



(b) in paragraph (c) within Notebox C insert before the word 'proposal' the words "residential lot";

(c) in paragraph (d) delete the figure '24' and insert in its stead the figure '21';

(d) in paragraph (g) delete the figure '23' and insert in its stead the figure '20';

(e) in paragraph (h) delete the figures '23', '111,869.24' and '120,393.68' and insert respectively the figures '20', '97,277.60' and '104,690.15'.

2. In Schedule DC5 in Table 4(a) –

(a) insert an asterisk '*' after the column heading 'Public Parks Demand Factor';

(b) insert at the end of the Table the following notation –

* For a 'Management Lot' the Public Parks Demand Factor is 1.00cu/Lot'.

3. In Schedule DC5 in Table 4(b) –

(a) insert an asterisk '*' after the column heading 'Public Parks cu/Unit';

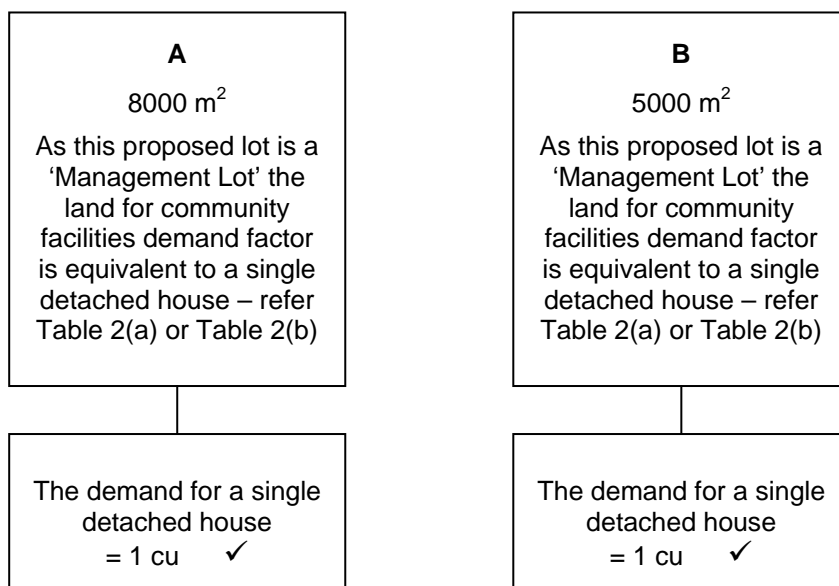
(b) insert at the end of the Table the following notation –

* For a 'Management Lot' the Public Parks cu/Unit is 1.00cu/Lot.

**PLANNING SCHEME POLICY No. DC6
LAND FOR COMMUNITY FACILITIES**

1. In Schedule DC6 in Example (1) –

- a. in paragraph (c) delete the contents within Notebox A and Notebox B and insert in its stead the following information –



- b. in paragraph (c) within Notebox C insert before the word 'proposal' the words "residential lot";
- c. in paragraph (d) delete the figure '24' and insert in its stead the figure '21';
- d. in paragraph (g) delete the figure '23' and insert in its stead the figure '20';
- e. in paragraph (h) delete the figures '23', '14,542.21' and '15,650.33' and insert respectively the figures '20', '12,645.40' and '13,608.98'.

2. In Schedule DC6 in Table 2(a) –

- (a) insert an asterisk '*' after the column heading 'Land for Community Facilities Demand Factor';
- (b) insert at the end of the Table the following notation –
 '* For a 'Management Lot' the Land for Community Facilities Demand Factor is 1.00cu/Lot'.

3. In Schedule DC6 in Table 2(b) –

- (a) insert an asterisk '*' after the column heading 'Land for Community Facilities cu/Unit';
- (b) insert at the end of the Table the following notation –
 '* For a 'Management Lot' the Land for Community Facilities cu/Unit is 1.00cu/Lot.

PLANNING SCHEME POLICY DCA - ADMINISTRATION

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

- (u) “Management Lot” means a lot which is intended¹ for further subdivisions or use other than a ‘residential lot’ or an ‘industrial lot’. By way of example a management lot includes the balance area of staged subdivisions (sometimes referred to as balance or residual lots), a lot which is approved for further development by way of subdivision (whether for residential, industrial or other purposes) or a lot which is approved for further development (eg erection of a multiple dwelling units, commercial building or other uses).

For the purpose of this and the Development Contribution Planning Scheme Policies –

- i. a ‘residential lot’ means a lot which is not subject to any further development approvals for reconfiguring a lot and is intended only for the purpose of a single detached house;
- ii. an ‘industrial lot’ means a lot, which is not subject to any further development approvals for reconfiguring a lot and is intended for the development of industrial uses.

¹The applicant must demonstrate, where further development approvals do not exist, that a lot is capable of further development.