

**Blackall-Tambo Regional Council**  
**Resolution to adopt Infrastructure Charges for the area of the Blackall**  
**Planning Scheme**

This resolution is made under Section 630 of the *Sustainable Planning Act 2009* (SPA).

**1. Application to local government area**

This resolution declares that the adopted charge does apply for the area of the Blackall Planning Scheme administered by the Blackall-Tambo Regional Council.

**2. When resolution has effect**

This resolution has effect on and from 1 July 2015.

**3. Priority infrastructure area**

The priority infrastructure area for the area of the **Blackall Planning Scheme** is identified in the State planning regulatory provision (adopted charges) (SPRP).

**4. Comparison of planning scheme use categories and SPRP charge categories**

To assist in applying the adopted infrastructure charges schedule in Schedule 1 of the State planning regulatory provision (adopted charges), Table 1 provides a guide to the uses under the planning scheme that come within the uses mentioned in column 2 of the adopted infrastructure charges schedule.

**Table 1 - Planning scheme use categories and SPRP (adopted charges) charge categories**

Current planning scheme use categories	SPRP (adopted charges) charge categories
<b>Residential</b>	
Detached House, Dwelling Unit	Dwelling house
Multiple Dwelling	Dual occupancy
Caretakers Residence	Caretaker's accommodation
Multiple Dwelling, Duplex, Flats	Multiple dwelling
<b>Accommodation (short term)</b>	
Hotel	Hotel
Visitor Accommodation, Bed and Breakfast	Short-term accommodation
Visitor Accommodation	Tourist park
<b>Accommodation (long term)</b>	
Community Dwelling	Community residence
Accommodation Units	Hostel
Relocatable Home Park	Relocatable home park
Retirement Village	Retirement facility
<b>Places of assembly</b>	
N/A	Club
N/A	Community use
N/A	Function facility
N/A	Funeral parlour
Place of worship	Place of worship
<b>Commercial (bulk goods)</b>	
Storage Facility	Agricultural supplies store
Storage Facility	Bulk landscape supplies
Storage Facility	Garden centre
Storage Facility	Hardware and trade supplies
Storage Facility	Outdoor sales
Storage Facility	Showroom
<b>Commercial (retail)</b>	
Shop	Adult store
Shop, Catering Premises	Food and drink outlet

Commercial Activities	Service industry
Service Station	Service station
Shop	Shop
Shop	Shopping centre
<b>Commercial (office)</b>	
Professional Office	Office
Professional Office	Sales office
<b>Education facility (excluding Flying Start facilities)</b>	
Child Care Centre, Child Orientated Uses	Child care centre
Child Orientated Uses	Community care centre
Educational establishment	Educational establishment
<b>Flying Start Education facility</b>	
Educational establishment	
<b>Entertainment</b>	
N/A	Hotel (non-residential component)
N/A	Nightclub
N/A	Theatre
<b>Indoor sport and recreational facility</b>	
Indoor Recreation	Indoor sport and recreation
<b>Industry</b>	
Industry	Low impact industry
Industry	Medium impact industry
Industry	Research and technology industry
Industry	Rural industry
Industry	Warehouse
Industry	Waterfront and marine industry
<b>High impact industry</b>	
N/A	High impact industry
Noxious Industry	Noxious and hazardous industries
<b>Low impact rural</b>	
Grazing	Animal husbandry
Agriculture	Cropping
Agriculture	Permanent plantations
N/A	Wind farm
<b>High impact rural</b>	
N/A	Aquaculture

Intensive Animal Industry, Cattery or Kennel, Stable	Intensive animal industries
Intensive Agriculture	Intensive horticulture
N/A	Wholesale nursery
N/A	Winery
<b>Essential services</b>	
N/A	Correctional facility
N/A	Emergency services
N/A	Health care services
N/A	Hospital
N/A	Residential care facility
N/A	Veterinary services
<b>Specialised uses</b>	
Airport	Air services
N/A	Animal keeping
Transport Terminal	Carpark
N/A	Crematorium
Extractive Industry	Extractive industry
N/A	Major sport recreation and entertainment facility
N/A	Motor sport
Outdoor Recreation, Park	Outdoor sport and recreation
N/A	Port services
Tourist Facility	Tourist attraction
Public Utility	Utility installation
Accommodation Units	Non-residential workforce accommodation
<b>Minor uses</b>	
N/A	Advertising device
N/A	Cemetery
Home Business	Home based business
N/A	Landing
N/A	Market
N/A	Outdoor lighting
Park	Park
N/A	Roadside stalls
N/A	Telecommunications facility
N/A	Temporary use

## 5. Adopted infrastructure charges

The Blackall-Tambo Regional Council resolves to adopt the charges mentioned in Table 2, Column 3, for development for a use mentioned in Table 2, Column 2.

The local government declares that an adopted charge in Table 2, Column 3, applies to that part of the local government area mentioned for that charge in Table 2, Column 4.

The area in which the adopted infrastructure charge applies is identified in Map 1: Blackall PIA.

**Table 2 - Adopted infrastructure charge**

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Residential	<ul style="list-style-type: none"> <li>• Dwelling house</li> <li>• Caretaker's accommodation</li> <li>• Multiple dwelling</li> <li>• Dual occupancy</li> </ul>	<b>Adopted infrastructure charge</b>	<b>Adopted infrastructure charges for stormwater network</b>	Map 1: Blackall PIA
		\$5,000 1 or 2 bedroom dwelling or \$7,000 3 or more bedroom dwelling	N/A	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (short term)	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Short-term accommodation</li> <li>• Tourist park</li> </ul>	For a tent or caravan site in a tourist park: \$2,500 per 1 or 2 tent/caravan sites or \$3,500 per 3 tent or caravan sites	N/A	Map 1: Blackall PIA
		For a cabin in a tourist park: \$2,500 per 1 or 2 bedroom cabin or \$3,500 per 3 or more bedroom cabin		Map 1: Blackall PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (short term)		For a hotel or short-term accommodation: \$2,500 per suite (with 1 or 2 bedrooms) or \$3,500 per suite (with 3 or more bedrooms) or \$2,500 per bedroom (for a bedroom that is not within a suite)		Map 1: Blackall PIA
Accommodation (long term)	<ul style="list-style-type: none"> <li>• Community residence</li> <li>• Hostel</li> <li>• Relocatable home park</li> <li>• Retirement facility</li> </ul>	For a relocatable home park: \$5,000 per 1 or 2 bedroom relocatable dwelling site or \$7,000 per 3 or more bedroom relocatable dwelling site	N/A	Map 1: Blackall PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (long term)		For a community residence, retirement facility or hostel:  \$5,000 per suite (with 1 or 2 bedrooms) or \$7,000 per suite (with 3 or more bedrooms) or \$5,000 per bedroom (for a bedroom that is not within a suite)		Map 1: Blackall PIA
Places of assembly	<ul style="list-style-type: none"> <li>• Club</li> <li>• Community use</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Place of worship</li> </ul>	\$17.50 per m <sup>2</sup> of gross floor area (GFA)	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA



Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
<b>Commercial (bulk goods)</b>	<ul style="list-style-type: none"> <li>•Agricultural supplies store</li> <li>•Bulk landscape supplies</li> <li>•Garden centre</li> <li>•Hardware and trade supplies</li> <li>•Outdoor sales</li> <li>•Showroom</li> </ul>	\$35 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA
<b>Commercial (retail)</b>	<ul style="list-style-type: none"> <li>•Adult store</li> <li>•Food and drink outlet</li> <li>•Service industry</li> <li>•Service station</li> <li>•Shop</li> <li>•Shopping centre</li> </ul>	\$45 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA
<b>Commercial (office)</b>	<ul style="list-style-type: none"> <li>•Office</li> <li>•Sales office</li> </ul>	\$35 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
<b>Education facility (excluding Flying Start facilities)</b>	<ul style="list-style-type: none"> <li>• Child care centre</li> <li>• Community care centre</li> <li>• Educational establishment</li> </ul>	\$35 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA
<b>Flying Start Education facility</b>	Educational establishment for the Flying Start for Queensland Children program	Nil charge		N/A
<b>Indoor sport and recreational facility</b>	<ul style="list-style-type: none"> <li>• Indoor sport and recreation</li> </ul>	\$50 per m <sup>2</sup> of GFA \$5 per m <sup>2</sup> of GFA for court areas	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
<b>Industry</b>	<ul style="list-style-type: none"> <li>• Low impact industry</li> <li>• Medium impact industry</li> <li>• Research and technology industry</li> <li>• Rural industry</li> <li>• Warehouse</li> <li>• Waterfront and marine industry</li> </ul>	\$12.50 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA
<b>High impact industry</b>	<ul style="list-style-type: none"> <li>• High impact industry</li> <li>• Noxious and hazardous industries</li> </ul>	\$17.50 per m <sup>2</sup> of GFA	\$2.50 per impervious m <sup>2</sup>	Map 1: Blackall PIA
<b>Low impact rural</b>	<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Cropping</li> <li>• Permanent plantations</li> <li>• Wind farms</li> </ul>	Nil charge		

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
High impact rural	<ul style="list-style-type: none"> <li>• Aquaculture</li> <li>• Intensive animal industries</li> <li>• Intensive horticulture</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>	<p style="text-align: center;">\$5</p> <p>per m<sup>2</sup> of GFA for the high impact rural facility</p>	N/A	Map 1: Blackall PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges	Column 4 Part of local government area (LGA) to which charge applies
<b>Specialised uses</b>	<ul style="list-style-type: none"> <li>• Air services</li> <li>• Animal keeping</li> <li>• Carpark</li> <li>• Crematorium</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Motor sport</li> <li>• Non-resident workforce accommodation</li> <li>• Outdoor sport and recreation</li> <li>• Port services</li> <li>• Tourist attraction</li> <li>• Utility installation</li> <li>• Extractive industry</li> </ul>	The adopted infrastructure charge is the charge (in Column 3) for the charge category (in Column 1) that the local government determines should apply for the use at the time of assessment.	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges	Column 4 Part of local government area (LGA) to which charge applies
<b>Minor uses</b>	<ul style="list-style-type: none"> <li>• Advertising device</li> <li>• Cemetery</li> <li>• Home-based business</li> <li>• Landing</li> <li>• Market</li> <li>• Roadside stalls</li> <li>• Telecommunications facility</li> <li>• Temporary use</li> <li>• Park</li> <li>• Outdoor lighting</li> </ul>	Nil charge	
<b>Other uses</b>	A use not otherwise listed in Column 2, including a use that is unknown because the development application does not specify a proposed use	The adopted charge is the charge (in Column 3) for the charge category (in Column 1) that the local government determines should apply for the use at the time of assessment.	

## 6. Additional demand

Section 636 of SPA provides that a levied charge may be only for additional demand placed upon trunk infrastructure. In working out additional demand the following must not be included:

- an existing use on the premises if the use is lawful and already taking place on the premises;
- a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out;
- other development on the premises if the development may be lawfully carried out without the need for a further development permit.

## 7. Discounts

The charge for development is to be discounted to take into account the existing usage of trunk infrastructure by the premises on or in relation to which the development is carried out.

Discounts are to be calculated using the following method.

The adopted infrastructure charge is to be calculated using the following formula:

$$AIC = AC - D$$

Where:

- **AIC** is the adopted infrastructure charge that may be levied for development;
- **AC** is the adopted charge for the trunk infrastructure networks to service the development stated in Table 2 of the resolutions; and
- **D** is the discount for the trunk infrastructure networks servicing the premises.

(i) The discount is the greater of:

- the monetary equivalent of the existing lawful use of the premises, calculated using the adopted infrastructure charges in Table 2; and
- the monetary contributions for trunk infrastructure that have been previously made, escalated to present value by applying the movements of the Consumer Price Index (all Groups) for Brisbane between the date that the payment was made and 1 July 2012.

(ii) Applications for development which are not serviced or planned to be serviced by the water supply or sewerage networks for trunk infrastructure will be discounted as follows:

- Water supply network: 30% of total charge
- Sewerage network: 20% of total charge

(iii) The maximum amount of any discount allocated under this resolution is not to exceed the adopted infrastructure charges for the proposed development.

## 8. Trunk infrastructure

Until a priority infrastructure plan is made —

- the trunk infrastructure shown in Maps 2-6 is identified as the trunk infrastructure for the local government area;
- the trunk infrastructure network or trunk infrastructure networks to which the adopted infrastructure charge applies are - *water supply, sewerage, stormwater, transport and parks and community facilities*;
- the standard of service for each network or network mentioned above is stated to be the standard set out in this Attachment.

## **9. Indexing adopted infrastructure charges**

The adopted charge may be increased after the charge is levied and before it is paid to Council.

The maximum adopted infrastructure charges set out in Table 2 are subject to indexation based on the Producers Price Index (PPI) for the period starting on the day the charge is levied and ending on the day the charge is paid as prescribed under Section 631 of SPA.

## **10. Offsets and refunds**

### *10.1 Purpose*

This section outlines:

- (a) the application of an offset or refund where development has been conditioned to provide necessary trunk infrastructure; and
- (b) the process for determining the establishment cost of trunk infrastructure for the offset or refund where the applicant does not agree with the establishment cost outlined in the infrastructure charges notice.

### *10.2 Application of an offset or refund*

An offset or refund for trunk infrastructure only applies where, for a development, Council has:

- (a) required the following:
  - (i) a necessary infrastructure condition for infrastructure identified in this charges resolution or an LGIP as per Sections 646 and 979 of SPA; or
  - (ii) a necessary infrastructure condition for other infrastructure under Sections 647 and 979 of SPA; and
- (b) supplied a scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure; and
- (c) levied an infrastructure charge and indicated an offset or refund is applicable on an infrastructure charges notice for the same premises under Section 637 (Requirements for infrastructure charges notice) of SPA.

### *10.3 Determining the establishment cost of trunk infrastructure for an offset or refund*

10.3.1 Where the applicant who is bound to provide trunk infrastructure and has been levied an infrastructure charge for the same development and the applicant does not agree with the



establishment cost outlined in the infrastructure charges notice for the trunk infrastructure must, at their own cost, provide to Council the following:

- (a) for a trunk infrastructure that is works;
  - (i) a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities); and
  - (ii) a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate); or
- (b) for a trunk infrastructure that is land - a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).

10.3.2 Council is to give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted or not;

- (a) if Council accepts the bill of quantities and the cost estimate of the valuation, the cost estimate or valuation is the establishment cost of the infrastructure;
- (b) if Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost, have;
  - (i) for the bill of quantities and the cost estimate, an assessment undertaken by an appropriately qualified person to;
    - i. determine whether *the bill of quantities* is in accordance with *the scope of works*;
    - ii. determine whether *the cost estimate* is consistent with current market costs calculated by applying a first principles estimating approach to *the bill of quantities*; and
    - iii. provide a new *cost estimate* using a first principles estimating approach.
  - (ii) for the valuation, a valuation undertaken by a certified practicing valuer.
- (c) If the local government rejected the bill of quantities and the cost estimate or the valuation provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities and cost estimate or the valuation and its reasons for doing so.

10.3.3 Where a written notice of the local governments proposed bill of quantities and cost estimate or valuation has been given, the applicant may negotiate and agree with the local government regarding a cost estimate or valuation.

The agreed cost estimate or valuation is the establishment cost of the infrastructure.

10.3.4 If agreement cannot be reached, the local government must;

- (a) for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
  - (i) assess whether the bill of quantities is in accordance with the scope of works;
  - (ii) assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
  - (iii) provide an amended cost estimate using a first principles estimating approach.
- (b) for the valuation, have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land. The independent assessor or

certified practicing valuer is to be appointed by agreement between the local government and the applicant. The cost of this independent assessment is to be equally shared between the local government and the applicant. The amended cost estimate or valuation determined by the independent assessor is the establishment cost of the infrastructure.

10.3.5 If the local government and the applicant cannot reach agreement on the appointment of an independent assessor or independent certified practicing valuer, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates prepared on behalf of the applicant and the local government respectively.

10.3.6 The local government must give an amended infrastructure charges notice to the applicant stating:

- (a) the value of the establishment cost of the infrastructure which has been indexed to the date that is stated in the amended infrastructure charges notice using the Producer Price Index - Road and bridge construction index for Queensland; and
- (b) that the establishment cost of the infrastructure stated in the amended infrastructure charges notice is indexed from the date that it is stated in the amended infrastructure charges notice to the date it is to be offset against the levied charge in accordance with the Producer Price Index - Road and bridge construction index for Queensland.

## **11. Conversions**

### *11.1 Purpose*

This section outlines:

- (a) the process to apply for a conversion application where non-trunk infrastructure has been conditioned as part of a development application and the applicant considers the non-trunk infrastructure to be trunk infrastructure; and
- (b) the criteria for deciding a conversion application.

### *11.2 Applying to convert particular non-trunk infrastructure to trunk infrastructure*

- (a) An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to Council only where the following applies;
  - (i) Council has required non-trunk infrastructure to be provided as a particular condition of a development approval under Section 665 of SPA; and
  - (ii) the construction of the non-trunk infrastructure has not started; and
  - (iii) the conversion application is made in accordance with Section 659 of SPA.
- (b) Council will decide the application in accordance with the decision criteria outlined in Section 11.3 below, and Sections 660 and 661 of SPA.
- (c) Where Council agrees to the conversion application, any offset or refund is determined in accordance with Section 10 above.

### 11.3 Criteria for deciding conversion applications

- (a) The following section outlines the criteria for deciding conversion applications as per Section 660 of SPA.
- (b) For infrastructure to be considered trunk infrastructure, each of the following criteria must be met;
- (i) the infrastructure has the capacity to service other developments in the area; and
  - (ii) the function and purpose of the infrastructure is consistent with other trunk infrastructure identified in this charges resolution for the area; and
  - (iii) the infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with Section 665 of SPA; and
  - (iv) the type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area; and
  - (v) the infrastructure is consistent with the desired standards of service outlined in this resolution.
- (c) The most cost effective option under 11.3(b)(iv) means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service. The calculation of life cycle cost shall reflect the following assumptions:
- (i) Lifecycle cost to be determined as the Net Present Value (NPV) of all costs incurred over a 50 year term;
  - (ii) Values contained within the NPV will not be escalated for inflation but be stated in present day terms (real values);
  - (iii) The discount rate used in the analysis will be the nominal 90 day bank bill rate as applicable at the 31 December on the year prior to the assessment, plus a margin of 1.5%. This will be adjusted to a real rate by deducting an allowance for inflation of 2.5% per annum;
  - (iv) Financing costs will not be separately included in the assessment;
  - (v) The NPV must include the following costs:
    - The capital cost of all proposed works. This includes the cost of providing and removing any temporary works; and
    - An estimate of capital and recurrent maintenance costs; and
    - Estimated differences in timing of infrastructure charges revenues to Council; and
    - Any other costs (either capital or operational) identified as part of the mitigation strategies associated with the assessment.Any strategies proposed by the developer to mitigate the financial impact of the development are to be clearly stated.

## 12. Apportionment of charges for temporary use

This section outlines the infrastructure charges for temporary uses.

Temporary uses are assessed on a case-by-case basis because some temporary uses can have significant up-front impacts while others have minimal impacts.

For transparency of decision making, the following considerations apply to temporary uses:

- Infrastructure networks used

- Up-front infrastructure network requirements
- Ongoing infrastructure network requirements
- Duration of use

General rules - inside and outside PIA:

- If use is less than 1 year without up-front infrastructure network requirements, no charge
- If use is more than 1 year but less than 2 years without up-front infrastructure network requirements, 20% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 1 year but less than 5 years without up-front infrastructure network requirements, 40% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 5 years but less than 10 years without up-front infrastructure network requirements, 70% of the equivalent adopted infrastructure charge for a permanent use
- If use is less than 1 year but requires up-front infrastructure network requirements, cost of up-front infrastructure
- If use is more than 1 year but less than 2 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 20% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 1 year but less than 5 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 40% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 5 years but less than 10 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 70% of the equivalent adopted infrastructure charge for a permanent use
- Any use for longer than 10 years is classed as a permanent use

Credits, discounts, offsets and refunds are the same as for permanent uses inside and outside the PIA respectively for networks used, providing the infrastructure provided is permanent.

### 13. Dictionary

Words and terms used in this resolution have the meaning given in SPA or the Queensland Planning Provisions.

If a word or term used in this resolution is not defined in SPA or the Queensland Planning Provision, it has the meaning given in this section.

The following terms used in this resolution are defined in SPA:

- adopted charge
- lawful use
- maximum adopted charge
- trunk infrastructure
- priority infrastructure area

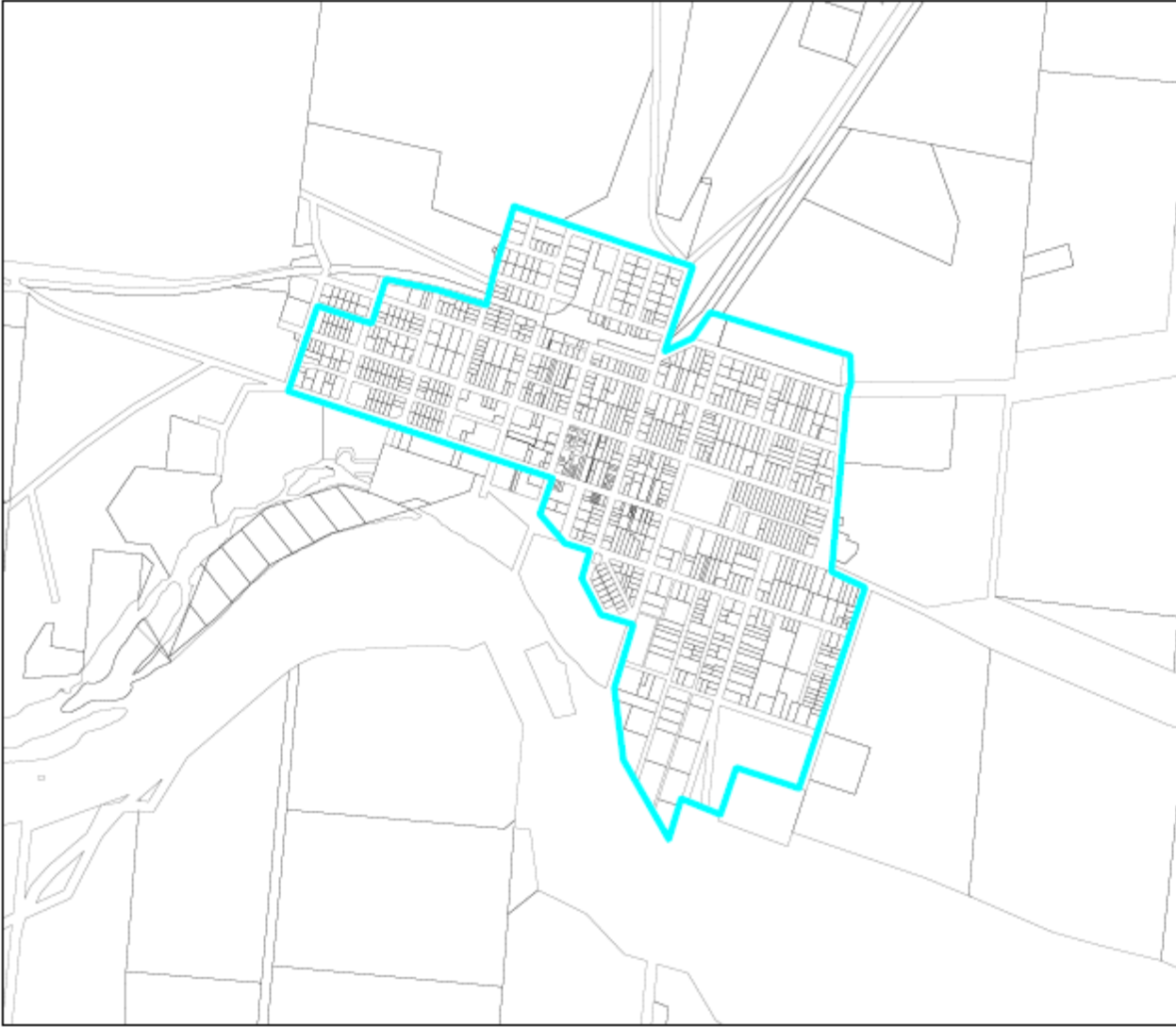
*Gross Floor Area (GFA)* is as per the definition in the Queensland Planning Provisions.

*impervious area* is an area within a site which does not allow natural infiltration of rainfall to the underlying soil and the majority of rainfall would become runoff (i.e. roadways, car parks, footpaths, roofed area, hardstand areas (sealed and unsealed), compacted and other such spaces).

*State planning regulatory provision (adopted charge)* is the State planning regulatory provision (adopted charges) made under SPA.

#### **14. Resolution attachments**

- Map 1: Blackall PIA
- Maps 2-6: Plans for Trunk Infrastructure
- Attachment 1: Desired Standards of Service



### Blackall PIA Map 1

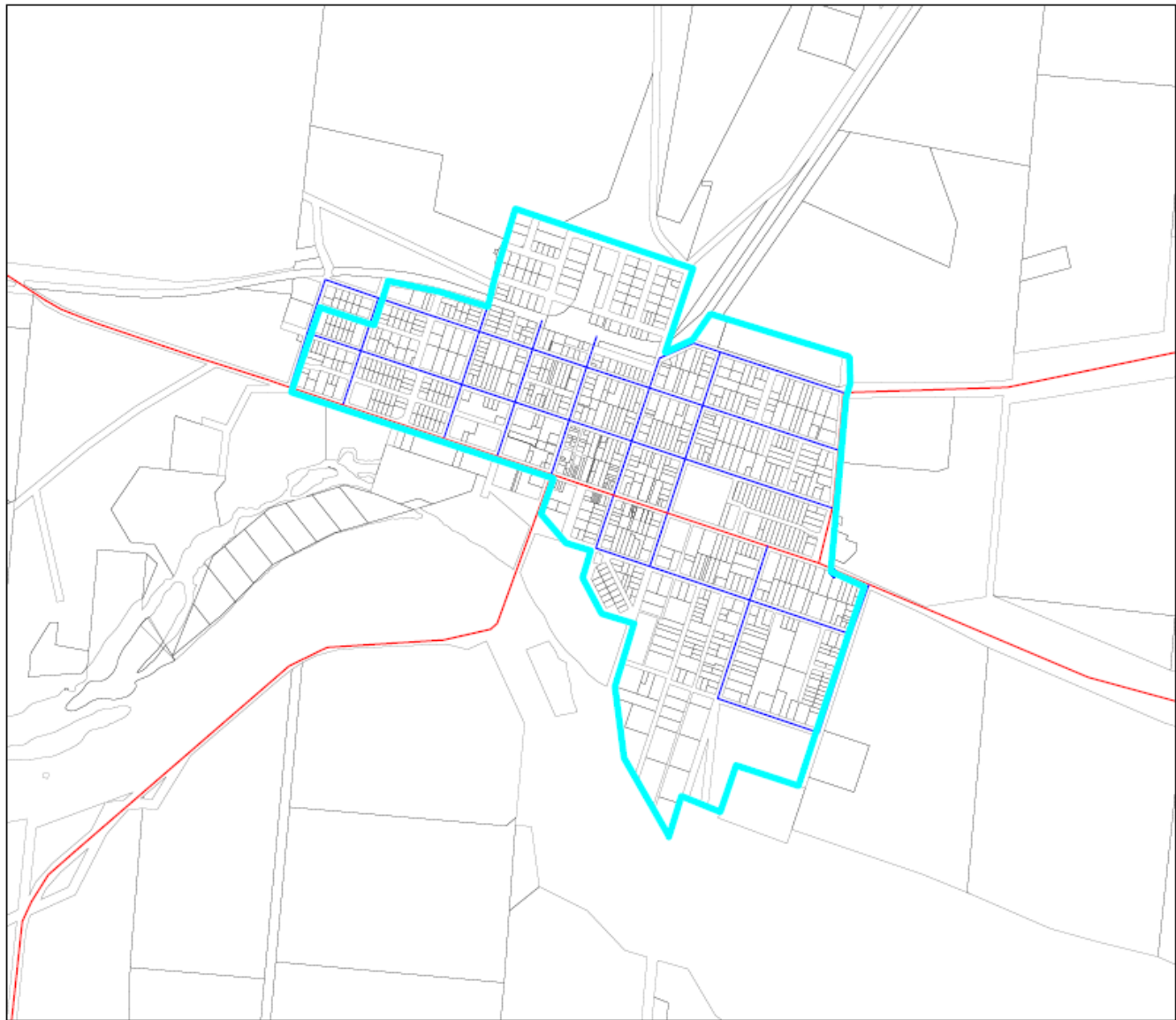
 PRIORITY INFRASTRUCTURE AREA

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Approx Scale @ A3 1:15000  
Geocentric Datum of Australia 1984

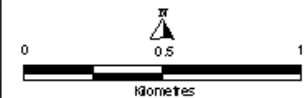




### Blackall PIA Map 2: Plan for Trunk Infrastructure - Transport Network

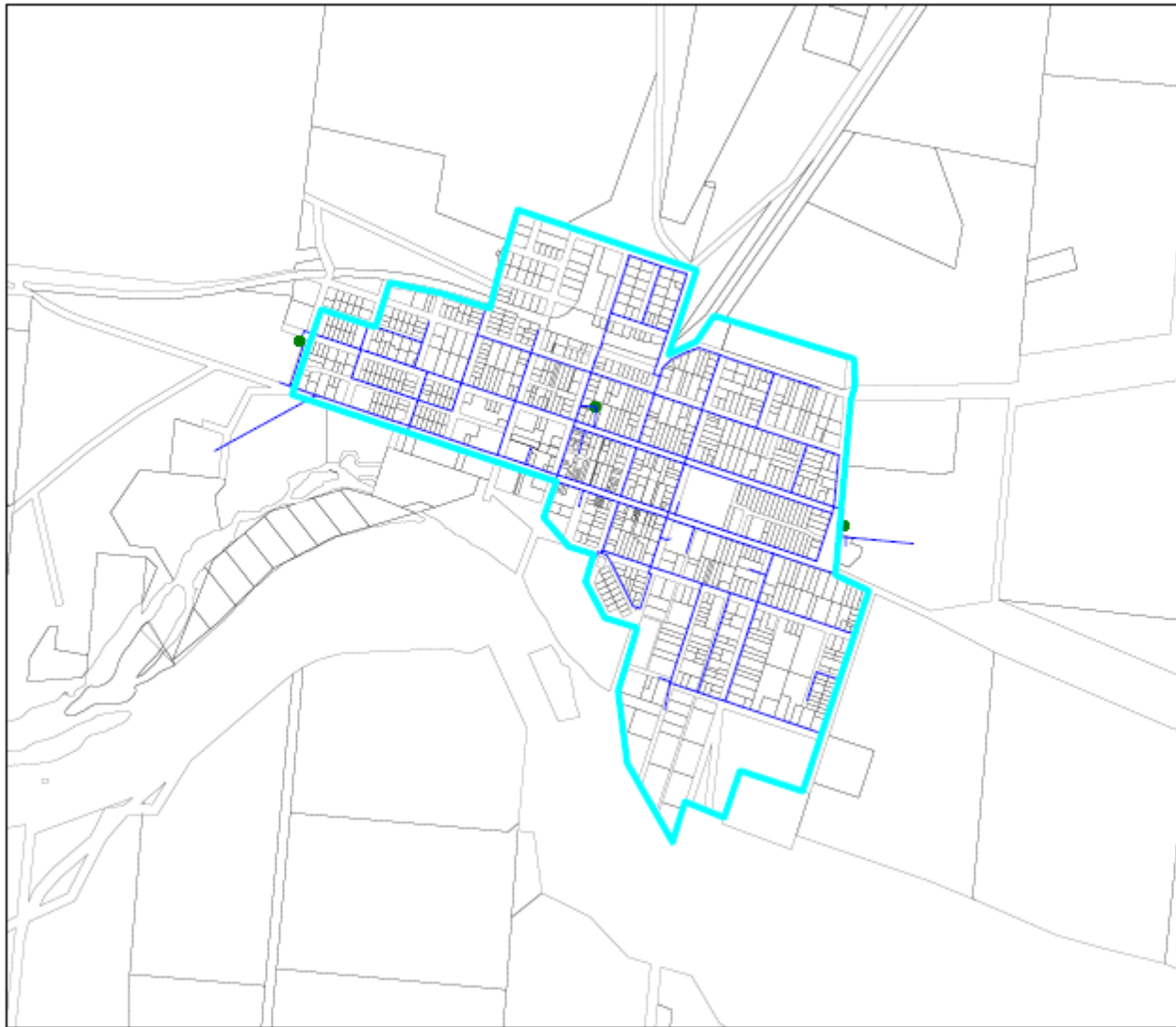
- ◆ Bus stop
- Major Collector Road
- State Controlled Road
- PRIORITY INFRASTRUCTURE AREA

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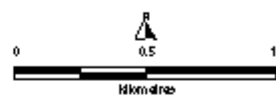




**Blackall PIA Map 3:  
Plan for Trunk Infrastructure -  
Water Network**

- At-risk Bore
- Water Main
- PRIORITY INFRASTRUCTURE AREA

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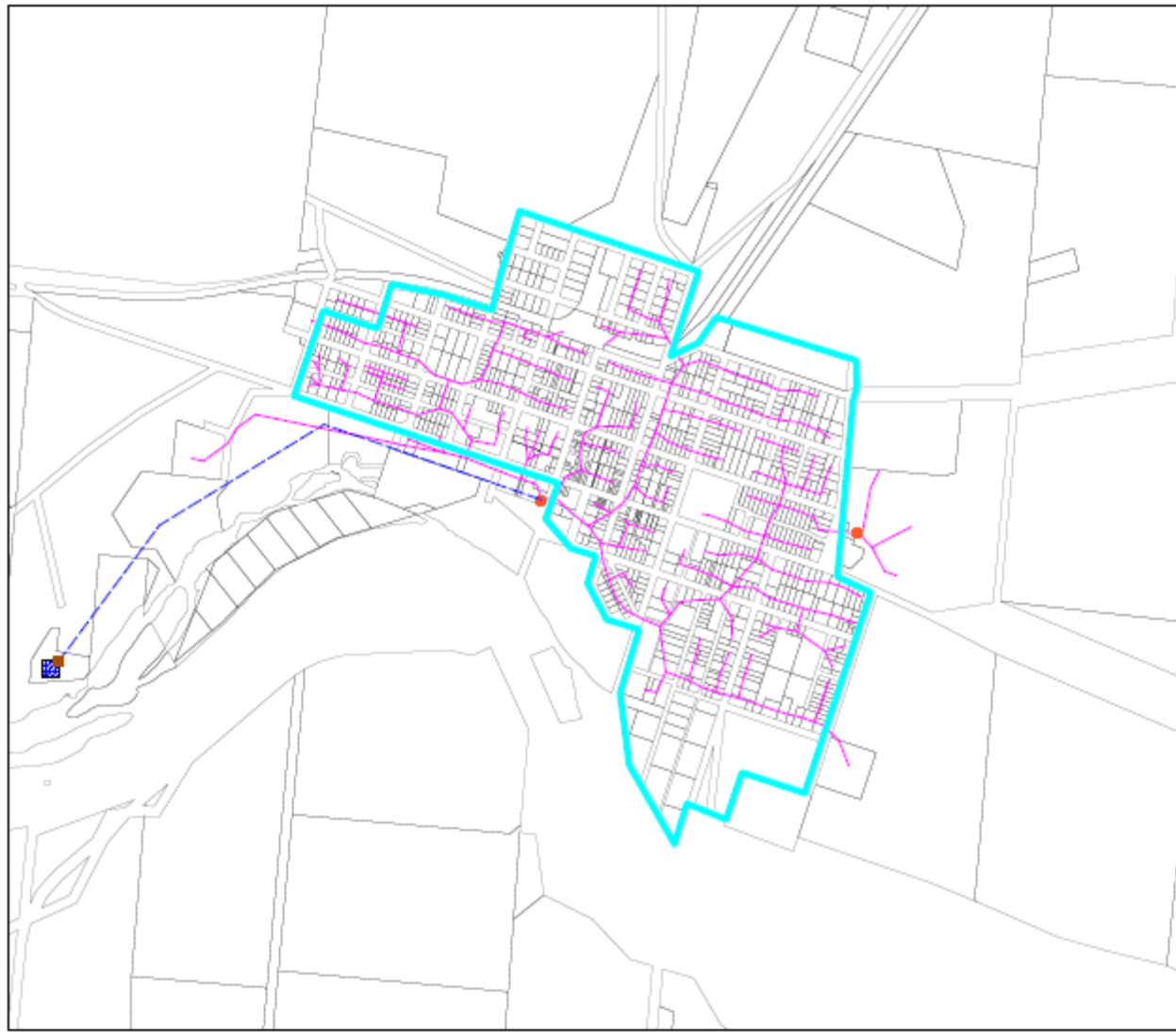
**Blackall PIA Map 4:  
Plan for Trunk Infrastructure -  
Sewerage Network**

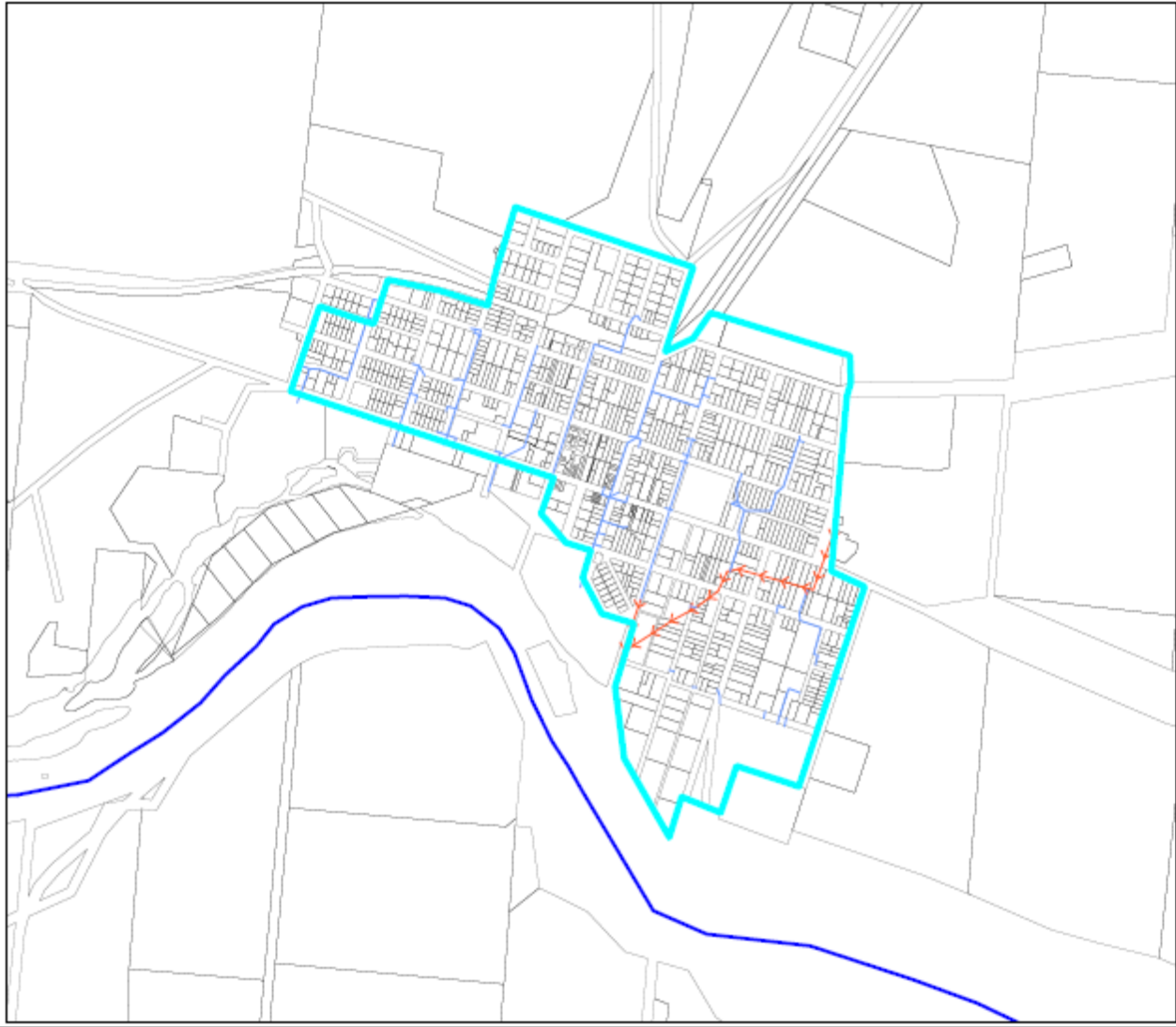
-  Outhouse Pond
-  Treatment Plant
-  Pump Station
-  Gravity Sewer
-  Pump Main
-  PRIORITY INFRASTRUCTURE AREA

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Approx. Scale @ AG 1:15000  
Geocentric Datum of Australia 1984





**Blackall PIA Map 5:  
Plan for Trunk Infrastructure -  
Stormwater Network**

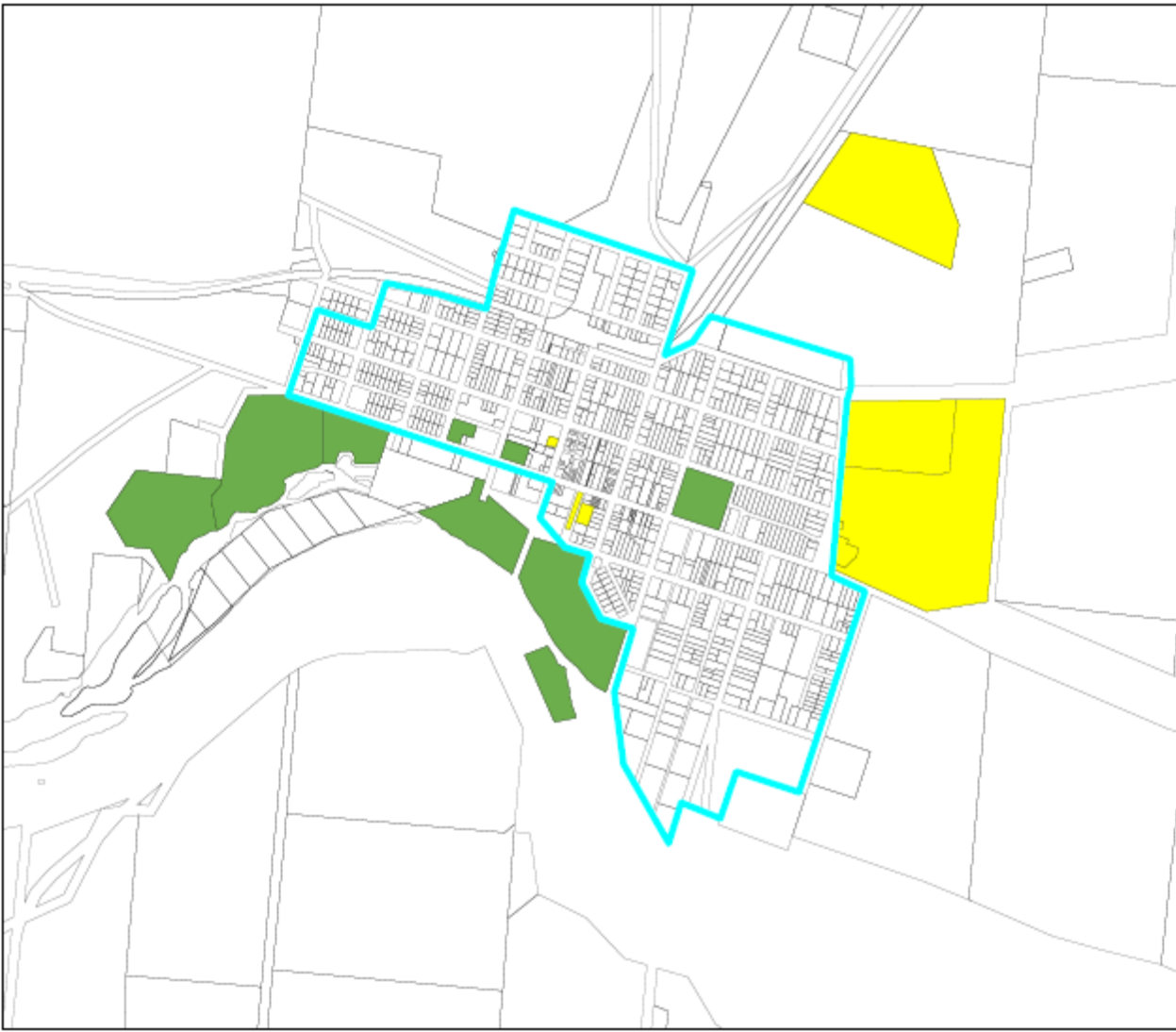
- Natural Waterway
- Overlaid Flow Path
- Piped Drainage
- PRIORITY INFRASTRUCTURE AREA

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Approx Scale @ A3 1:15000  
Geocentric Datum of Australia 1994

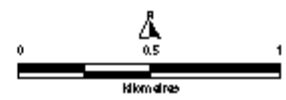




**Blackall PIA Map 6:  
Plan for Trunk Infrastructure -  
Parks and Land for  
Community Infrastructure**

- Community Land
- Park
- PRIORITY INFRASTRUCTURE AREA

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## Desired Standards of Service

### 1. Water supply network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Reliability / Continuity of Supply</b>	All development receives a reliable supply of potable water, with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>• Standards in Division 3 of Schedule 1 of the Planning Scheme</li> <li>• Customer Service Standards</li> <li>• Customer Service Obligations</li> </ul>
<b>Adequacy of Supply</b>	All development is provided with a water supply which is adequate for the intended use.	<ul style="list-style-type: none"> <li>• Water Service Association of Australia Codes</li> <li>• IPWEA Standards</li> <li>• Standards in Division 3 of Schedule 1 of the Planning Scheme</li> <li>• Customer Service Standards</li> </ul>
<b>Quality of Supply</b>	Provide a uniform water quality in accordance with recognised standards which safeguard community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>• The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council</li> <li>• Standards in Division 3 of Schedule 1 of the Planning Scheme</li> </ul>
<b>Environmental Impacts</b>	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i></li> </ul>
<b>Pressure and Leakage Management</b>	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> <li>• System Leakage Management Plan (<i>Chapter 3, Part 3, Division 1A Water Act 2000</i>)</li> <li>• <i>Water Supply (Safety and Reliability Act) 2008</i></li> </ul>
<b>Infrastructure Design / Planning Standards</b>	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> <li>• Water Services Association of Australia - WSA 03 2002 <i>Water Supply Code of Australia</i></li> <li>• <i>Australian Drinking Water Guidelines</i> - National Health and Medical Research Council</li> <li>• <i>Planning Guidelines for Water Supply and Sewerage</i> - Department of Natural Resources and Water</li> <li>• Standards in Division 3 of Schedule 1 of the Planning Scheme</li> </ul>

## 2. Sewerage network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Reliability</b>	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>Standards in Division 4 of Schedule 1 of the Planning Scheme</li> <li>Customer service standards</li> <li>Customer service obligations</li> </ul>
<b>Quality of Treatment</b>	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li><i>Queensland Water Quality Guidelines 2006</i> - Environmental Protection Agency (where local guidelines do not exist)</li> <li><i>National Water Quality Guidelines</i> - National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> </ul>
<b>Environmental Impacts</b>	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Polices</li> </ul>
<b>Effluent Reuse</b>	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <li><i>Guidelines for Sewerage Systems: Reclaimed Water</i> - February 2000</li> <li><i>Queensland Water Recycling Guidelines</i> - December 2005</li> </ul>
<b>Infrastructure Design / Planning Standards</b>	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <li><i>Planning Guidelines for Water Supply and Sewerage</i> - NRW</li> <li><i>Sewerage Code of Australia</i> - Water Services Association of Australia - WSA 02 2002</li> <li><i>Sewerage Pumping Station Code of Australia</i> - Water Services Association of Australia - WSA 04 2005</li> <li>Standards in Division 4 of Schedule 1 of the Planning Scheme</li> </ul>

## 3. Stormwater network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Quantity</b>	Collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe	<ul style="list-style-type: none"> <li><i>Queensland Urban Drainage Manual</i> - NRW</li> <li>Standards in Division 5 of Schedule 1 of the Planning Scheme</li> </ul>

	manner that minimises the inundation of habitable rooms and protects life.	
<b>Quality</b>	The water quality of urban catchments and waterways are managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> <li>Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li><i>Queensland Water Quality Guidelines 2006</i> - Environmental Protection Agency (where local guidelines do not exist)</li> <li><i>National Water Quality Guidelines</i> - National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> </ul>
<b>Environmental Impacts</b>	Adopt water sensitive urban design practices and on site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> <li>Environmental Protection Agency requirements (Section 42 of the Environmental Protection (Water) Policy 1997)</li> <li>Standards in Division 5 of Schedule 1 of the Planning Scheme</li> </ul>
<b>Infrastructure Design / Planning Standards</b>	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <li><i>Queensland Urban Drainage Manual</i> - NRW</li> <li>Standards in Division 5 of Schedule 1 of the Planning Scheme</li> <li><i>Natural Channel Design Guidelines</i></li> </ul>

#### 4. Transport network desired standard of service

<b>Measure</b>	<b>Planning Criteria</b> (qualitative standards)	<b>Design Criteria</b> (quantitative standards)
<b>Road Network Design / Planning Standards</b>	<p>The road network provides a functional urban and rural hierarchy and freight routes which support settlement patterns and commercial and economic activities.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> <li>Standards in Division 2 of Schedule 1 of the Planning Scheme</li> <li><i>Road Planning and Design Manual</i> - Department of Transport and Main Roads</li> <li>Australian Standards</li> <li>AUSTROADS Guides, including AUSTROADS Guide to Traffic Management Part 3, 2009</li> </ul>
<b>Public Transport Design / Planning Standards</b>	New urban development is designed to achieve safe walking distance to existing or potential bus stops or existing or proposed demand-responsive public transport routes.	<ul style="list-style-type: none"> <li>Standards in Division 2 of Schedule 1 of the Planning Scheme</li> <li>Design accords with the Performance Criteria set by the Department of Transport and Main Roads</li> <li>AUSTROADS Guides for road-based public transport and high</li> </ul>

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
		occupancy vehicles
<b>Cycleways and Pathways Design / Planning Standards</b>	<p>Cycleways and pathways provide a safe and convenient network which encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> <li>Standards in Division 2 of Schedule 1 of the Planning Scheme</li> <li>Australian Standards</li> <li>AUSTROADS Guides - Part 14 (Chapter 10)</li> <li><i>Queensland Streets Manual</i></li> </ul>

## 5. Public parks and land for community facilities desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Functional Network</b>	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> <li>Parks and community land is provided at a local, district and LGA-wide level</li> <li>Parks and community land addresses the needs of both recreation and sport. Nature conservation is also provided for but not part of the charging regime</li> </ul>
<b>Accessibility</b>	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> <li>Accessibility criteria are identified in Table 5.1</li> <li>Accessibility of land for community facilities will be determined at the time of assessment</li> </ul>
<b>Land Quality / Suitability</b> <ul style="list-style-type: none"> <li>Area / 1000 persons</li> <li>Minimum size</li> <li>Maximum grade</li> <li>Flood immunity</li> </ul>	Public parks will be provided to a standard which supports a diverse range of recreational, sporting and health promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> <li>The rate of public park provision is identified in Table 5.2</li> <li>The size for public parks is identified in Table 5.3</li> <li>The maximum gradient for public parks is identified in Table 5.4</li> <li>The minimum flood immunity for public parks is identified in Table 5.5</li> </ul>
<b>Embellishments</b>	Public parks contain a range of embellishments to complement the type and use of the park.	<ul style="list-style-type: none"> <li>Standard embellishments for each type of park are identified in Table 5.6</li> </ul>
<b>Infrastructure Design / Performance Standards</b>	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> <li>Australian Standards</li> </ul>

**Table 5.1: Accessibility standard**

Infrastructure Type	Accessibility Standard		
	Local	District	Area of Planning Scheme
Recreation park	Park or node <sup>1</sup> within 500 m safe walking distance	Park or node within 2-5 km	Park/precinct based on specific feature or location - serves whole of planning scheme area
Sport park	No formal provision	Sporting Park within 5-10 km of residential and village areas	1-3 parks serves whole of area for regional competition or is base for competition within area

**Table 5.2: Rate of park provision**

Infrastructure Type	Rate of provision (Ha/1000 people)		
	Local	District	Area of Planning Scheme
Recreation park	1.5	1.0	0.5
Sport park	N/A	1.0	0.4

**Table 5.3: Size of parks**

Infrastructure Type	Size (Ha)		
	Local	District	Area of Planning Scheme
Recreation park	1.5 Ha (2.0 Ha if a node)	2 Ha usable area	More than 5 Ha
Sport park	No formal provision	5 Ha minimum	5-10 Ha

**Table 5.4: Maximum grade desired for parks**

Infrastructure Type	Maximum Gradient		
	Local	District	Area of Planning Scheme
Recreation park	1:20 for main use area 1:6 for remainder	1:20 for main use area Variable for remainder	1:20 for use areas Variable for remainder
Sport park	N/A	1:50 for field and court areas 1:10 for remainder	1:50 for all playing surfaces

**Table 5.5: Minimum desired flood immunity for parks**

Infrastructure Type	Minimum flood immunity (%)								
	Local			District			Area of Planning Scheme		
	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	50%	15%	0%	70%	30%	5%	90%	40%	10%
Sport park	N/A	N/A	N/A	70%	30%	5%	90%	40%	10%

<sup>1</sup> Node is an area within a higher level park or within other open space (e.g. a waterway corridor) that is developed for play and picnic use.



**Table 5.6: Standard embellishments for parks**

Embellishment type	Recreation parks			Sport parks	
	Local	District	Area of Planning Scheme	District	Area of Planning Scheme
Internal roads	N/A	N/A	If needed	N/A	Network as required
Parking	On street	Off street unless sufficient on street available	Off street or dedicated on street parking, possibly in several locations	Off street parking provided as central hubs to facilities	Off street parking provided as central hubs to facilities
Fencing/bollards	Bollards to prevent car access	Bollards to prevent car access	Range of fencing, boundary definition styles as appropriate to location	Bollards to prevent car access	Fencing and bollards to control access to site as well as limiting internal traffic access to fields and facilities
Lighting	Safety lighting provided by street lights	For carpark, toilets, youth space and picnic areas	For carpark, toilets, picnic areas and active recreation facilities	For carpark, toilets, security lighting for buildings. Field lighting responsibility	For carpark, toilets, security lighting for buildings. Field lighting responsibility
Toilet	Generally not provided	Usually provided	Provided	Provided if not being provided as part of club facilities	Provided by clubs as part of club facilities
Paths (pedestrian/cycle)	On footpath and providing access to boundary	Paths and links to park and within park	Internal links to facilities	Bikeway links to park. Internal links to facilities	Internal links to facilities
Shade structures	Shade from trees or structures provided for play areas and picnic node	Built shade for play and picnic facilities if insufficient natural shade	Shade for picnic facilities and all use nodes. Combination of natural and built	Perimeter shade from appropriate tree species	Perimeter shade from appropriate tree species
Seating, tables and BBQ	1-2 tables 2+ seats BBQs normally not provided	2+ sheltered tables 4+ seats BBQs usually provided	Multiple picnic nodes, BBQs and shelters provided	Not provided except as recreation nodes. 2-4 perimeter seats	Not provided except as recreation nodes. 2 perimeter seats per field
Taps/irrigation	1-2 drinking taps/fountains	2+ drinking fountains for picnic areas. Taps near active	In ground irrigation for landscaped areas. Drinking	Taps located on built facilities and near fields	In ground irrigation for fields. Taps located on built facilities and 1 per field

		recreation areas	fountains and taps provided at picnic areas and active nodes		
Bins	Provided	Provided	Provided	Provided	Provided
Landscaping (including earthworks, irrigation, and revegetation)	Ornamental plantings. Shade species. Buffer plantings with other nodes	Enhancement plantings and shade plantings along with screening and buffers	Significant works including plantings, features and public art	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes
Playgrounds	1 play event provided	Larger playground multiple play events provided	Large playgrounds and possibly multiple locations	Not provided except as part of recreation node	Not provided except as part of recreation node
Youth active and informal facilities		Youth "active facilities" provided - bike tracks, youth space, etc	Youth "active facilities" provided - bike tracks, youth space, etc	Not provided except as public access to sporting fields	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)