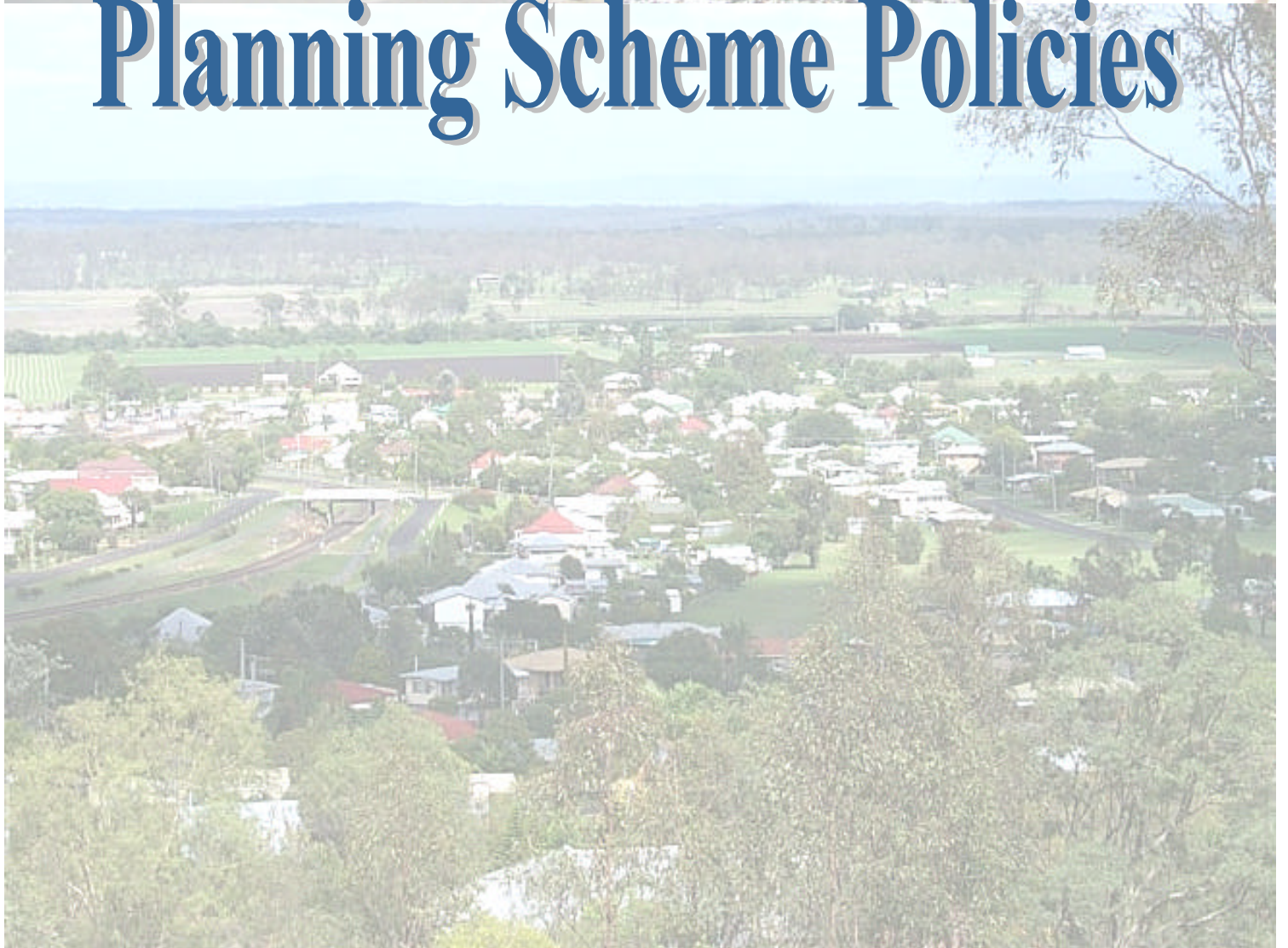


Laidley Shire Council Planning Scheme Policies



PLANNING SCHEME POLICIES

Planning Scheme Policy No. 1 – Consultation

Planning Scheme Policy No. 2 – Information Council May Request

Planning Scheme Policy No. 3 – Preparation of Environmental Management Plans

Planning Scheme Policy No. 4 – Preparation of Landscape Management Plans

Planning Scheme Policy No. 5 – Contributions for the Provision of Road
Infrastructure: Hattonvale School

Planning Scheme Policy No. 6 – Stormwater Contributions at Subdivisional
Approval Stage or at Major Building Approval Stage

Planning Scheme Policy No. 7 – Contributions for Parks and Recreation

Planning Scheme Policy No. 8 – Contributions for the Rural Fires Board

Planning Scheme Policy No. 9 – Contributions for Water and Sewerage Headworks

Planning Scheme Policy No. 10 – Contributions of Money in Lieu of Onsite
Carparking

Planning Scheme Policy No. 11 – Contributions for Rural Excisions

Planning Scheme Policy No. 12 – Monetary Frontage Road Contributions for Minor
Subdivision

PLANNING SCHEME POLICY NO. 1 – CONSULTATION

- (1) This Policy provides extracts of planning scheme policies relevant to;
 - Local government consultation on development applications;
 - Information for assessing an application.
- (2) The purpose of this Policy is to provide guidelines for the Council's exercise of discretion in carrying out certain actions in relation to development assessment. This provides for consistency in the Council's actions and a degree of certainty for potential submitters or applicants. However, this Policy does not impose a statutory obligation on the Council to undertake the specified actions. This is consistent with the supportive role of planning scheme policies and the need to avoid conflict with the Integrated Development Assessment System (IDAS) process established by the *Integrated Planning Act 1997* (IPA).
- (3) The Council may seek advice or comment about an application in any circumstances that the Council determines or in the Council's opinion, without limiting its discretion under IPA, section 3.2.7, if;
 - (a) the development may conflict with a code;
 - (b) specialised technical advice is required to assess the development;
 - (c) the development may affect premises being of special interest to a person.
- (4) The Council may seek advice or comment about a development application from any person, including any considered by the Council to have specialist knowledge or a special interest in an application.
- (5) Without limiting paragraph 4, the Council may seek advice or comment about an application for development if;

Mineral Resources

- (6) Development is within 1 km of identified mineral resources – advice from the Department of Natural Resources and Mines;

Native Title

- (7) Development is adjacent to land over which Native Title has been established or a claim has been made – advice from the Native Title claimant or Native Title holder;

Good Quality Agricultural Land

- (8) Development is identified as involving good quality agricultural land, as identified on Strategy Map M: Agricultural Land Classes – Good Quality Agricultural Land.
- (9) The Council may seek advice or comment in any way considered appropriate for the circumstances, including;
 - i. public notification in a newspaper;
 - ii. placing a notice on the premises;
 - iii. placing a notice at a public place;
 - iv. personal notification or contact;
 - v. public meetings;
 - vi. meeting with a person having a special interest.

PLANNING SCHEME POLICY NO. 2 – INFORMATION COUNCIL MAY REQUEST

- (1) The Council may request the following information from the applicant to assist the assessment of a development application;

Mineral Resources

- (a) If an application for use or works located within 1 km of an identified mineral resource - information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;

Good Quality Agricultural Land

- (b) If an application involving land identified as good quality agricultural land – information in accordance with *State Planning Policy 1/92 Planning Guideline – the identification of Good Quality Agricultural Land* and *Planning Guidelines – Separating Agriculture and Residential Land Uses*.

Other overlay assessment

- (c) If an application requiring assessment against an overlays code (other than covered by paragraph 1(a) and (b));
1. An assessment of how the development or effects of the development may affect the values of the relevant feature or resource;
 2. An assessment of how the development might create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
 3. If applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development;

Infrastructure works

- (d) If an application involving infrastructure works, including works for reconfiguring a lot;
- a. An assessment of the capacity of existing infrastructure and the effect of the proposed use connecting; and
 - b. An assessment of any proposed variations, including a description of the existing situation, the reason for the variation and an outline of other possible variations that have been considered but not proposed;

Area assessment

- (e) If an application requiring assessment against a specific outcome for an *Area* (other than covered by paragraph 1(d));
- (i) An assessment of how the development may contribute to or detract from achievement of the outcomes sought for the *Area*;
 - (ii) If applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes.

PLANNING SCHEME POLICY NO. 3 – PREPARATION OF ENVIRONMENTAL MANAGEMENT PLANS

- (1) This Policy provides guidelines for the preparation of an Environmental Management Plan.
- (2) In the Planning Scheme, environmental protection and conservation is identified as one of the desired environmental outcomes for the Shire in that:
 - Areas of high scenic amenity, remnant vegetation, existing wetlands, and fauna habitats of the Shire are protected;
 - Land degradation, including contamination, erosion, salinity, and landslip, is reduced and the potential for further degradation is minimized;
 - Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.
- (3) An Environmental Management Plan shall be submitted with an application that conserves and protects areas identified by and/or considered by Council to be subjected to, or potentially subject to landslip, erosion, erosive flooding, salinity or any other form of land degradation; or for areas where building work may impact on the environment and amenity of the neighbourhood.
- (4) The Environmental Management Plan is required to address only the environmental issues relevant to the particular application. For example, if only flooding was identified for the application, the Environmental Management Plan will then only be required to address issues such as flooding and water quality.
- (5) An Environmental Management Plan must be prepared by a suitably qualified consultant and/or agency, and must include details of the authors qualifications. Any proposal requiring the submission of an Environmental Management Plan shall conduct works and operations in accordance with the approved Environmental Management Plan. Council may refuse an application if an Environmental Management Plan has not been completed to Council's satisfaction. The Environmental Management Plan should serve the function of integrating environmental conditions under various legislations or for local government approval into a site management system.
- (6) The Environmental Management Plan should link findings of development assessment (such as impact assessment) into the management system and ongoing auditing of environmental performance.
- (7) The Environmental Management Plan shall contain the following information where relevant, and other matters at the discretion of Council.

7.1 Land Capability Assessment

An assessment of land capability of the site is required as part of the Environmental Management plan to determine the presence of degraded land, as supporting information to an erosion control plan and to assist in assessing the impacts of any effluent disposal on the environment.

Soil analysis of representative soil profiles to 1.5m should be provided for each soil identified. The soil analysis should include the following;

- Electrical Conductivity (10cm increment);
- ph (10cm increment);
- Chloride (10cm increment);
- CEC 0-10cm, 20-30cm, 50-60cm, 80-90cm;
- Particle size distribution 0-10cm, 20-30cm, 50-60cm, 80-90cm;
- Exchangeable sodium percentage (sodicity).

7.2 Construction

The report should demonstrate that construction can be practically and safely carried out on the site. The report shall include at least a geological study and a study of the effects of surface drainage, introduced groundwater and sewerage effluent on the stability of the site.

7.3 Erosion Control

Temporary erosion control works such as drains, silt fences, silt traps and diversion of water around disturbed areas should be in place at an early stage of construction.

An erosion control plan must be prepared and should describe the erosion control measures proposed during the construction and operation phases of the development.

The erosion control plan should meet the standards set out in the *Draft Guidelines for Soil Erosion and Sediment Control* (Institute of Engineers, Australian Institute of Agricultural Science).

7.4 Stormwater Management

Council will only consider proposals which have given consideration to stormwater control measures such as retention of natural drainage patterns, retention of vegetation on drainage lines, vegetated drains, flow retardation and porous pavements.

An assessment of the proposed systems of stormwater runoff (including from roads, roofs, driveways, etc.) shall be provided.

7.5 Water Quality

An assessment to demonstrate the long term sustainability of proposed effluent system shall be provided.

Assessment should demonstrate that irrigation of effluent and/or landscaping irrigation onto designed disposal areas will not adversely affect the hydrology of the area. This assessment should include a water balance model operating on a daily time step. If necessary, design a vegetation plan to restore the hydrological balance.

An assessment of the potential for the release of pathogens in treated or untreated effluent should be prepared.

A report highlighting methods of maintaining effluent systems, and the personnel responsible for that maintenance should be prepared.

A report highlighting measures to manage and mitigate impacts on water quality from liquid and solid waste other than sewage effluent should be prepared.

7.6 Salinity

Prepare an assessment of the salinity potential of the site. Where salinity potential is identified, a survey should be undertaken to identify high salinity and shallow water-table areas. In the case of the latter, the assessment should indicate the extent and quality of ground water.

The assessment should demonstrate that increase in deep drainage from the addition of effluent, storm water and landscaping irrigation will not lead to rising saline water-tables either on site or on adjacent lands.

7.7 Vegetation/Fauna and Habitats

Provide details of location and extent of vegetation to be cleared and how this will influence visual amenity and contribute to land degradation. The management plan is also required to show how ecological significant areas of remnant vegetation are protected, also fauna and habitats including mitigation strategies to minimise impacts on the flora, fauna and habitat areas.

7.8 Rehabilitation

A rehabilitation program should be prepared to restore degraded land.

Provide a list of species to be re-established in disturbed areas. Rehabilitation should be representative of original biological community structure and composition.

Topsoil should be stockpiled to assist the revegetation program and measures to prevent erosion losses from the stockpile should be implemented to reduce sedimentation of watercourses. Topsoil must be stockpiled to a maximum of 1.5m to reduce microbial breakdown.

7.9 Noise

Nearby noise sensitive places should be identified. Noise levels generated from the proposal and noise mitigation measures during construction and operation should be identified. The plan should demonstrate consistency with relevant legislation and policies.

7.10 Air

Measures to prevent dust becoming a nuisance should be detailed. Measures to prevent odour nuisance should be detailed.

For proposals that may generate significant odour or air pollution, such as piggeries and industrial activities, the Environmental Management Plan should examine air flow patterns to assist in the assessment of impacts.

Council will have regard for data on air circulation when considering the appropriateness of proposed locations for such activities.

7.11 Water Supply

Details on the method and adequacy of water supply.

7.12 Waste Disposal

Details on the method and adequacy of solid waste disposal.

7.13 Flooding

Analyse inundation problems and proposes solutions acceptable to Council, that do not detrimentally impact upon adjacent landowners, natural water courses or flood levels in the general area.

7.14 Remedial Measures

Detail remedial action to be taken in cases where natural watercourses, land or flood levels are adversely effected by the proposal.

- (8) Council may require an Environmental Impact Statement in conjunction with any proposed use or development within the areas designated for water catchment purposes identified on Overlay Map I1 and I2: Development Constraints. The Environmental Impact Statement will have particular regard for water quality, erosion/sediment control and effluent treatment and disposal issues.
- (9) Council may require applicants to prepare a risk investigation addressing;
 - (a) The extent of potential hazards to environmental integrity, public safety and human life;

- (b) The possible frequency of potential hazards, accidents, abnormal events. Assess possible cumulative impacts if more than one hazard should occur;
 - (c) Measures taken to protect the environment from pollution and damage associated with accidents and abnormal events; and
 - (d) Emergency procedures and contingency plans.
- (10) Where Council considers conflict may occur between the proposed use and nearby existing, or likely future uses, Council may require an area of private land to be maintained as a buffer. The requirement to maintain a buffer may form a condition of approval on a proposal.

PLANNING SCHEME POLICY NO. 4 – PREPARATION OF LANDSCAPE MANAGEMENT PLANS

- (1) This Policy provides guidelines for the preparation of a Landscape Management Plan. The purpose of this Policy is to;
 - maintain a safe, functional and livable environment within the Shire;
 - ensure environmentally significant and sensitive areas within a locality can be retained through efficient landscaping;
 - ensure significant on-site vegetation is retained and protected;
 - ensure that landscaping does not compromise the surrounding localities in terms of scale and composition.

These purposes are supported by means of a management plan, in which relevant issues are addressed. In this case, a Landscape Management Plan is to be prepared.
- (2) Such a Landscape Management Plan must be prepared by a suitably qualified consultant and/or agency, and must include details of the authors' qualifications. Any proposal requiring the submission of a Landscape Management Plan shall conduct works and operations in accordance with the approved Landscape Management Plan.
- (3) A Landscape Management Plan should incorporate the following information;
 - Location and name of existing trees; types of plant species;
 - Soil type and moisture conditions;
 - Location of drainage, sewerage and other underground services and overhead power lines;
 - Details of landscape structure including areas of deep planting;
 - Contours or spot levels if appropriate;
 - Proposed surfaces;
 - Where landscaping is to be carried out above a basement, podium roof or other upper level, the means of drainage;
 - Fence size and material;
 - Schedule of plants;
 - Plan of watering system indicating method by which landscaping will be maintained.
- (4) Such a Landscape Management Plan should also provide remedial measures on screening certain areas such as;
 - refuse areas;
 - untidy, waste disposal areas and the like;
 - areas or places with a clear line of sight into neighbouring living areas.

PLANNING SCHEME POLICY NO. 5 – CONTRIBUTIONS FOR THE PROVISION OF ROAD INFRASTRUCTURE: HATTONVALE SCHOOL

- (1) The purpose of this Policy is to determine an amount of monetary contribution to provide financial assistance by way of Developer Contributions to Road Upgrading, Car Parking and Bus Setdowns for Hatton Vale School.
- (2) This Policy shall apply to all development applications, within the catchment area as defined in the *Laidley Shire Council Planning Scheme - Areas Map A1 and A2: Overall*, for reconfiguring a lot pursuant to the *Integrated Planning Act (1997)*.
- (3) The relocation of the Hatton Vale School from the Warrego Highway to Hannant Road was required in part because of the increase in population in the Hatton Vale, Kensington Grove and Regency Downs localities. This increase in population is the direct result of the Rural Residential development in the vicinity.

The relocation of the school has brought about the requirement to upgrade the road network in the vicinity of the school including the widening and provision of kerb and channel to Hannant Road from Thallon Road to Norman Court, the provision of car parking and bus set down area and as well as speed control devices in Hannant Road.

The cost of upgrading the road network should be funded partially by Queensland Transport for bus setdowns and car parking, the Laidley Shire Council for the existing subdivided lots and the developers for any new subdivisions.

- (4) The amount of contribution by Queensland Transport equates to 50% of the cost to provide car parking and bus set downs. The amount of contribution by the developers shall be determined by the Laidley Shire Council in accordance with this policy and fixed from time to time by the resolution of Council. The Laidley Shire Council will contribute the balance of the outstanding contributions.
- (5)
 - (a) This policy specifies the method or methods adopted by the Laidley Shire Council for determining the amount of contribution to be paid.
 - (b) Specify the works which the Laidley Shire Council determines to be carried out
 - (c) Determine the catchment area for the Hatton Vale School and in fixing this policy the Laidley Shire Council consider the following matters;
 - (i) the estimated cost of construction of the roadworks,
 - (ii) the need for the roadworks; and
 - (iii) the estimated number of allotments to be serviced by the relocation of the school.
- (6) The estimated cost of roadworks, carparking and setdowns is detailed in Table 17 of this Policy.
- (7) Contributions are calculated on a per lot basis and payable prior to the plan of survey being signed and sealed by the Laidley Shire Council.
- (8) A detailed design layout has been prepared by Laidley Shire Council and is included in Table 18 of this Policy, and Plan 95/0032 - sheets 1 and 2, available from Council. Laidley Shire Council will carry out the necessary road upgrading, car parking and set down areas in accordance with the Policy.

- (9) The contribution in dollars per newly created allotment within the catchment area towards the road upgrading, car parking and set downs for Hatton Vale School shall be made and calculated as follows;

$$T = ((A-P+R) / A_1) + E$$

$$C = I / T$$

A = Area of Land Zoned Rural Residential but not Subdivided + Area of Land not Zoned Rural Residential but potentially available

P = 10% Deduction for Parks

R = 25% Deduction for Road Infrastructure

A₁ = Average Lot Size in accordance with Laidley Shire Council Planning Scheme, and Local Laws

E = Existing Subdivided Allotments

T = Total Lot Yield

I = Cost of Infrastructure

C = Contribution Per Allotment (See Table 19 of this Policy)

TABLE 17
ESTIMATE OF COST
HATTONVALE SCHOOL (HANNANT ROAD)
CAR & BUS PARKING

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT \$ c	
	A. PRESCHOOL (7M WIDE)					
1	Conc Kerb	m	110	16.00	1,760	00
	Conc Invert	m	90	20.00	1,800	00
2	Pavement Complete	m ²	620	25.00	15,500	00
3	Concrete footpath 1.2m wide	m	140	50.00	7,000	00
4	Signs etc	Item			1,000	00
					27,060	00
	Engineering and Contingency				2,940	00
					30,000	00
	B. MAIN SCHOOL					
1	Conc Kerb & Channel	m	190	22.00	4,180	00
2	Conc Kerb	m	180	16.00	2,880	00
3	Pavement complete	m ²	1,800	25.00	45,000	00
4	Concrete footpath 1.2m wide	m	480	50.00	24,000	00
5	Signs, machinery etc	Item			1,500	00
6	Landscaping	Item			1,000	00
7	Drainage Connections inverts etc				5,000	00
					83,560	00
	Engineering and Contingency				8,440	00
					92,000	00

TABLE 18**ESTIMATE OF COST****HATTONVALE SCHOOL (HANNANT ROAD)****ROAD WIDENING**

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT \$ c	
	C. THALLON ROAD - LOT 46 Kerb & Channel North Side - 1.5 widening					
1	Conc Kerb and Channel	m	560	22.00	12,320	00
2	Pavement Widening	m ²	840	25.00	21,000	00
3	Signs etc				1,000	00
4	Thallon Road Intersection	Item			2,000	00
					36,320	00
	Engineering and Contingency				3,680	00
					40,000	00
	D. SPEED CONTROL DEVICE (2 Req'd)					
1	Conc Kerb & Channel	m	70	25.00	1,750	00
2	Pavement complete	m ²	385	25.00	9,625	00
3	Concrete Kerb	m	20	16.00	320	00
4	Pavers and Landscaping	Item			1,500	00
5	Linemarking	Item			500	00
					13,695	00
	Engineering and Contingency				1,305	00
					15,000	00

TABLE 19**CATCHMENT HATTON VALE SCHOOL**

Land designated but not subdivided	435 Ha.
Land not designated but potentially available	536 Ha.
Total Area	971 Ha
Less	
10% Parks	97 Ha.
25% Roads	218 Ha.
Total Area for Lots	656 Ha.
Potential Lot Yield	1,093 Lots
Existing Lots	903 Lots
Total Lot Yield	1,996 Lots
Total Cost Road Infrastructure	\$116,000
Cost Per Allotment	\$58.00

PLANNING SCHEME POLICY NO. 6 – STORMWATER CONTRIBUTIONS AT SUBDIVISIONAL APPROVAL STAGE OR AT MAJOR BUILDING APPROVAL STAGE

- (1) The purpose of this Policy is to ensure that adequate stormwater drainage facilities are provided to a standard compatible with the development proposed, by means of constructing or servicing the relevant land with or without augmentation of existing systems.
- (2) Council seeks to provide major stormwater drainage infrastructure for the town at minimal cost to the town's existing ratepayers. It seeks to encourage the orderly development of the town with stormwater drainage being satisfactorily catered for and with an appropriate level of costs being met from developments.
- (3) This policy shall apply to all development applications for Reconfiguring a Lot and major building works pursuant to the *Integrated Planning Act (1997)* and the *Laidley Shire Council Planning Scheme*.
- (4) The specific requirements set out in this policy will be applied by Council when exercising a discretionary power in making an administrative decision in relation to the calculation of the contributions payable in respect of an application made to it for subdivisional approval or for the erection or modification of a building, structure or paved surface.

Part 1

- (5) To achieve the stated intention, Council by resolution from time to time in accordance with the provisions of the *Local Government Act 1993*, may adopt a priority programme specifying specific areas where upgrading of stormwater facilities or the installation of new stormwater facilities are deemed necessary.
- (6) Council will expend upon the work of construction or augmentation all amounts that are paid to it under and in accordance with this policy.
- (7) Each payment made to Council pursuant to this policy will be deposited in its Trust Fund and be held therein until it is expended in accordance with the policy provisions and expenditure of any part of the payment shall be recorded separately and distinctly from expenditure of any part of any other such payment.
 - (a) Where development or subdivision is begin undertaken in a designated stormwater catchment as listed in Table 20 of this Policy, contributions are to be paid at the rate specified in Table 20 towards the cost incurred or to be incurred by Council in providing the appropriate stormwater drainage or works internal, works external or both as the case may be.

Reference should be made to stormwater catchment drainage plans available for perusal at the Council Administration Centre for the locality of designated stormwater contribution catchments.
 - (b) The applicant may, at the applicant's discretion, undertake to carry out the stormwater works internal to the site at the applicant's cost. To satisfy this requirement, the Director of Technical Services may require the giving to Council of security to ensure the applicant complies with the requirement to provide stormwater drainage facilities required by the approved stormwater drainage system internal to the site. Where such security is to be held by Council, it shall be necessary for the applicant to enter into an appropriate agreement with Council to acknowledge the requirements of the performance security.
 - (c) Any stormwater drainage works that are constructed by the applicant, such works shall be required to be maintained for a minimum of twelve (12) months by the applicant.

- (8) Where the Council requires the applicant to pay the cost or a contribution towards the cost of any stormwater drainage works, internal or external or both, provided or to be provided in connection with the development or subdivision of the relevant land, either in whole or in stages, and that requirement is satisfied, and a further application is made which relates to that land (whether by the same or by a different applicant), the Council shall not, in relation to that subsequent application, require the payment of the cost or a contribution towards the cost of any of those works unless;
- (a) the use then to be made of that land will, in the opinion of the Council, create a greater demand on the works than that for which a contribution has already been made; and
 - (b) the amount of any additional cost or contribution does not exceed the cost of satisfying the greater demand.
- (9) The amount payable to Council in accordance with this planning policy is payable;
- (a) where it is proposed to subdivide the relevant land, the payment shall be within 14 days after the date of receipt by the Council of notification by the applicant of the applicant's intention to commence works in connection with the application and prior to commencing the works if there are no works to be commenced prior to Council affixing the Council seal to a Plan of Survey;
 - (b)
 - (i) where it is proposed not to subdivide the relevant land, the payment shall be made within 14 days after the date of the granting by the Council of approval under the *Building Act 1975*; or
 - (ii) where no building work is associated with the relevant land, payment shall be made prior to the commencement of the use.

Part 2 - Schedule of Stormwater Drainage Contributions

- (10) Adoption of Contribution Rate and Calculation of the Contribution relating to the specific land area.
- (11) The contributions applicable for each square metre of surface area of the site shall be fixed by Council by resolution and shall be adjusted at the date of payment by any increase in the percentage by which the Consumer Price Index, Brisbane, for 'All Groups', has increased from the amount shown in Table 20 or the amount as fixed by Council resolution having regard to any future stormwater drainage design estimates or actual cost amounts.
- (12) For the purpose of calculating the amount of the Stormwater Drainage Contribution payable in respect to a subdivision application, the following formula shall be applied providing the subject land is located within a stormwater contribution area as detailed in Map 2.

Stormwater Contribution Payable = (Total area of land to be subdivided) X (Rate per square metre fixed by Council as shown in Table 20)

- (13) For the purpose of calculating the amount of the Stormwater Drainage Contribution payable in respect of an application made to Council for the erection or modification of any building, structure or paved surface, the following formula shall be applied providing the subject land is located within a Stormwater Contribution area as detailed in Map 2.

Stormwater Contribution Payable = (Total Area of Land less the sum of the existing paved area and building area) X (Rate per square metre fixed by Council as shown in Table 20)

MAP 2

LIDLLEY SHIRE STORMWATER CATCHMENT AREAS

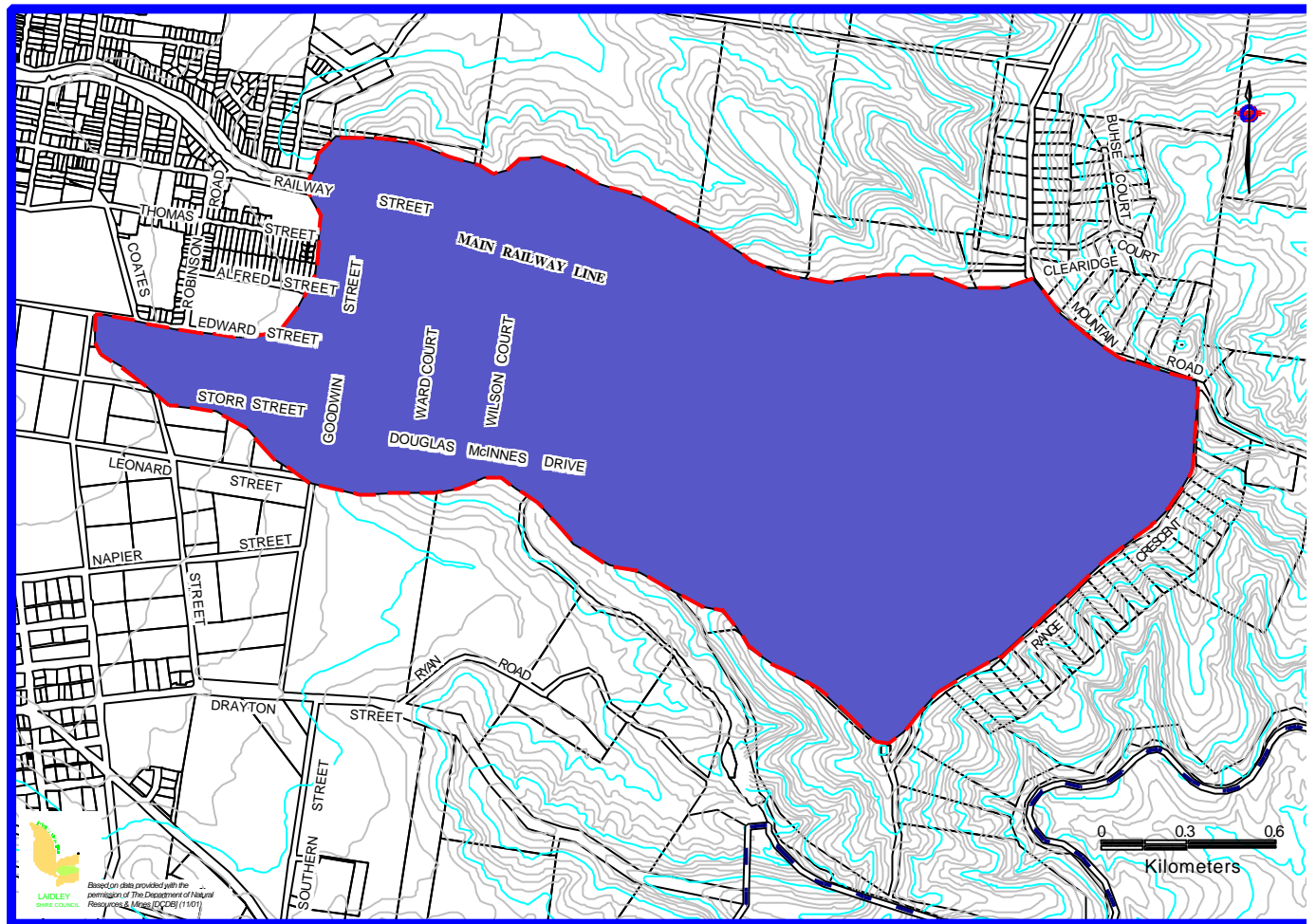


TABLE 20

CATCHMENT NUMBER	ESTIMATE OF COST AS OF NOVEMBER 1996 (\$)	AREA OF CATCHMENT (M²)	RATE / SQUARE METRE (COST IN \$/M²)
A	405,000	420 000	
B			
C			
D			
E			
F			
G			
etc			
etc			
<p><u>Note:</u> The above rates are subject to alteration in accordance with changes to the Consumer Price Index, Brisbane.</p> <p>Reference should be made to stormwater catchment drainage plans available for perusal at the Council Administration Office, Spicer Street, Laidley</p>			

PLANNING SCHEME POLICY NO. 7 – CONTRIBUTIONS FOR PARKS AND RECREATION

- (1) The purpose of this Policy is to ensure areas of land are provided for parks and recreation, and the amount of monetary contributions to be provided in lieu of allocated land for parks and recreation is determined.
- (2) This policy applies to all development applications relating to reconfiguring a lot pursuant to the *Integrated Planning Act (1997)* and the Laidley Shire Council Planning Scheme.
- (3) The provision be made for public garden and recreation space of ten per centum (10%) of the total area of the subject land, in addition to and apart from the area of any road or easement within the area of the subject land; such provision to be of fair average land; or where the Council considers that an area of the land to be subdivided need not be provided for use as public garden or recreation space the applicant is required to pay the sum of \$500 for each allotment in the plan of subdivision.

PLANNING SCHEME POLICY NO.8 – CONTRIBUTIONS FOR THE RURAL FIRES BOARD

- (1) The purpose of this Policy is to determine an amount of monetary contribution to provide financial assistance by way of Developer Contributions to the Rural Fires Board for the Fire Protection of the Rural Dwellers.
- (2) Council may require a contribution of \$50 per additional lot for subdivisions with a yield less than five (5) lots and a contribution of \$50 per lot if the yield is five (5) lots or greater.

PLANNING SCHEME POLICY NO. 9 – CONTRIBUTIONS FOR WATER AND SEWERAGE HEADWORKS

- (1) The purpose of this Policy is to ensure that financial assistance is provided to Council by way of Developer contributions from applicants towards the cost of future infrastructure works for reticulated water supply and sewerage services.
- (2) Water supply headworks comprise the following;
 - (a) provision of the source of raw water supply including storage dams or underground boreholes and provision of intake structures, pumps, balance tanks and mains to deliver the raw water to the treatment plant;
 - (b) construction of treatment plants and clear water storage reservoirs including mechanical equipment and chemical equipment;
 - (c) construction of pumping stations and trunk mains to transport the treated water to distribution storage reservoirs or elevated tanks;
 - (d) construction of distribution reservoirs, storage reservoirs and elevated tanks;
 - (e) construction of tank delivery mains (generally 200mm dia. and larger with some exceptions) to transport the water from distribution or storage reservoirs to each district's reticulation system, or for the general benefit of the water supply scheme.
- (3) Sewerage headworks comprise the following;
 - (a) construction of water pollution control works and treated water disposal works and facilities, including mechanical equipment and chemical equipment;
 - (b) construction of pumping stations and pressure (rising) mains to transport the raw sewage to the water pollution control works;
 - (c) construction of trunk sewers (generally 225mm dia) to transport the raw sewage between pumping stations, or for the general benefit of the overall sewerage scheme.
- (4) **SEWERAGE HEADWORKS CONTRIBUTIONS**
 - (a) Council may require, as a condition of a development approval, a contribution, per equivalent tenement (ET), towards sewerage headworks. The amount of headworks contribution is \$1200 per ET.

WATER SUPPLY HEADWORKS CONTRIBUTIONS

- (b) Council may require, as a condition of a development approval, a contribution, per equivalent tenement (ET), towards water supply headworks. The amount of headworks contribution is determined by Map 1 and Table 15.

MAP 1

LIDLLEY SHIRE HEADWORKS AREA WATER SUPPLY & SEWERAGE

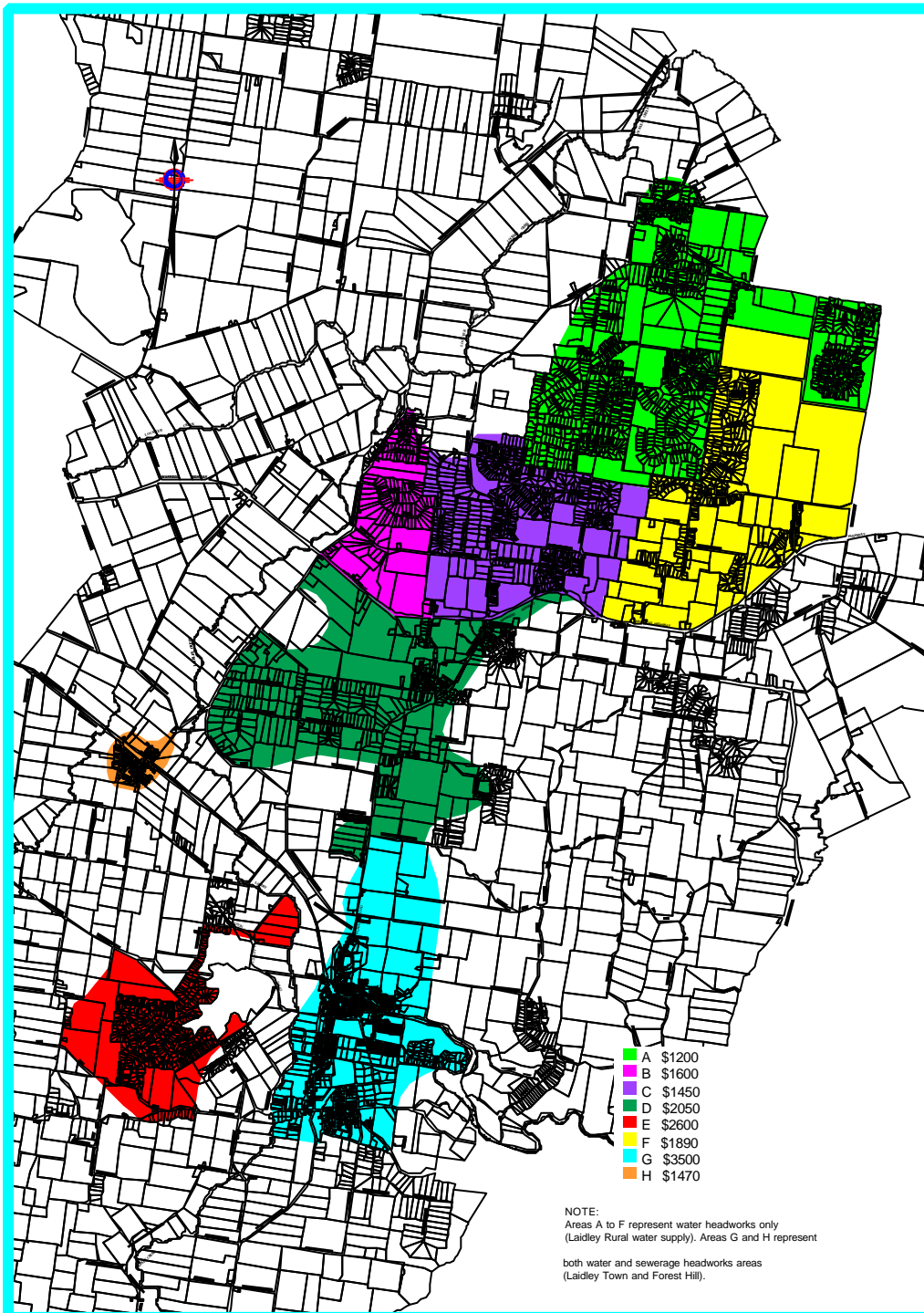


TABLE 15**SPECIFIC REQUIREMENTS
WATER HEADWORKS CONTRIBUTIONS**

Area	Cost per Equivalent Tenement * (\$)	Cost per Equivalent Person * (\$)
A – Glenore Grove east to Laidley-Esk Shire boundary	\$1200	\$428.54
B – Glenore Grove west to Laidley-Gatton Shire boundary	\$1600	\$578.20
C – Glenore Grove to Laidley Town – North of Warrego Highway	\$1450	\$522.49
D – Glenore Grove to Laidley Town – South of Warrego Highway	\$2050	\$744.60
E – West Laidley Region	\$2600	\$932.14
F – QM Properties Region	\$1890	\$675.00
G – Laidley Town	\$3500	\$1283.85
H – Forest Hill Town	\$1470	\$525.02

* An equivalent tenement means a service demand on the average occupancy of a dwelling house in a Residential Area, or in a Rural Residential Area supplied by a constant flow scheme, which for the purposes of this Policy is taken as 2.8 persons per dwelling.

References

John Wilson & Partners (Queensland) Pty Ltd. 1992, *Planning Policy Report – Water Supply and Sewerage Headworks Contributions, Water Supply and Sewerage Works External Contributions*, John Wilson & Partners (Queensland) Pty Ltd., Spring Hill.

PLANNING SCHEME POLICY NO. 10 – CONTRIBUTIONS OF MONEY IN LIEU OF ONSITE CARPARKING

- (1) The purpose of this Policy is to determine an amount of monetary contribution to be provided in lieu of allocated carparking spaces.
- (2) This Policy applies to any development on a site included in the urban areas of Laidley and Forest Hill as shown on *Areas Map B: Towns & Villages* and where Council agrees or requires the contribution to be made.
- (3) Council requires a contribution of **Fourteen Hundred Dollars (\$1400)** per carparking space in lieu of the provision of off-street carparking. Refer to Table 16.

TABLE 16

**ESTIMATE OF COST
CAR PARKING - CONTRIBUTIONS**

Example Car Park:

Area = 4200m²
No. of car spaces = 150

Therefore, the Area per car space = 28m²

ITEM NO	DESCRIPTION	AMOUNT	
	Kerb and Channel 6m X \$20	\$120	00
	Bitumen Surfaced Pavement 28m ² X \$25	\$700	00
	Kerbs & Traffic Islands	\$60	00
	Lighting & Landscaping	\$120	00
	Drainage	\$50	00
		\$1050	00
	Land Value	\$350	00
	Cost Per Car Space	\$1400	00

PLANNING SCHEME POLICY NO. 11 – CONTRIBUTIONS FOR RURAL EXCISIONS

- (1) The purpose of this Policy is to determine the amount of monetary road contribution for a rural subdivision, that is, a subdivision in the *Rural Upland, Rural Landscape and Rural Agricultural Land Areas*.
- (2) Council requires the following Road Contributions depending on the existing road frontage;
 - (a) 5.6 metre or above bitumen standard \$1,000 per additional lot.
 - (b) 3.8 metre bitumen standard \$1250 per additional lot.
 - (c) Gravel standard \$2,000 per additional lot.
 - (d) Formed Road \$2,500 per additional lot.

PLANNING SCHEME POLICY NO. 12 – MONETARY FRONTAGE ROAD CONTRIBUTIONS FOR MINOR SUBDIVISION

- (1) The purpose of this Policy is to determine the amount of monetary frontage road contributions for minor subdivisions.
- (2) This Policy shall apply to all Reconfiguring a lot development approvals, except those in *Rural Upland*, *Rural Landscape* and *Rural Agricultural Land Areas*, where the lot yield is less than three allotments.
- (3) It is Council's Policy to require a reasonable and relevant roadworks contribution to be paid by the subdivider at the time the Plan of Survey is endorsed by the Council. A frontage road for the purpose of this Policy is a road directly fronting the subdivision and or a road leading directly to the subdivision.
- (4) The contributions shall be determined in accordance with the following;

(a) **In Rural Residential Areas:**

A contribution payable, prior to endorsing the Plan of Survey, for the provision of kerb and channel (including preparation and backfilling) to the full frontage of the subject land. The work is to be undertaken within 6 months of the erection of a dwelling on the newly created block. Council is to provide bitumen sealed road and the proposed kerb and channel at Council's cost, at the same time as it provides the kerb and channel at the applicants' cost.

(b) **In all other Areas:**

A contribution for the provision of kerb and channel (including preparations and backfilling) for the full frontage of the subject land. The contribution shall be equal to the full cost of construction.