Banana Shire Council

Planning Policy

Local Planning Policy

No. 2 - Water & Sewer Headworks Contributions

1 Purpose

1.1 This policy has been prepared to identify water supply and sewerage headworks contributions and works external and works internal costs to be paid in respect of development applications for each of Council's water supply and sewerage schemes.

1.2 This Policy enables Council to require payment of capital contributions towards, or reimbursement of, the cost of construction and augmentation of water supply headworks, water supply works external, sewerage headworks, sewerage works external, as hereinafter defined, and to require payment of the cost of, or the construction by, the applicant of water supply works internal and sewerage works internal, in those circumstances.

1.3 The provisions of this Policy shall apply to applications for Material Change of Use which are Code or Impact assessable, and to applications for Reconfiguring a lot which are Code or Impact assessable.

1.4 The methods adopted by Council for determining the amount of any contribution are detailed in Clause 2.1.1 to Clause 2.1.4 of this Policy and apply to every application as detailed in Clause 1.3 above, unless the Council in its discretion shall consider that by reason of the size, shape, location or topography of the said land or of the proposed new allotments or by reason of any prior works or contributions that such conditions or any one or more of them should not be imposed.

1.5 Those works, structures and equipment which the Council determines to be water supply headworks or sewerage headworks, are as detailed in the Appendices to the Policy.

1.6 The levels of service and design criteria for the water supply and sewerage systems are as detailed in the Appendices to the Policy.

2 Implementation

2.1 Methods adopted for determining the amount of any contribution to be paid to the Council

2.1.1 Contributions Generally

Where the Council is prepared to make available water supply and/or sewerage to the relevant land, the applicant shall pay to the Council:

(i) a contribution towards the cost of water supply and/or sewerage headworks where the amount of such contribution shall be determined in accordance with the requirements of Clause 2.1.2 of this Policy;

(ii) the cost or a contribution towards the cost of water supply and/or sewerage works external where the amount of such cost shall be determined in accordance with the requirements of Clause 2.1.3 of this Policy;

and (iii) the cost of water supply and/or sewerage works internal where the amount of such cost shall be determined in accordance with the requirements of Clause 2.1.4 of this Policy.

2.1.2 Headworks.

Headworks contributions shall be determined in accordance with the following:

(i) **Development applications for a Material Change of Use or Reconfiguring a Lot which are Impact assessable.**

For all applications, headworks contributions payable by the applicant shall be calculated as specified hereinafter, and the applicant shall be required to lodge and maintain with Council a security approved by Council for this amount.

A. Water Supply Component (Area Method)

The water supply component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{rw} = A \times T_{aw} \times C_w$$

where H_{rw} = Water Supply Headworks Contribution required.

A = The area in hectares of land, the subject of the application.

T_{aw} = The increase in assessed equivalent tenements per gross hectare which would result from approval of the application, over and above the assessed equivalent tenements approved for the present zoning.

The assessed equivalent tenements per gross hectare shall be determined by Council in accordance with Appendix 2 of this Policy.

C_W = The water supply headworks contribution payable per an equivalent tenement in Tables 1(a) and 1(b) of the relevant appendix.

B. Sewerage component (Area Method)

The sewerage component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{rs} = A \times T_{as} \times C_S$$

where H_{rs} = Sewerage Headworks Contribution required.

A = The area in hectares of land, the subject of the application.

T_{as} = The increase in assessed equivalent tenements per gross hectare which would result from approval of the application, over and above the assessed equivalent tenements approved for the present zoning.

The assessed equivalent tenements per gross hectare shall be determined by Council in accordance with Appendix 3 of this Policy.

C_S = The sewerage headworks contribution payable per an equivalent tenement in Tables 2(a) and 2(b) of the relevant appendix.

(ii) **Development applications for a Material Change of Use which is Code assessable.**

For every application for a Material Change of Use which is Code assessable, or for Reconfiguring a Lot which is Code assessable the headworks contribution shall be calculated as specified hereinafter.

A. Water Supply component (Equivalent Tenement or Water Allocation Method)

The water supply component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{cw} = T_w \times C_w$$

where H_{cw} = Water Supply Headworks Contributions required.

T_w = The increased assessed equivalent tenements which would result from approval of the application, over and above the number previously approved for the development area under consideration immediately prior to the time of application.

The number of equivalent tenements for the development application under consideration shall be assessed by Council in accordance with Appendix 4 of this Policy.

C_w = The water supply headworks contributions payable per an equivalent tenement as detailed in Tables 1(a) and 1(b) of the relevant appendix.

B. Sewerage component (Equivalent Tenement or Water Allocation Method)

The sewerage component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{cs} = T_s \times C_s$$

where H_{cs} = Sewerage Headworks Contributions required.

T_s = The increased assessed equivalent tenements which would result from approval of the application, over and above the number previously approved for the development area under consideration immediately prior to the time of application.

The number of equivalent tenements for the development application under consideration shall be

assessed by Council in accordance with Appendix 5 of this Policy.

C_S = The sewerage headworks contributions payable per an equivalent tenement as detailed in Tables 2(a) and 2(b) of the relevant appendix.

(iv) **Development applications for Reconfiguring a Lot which is Code assessable.**

For all Code assessable applications for Reconfiguring a Lot, and an additional number of lots are created, the headworks contribution shall be calculated as specified hereinafter.

A. Water supply component

The water supply component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{SW} = T_W \times C_W$$

where H_{SW} = Water Supply Headworks Contributions required.

T_W = The increased assessed equivalent tenements which would result from approval of the application, over and above the number previously approved for the development area under consideration immediately prior to the time of application.

The number of equivalent tenements for the development application under consideration shall be assessed by Council in accordance with Appendix 4 of this Policy.

C_W = The water supply headworks contributions payable per an equivalent tenement as detailed in Tables 1(a) and 1(b) of the relevant appendix.

B. Sewerage component

The sewerage component of the headworks contribution shall be calculated in accordance with the following formula:

$$H_{SS} = T_S \times C_S$$

where H_{SS} = Sewerage Headworks Contributions required at Subdivision.

T_S = The increased assessed equivalent tenements which would result from approval of the application, over and above the number previously approved for the development area under consideration immediately prior to the time of application.

The number of equivalent tenements for the development application under consideration shall be assessed by Council in accordance with Appendix 5 of this Policy.

C_S = The sewerage headworks contributions payable per an equivalent tenement as detailed in Tables 2(a) and 2(b) of the relevant appendix.

2.1.3 Works External.

Where the Council requires an applicant to pay the cost or to contribute towards the cost of works external, then the Council shall specify the exact extent of such works, and determine an amount of contribution which shall be reasonable in the opinion of the Council having regard to the reasonably foreseeable extent of usage of the works concerned that would result from approval of the applicant's development.

The water supply works external contribution shall be equal to that portion of the cost, estimated by the Council of the specified works external which, in the opinion of the Council, is attributable to works required for the purpose of connecting the applicant's development to the Council's water supply headworks.

The sewerage works external contribution shall be equal to that portion of the cost, estimated by the Council of the specified works external which, in the opinion of the Council, is attributable to works required for the purpose of connecting the applicant's development to the Council's sewerage headworks.

2.1.4 Works Internal

The applicant may, at the applicants absolute discretion, either:

(a) undertake to carry out the works internal at the applicant's cost to the satisfaction of Council in accordance with Council specifications, and Council may require the giving to it of security to ensure the performance of the works by the applicant; or

(b) engage Council to carry out the works internal at the applicant's cost in accordance with Council specifications.

All design, materials supplied and work performed by the applicant pursuant to this Policy shall be to the satisfaction of the Director of Engineering Services and shall comply with the provisions of all relevant statutes, Statutory Regulations and By-Laws and any conditions of approval of the application.

2.2 Specification of the works, structures and equipment which council determines to be water supply headworks, or sewerage headworks, as the case may be

Council specifications of the works, structures and equipment determined to be water supply headworks, or sewerage headworks are as detailed in Appendices 6-12.

LIST OF APPENDICES

APPENDICES

APPENDIX 1

LEVELS OF SERVICE AND DESIGN CRITERIA

1. Water Supply

Reliability	= greater than 98%
Annual Allocation (overall system)	= 1ML/ET/yr
	= 600KL/ET/yr at meter plus 400KL/ET/yr for parks, fire, main bursts etc.
Day (D)	= 20 hours
Maximum Day (MD)	= 5500L/ET/D
Maximum Hour (MH)	= 1/12 x MD
Fire Hydrant minimum flow	= 10L/sec
Fire Hydrant minimum duration	= 2hr
Fire Hydrant minimum pressure	= 12m
Reticulation mains minimum diameter	= 100mm ID
Reticulation mains minimum pressure	= 22m head
Reservoir storage	= 1 x MD

2. Sewerage Systems

Reliability	= greater than 98%
Average Dry Weather Flow (ADWF)	= 700L/ET/D
BOD_5	= 170g/ET/D
NFR	= 170g/ET/D
NH_3	= 21.7g/ET/D

Treated Effluent Discharge:

BOD_5	= less than 20mg/L
NFR	= less than 30mg/L
DO	= greater than 2mg/L
pH	= within range 6.5 - 8.5
U_2 (free)	= within range 0.3 - 0.7 mg/L
N	= n.a. but target less than 4 mg/L
P	= n.a. but target less than 1 mg/L
E.coli	= less than 1000/100mL

APPENDIX 2

EQUIVALENT TENEMENT WATER SUPPLY DEMAND RATIOS

For Use in the Formula in Clause 2.1.2 (i) of the Policy.

Item	Town Planning Zone	Minimum Equivalent Tenements per Gross Hectare (E.T./Ha.)
1	Rural	0
2	Special Industrial	7.5
3	Open Space	0
4	Town Zone – Commercial Precinct	7.5
5	Town Zone – Residential Precinct	6
6	Town Zone – Residential Accommodation Precinct	6
7	Town Zone – Industrial Precinct	7.5
8	Town Zone – Tourism Precinct	7.5
9	Town Zone – Highway Accommodation Precinct	7.5
10	Town Zone – Community Precinct	7.5
11	Town Zone – Recreation Precinct	0
12	Town Zone – Rural Residential Precinct	1.5
13	Village Zone – all Areas	6

APPENDIX 3

EQUIVALENT TENEMENT SEWERAGE DEMAND RATIOS

For Use in the Formula in Clause 2.1.2 (i) of the Policy.

Item	Town Planning Zone	Minimum Equivalent Tenements per Gross Hectare (E.T./Ha.)
1	Rural	0
2	Special Industrial	7.5
3	Open Space	15
4	Town Zone – Commercial Precinct	15
5	Town Zone – Residential Precinct	6
6	Town Zone – Residential Accommodation Precinct	6
7	Town Zone – Industrial Precinct	15
8	Town Zone – Tourism Precinct	15
9	Town Zone – Highway Accommodation Precinct	15
10	Town Zone – Community Precinct	15
11	Town Zone – Recreation Precinct	15
12	Town Zone – Rural Residential Precinct	1
13	Village Zone – all Areas	6

APPENDIX 4

EQUIVALENT DEMAND WATER SUPPLY RATIOS

For Use in the Formula in Clause 2.1.2 (iii) and Clause 2.1.2 (iv) of the Policy.

Typical Development	Unit of Development	Minimum Equivalent Tenements per Unit of Development
House	Lot	1.0
Multiple dwelling	1 Bedroom	0.4
	2 Bedroom	0.5
	3 Bedroom	0.75
Accommodation building	Accommodation Unit	0.5
Caravan Park	Caravan Site	0.5
	Camping Site	0.4
Service Station	Lot	2.0
Nursing home	Bed	0.5
Other Industrial/Commercial	to be assessed	

APPENDIX 5

EQUIVALENT DEMAND SEWERAGE RATIOS

For Use in the Formula in Clause 2.1.2 (iii) and Clause 2.1.2 (iv) of the Policy.

Typical Development	Unit of Development	Minimum Equivalent Tenements per Unit of Development
House	Lot	1.0
Multiple dwelling	1 Bedroom	0.4
	2 Bedroom	0.5
	3 Bedroom	0.75
Accommodation building	Accommodation Unit	0.5
Caravan Park	Caravan Site	0.5
	Camping Site	0.4
Service Station	Lot	2.0
Nursing home	Bed	0.5
Other Industrial/Commercial	to be assessed	

APPENDIX 6

BANANA SHIRE COUNCIL

BARALABA WATER SUPPLY AND SEWERAGE SCHEMES

For the purposes of this policy, Council specifies that:

(i) Baralaba Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-486.

(ii) Baralaba Sewerage Headworks are those works listed in Tables 2(a) and 2(b) of this Appendix. The location of such works being shown on Drawing No. 8-485.

TABLE 1 (a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)	
	As/To Elevated Storage	As/To Ground Level Storage
1. Pumps (2) at Dawson River Capacity (each) 12.5 L/sec @ 43m Head.	542	938
2. Rising main from pumps to elevated storage reservoir consisting of 1726m of 150mm dia. main.	542	938
3. Reinforced concrete elevated storage reservoir, capacity 0.45 ML (Effective storage 0.15 ML)	533	110

TABLE 1 (b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Increase the capacity of the pumps at the Dawson River to 24.6 L/sec.	$64000	533
2. Construct new standpipe adjacent to, and similar to, the existing standpipe.	$323000	533

TOTAL	$387000
Less amount at hand	$4359
	$382641

Additional Equivalent Population catered for = 533

Additional Equivalent Tenements catered for = $\frac{533}{3.8}$ = 140

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$382641}{140}$ = **$2733**

APPENDIX 7

BANANA SHIRE COUNCIL
BILOELA WATER SUPPLY AND SEWERAGE SCHEMES

For the purposes of this policy, Council specifies that:

(i) Biloela Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-487.

(ii) Biloela Sewerage Headworks are those works listed in Tables 2(a) and 2(b) of this Appendix. The location of such works being shown on Drawing No. 8-488.

TABLE 1 (a)
WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)
1. Water Treatment Plant, Lot 1 RP617429 P/Prairie. Capacity 100 L/sec, including raw water pumps and rising main to plant.	8000
2. 7 sub artesian bores, Annual allocation 987 ML, capacity 58 L/sec.	4670
3. Rising Mains.	8000
(a) 300mm dia. from water treatment plant to ground level storage on R243 in Biloela.	
(b) 250 mm and 200mm dia. bores to ground level storage on R243 in Biloela.	4670
4. Reinforced concrete elevated storage reservoirs on R243 in Biloela.	
(a) 9 ML	10000
(b) 1.5 ML	1667
5. Reinforced concrete elevated storage reservoirs.	
(a) 1.36 ML on R243, Biloela	3400
(b) 1.95 ML on Lot 200 RP615305, P/Prairie	5780
6. High lift pumps on R243, Biloela and rising mains to the elevated storage reservoirs in (5) above.	
(a) 94 L/sec	3400
(b) 150 L/sec	5780

TABLE 1 (b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)	Total Capacity Exist & Proposed (E.P.)
1. Augmentation of Treatment Plant, Pumps and Rising Main to provide additional 27 L/sec.	$796000	2130	14800
2. 200mm dia. rising main from Treatment Plant to new reservoirs located in Lot 14 RP887945, P/Prairie.	$890000	1530	14800
3. 2.8 ML Reinforced Concrete Ground Level Storage Reservoir.	$783000	3130	14800
4. 27m high, Reinforced Concrete Elevated Storage Reservoir, min service capacity 1.0 ML.	$822000	5617	14800
5. High Lift Pumps, capacity 117 L/sec, pumphouse and rising main to service elevated reservoir from ground level reservoir.	$392000	5617	14800
6. Three 250mm dia. trunk mains, total length 2500m.	$326000	7600	14800

TOTAL	$4009000
Less amount on hand (July 1987)	$ 526165
	$3482835

Additional Equivalent Population catered for:

= Total capacity of Augmented Scheme - Current population
= 14800 - 6800
= 8000

Additional Equivalent Tenements catered for = $\frac{8000}{3.8}$ = 2105

(230 rezoned before 1/9/85)
(1875 rezoned after 1/9/85)

Water Supply Headworks contribution payable per equivalent tenements (C_W)

$$= \frac{\$3482835 - (230 \times 1723)}{1875}$$

= $1646 Resultant value less than pre 1/9/85 rezoned allotments hence same value for pre & post 1/9/85 must be calculated.

$$C_W = \frac{3482835}{2105} = \textbf{\$1654}$$

TABLE 2 (a)

BILOELA SEWERAGE SCHEME

Existing Headworks

Component			Capacity (E.P.)
1. Sewage Treatment Plant			8000
2. Sewerage Pumpwells:			
No.1 Netley St	- 2.5 L/sec		200
No.2 Dee St		- 2.3 L/sec	184
No.3 Raedon St	- 3.7 L/sec		296
No.4 Dawson Hwy (RP 14693)	- 3.0 L/sec		240
No.5 Lawrence St	- 15.0 L/sec		1200
No.6 Archer St	- 15.0 L/sec		1200
No.7 Dawson Hwy (Pioneer Est)	- 35 L/sec		2800
No.8 Harris St	- 3.0 L/sec		240
No.9 Raedon St	- 9.5 L/sec		760
No.10Magavallis Sports Reserve	- 10 L/sec		800
No.11Drive In Subdiv (Por 104)	- 5 L/sec		400
No.12Hills Subdiv (Por 104)	- 12.5 L/sec		1000
3. Trunk Mains:			
300 mm dia	- length 1367m	- 43 L/sec	4127
375 mm dia	- length 931 m	- 70 /sec	6178
2/2450 mm dia	- length 875m	- 98 L/sec	18810
300 mm dia	- length 864m	- 44 L/sec	3520
300 mm dia	- length 648m	- 100 L/sec	8000

TABLE 2 (b)

SEWERAGE SCHEME
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Sewage Treatment Plant Augment Existing Plant.	$1085000	7000
2. Pumpwell (22.3 L/sec @ 43m Head). Cnr Valley View Drive and Dawson Hwy.	$43000	1785
3. Rising Main 200mm dia from Pumpwells in (3) and (5) to Murchison St/Rainbow St intersection via Buckland St.	$107000	4620
4. Pumpwell (35.5 L/sec @ 43m Head) Cnr Valley View Drive and Dawson Hwy.	$43000	2835
5. 225mm dia Gravity main draining into pumpwell in (3) above, approx. 1210m in length generally parallel to Washpool Gully.	$111000	1785
6. 300mm dia Gravity main draining into pumpwell in (5) above, approx. 2500m in length generally parallel to Washpool Gully.	$241000	2835
TOTAL	$1630000	
Less amount on hand	$ 81205	
	$1548795	7000

Additional Equivalent Population catered for = 7000

Additional Equivalent Tenements catered for = $\frac{7000}{3.5}$ = 2000

(230 rezoned before 1/9/85)
(1780 rezoned after 1/9/85)

Sewerage Headworks contribution payable per equivalent tenements (C_S)

$$= \frac{\$1548795 - (220 \times 756)}{1780} = \mathbf{\$777}$$

APPENDIX 8

BANANA SHIRE COUNCIL

GOOVIGEN WATER SUPPLY SCHEME

For the purposes of this policy, Council specifies that:

Goovigen Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-489.

TABLE 1(a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)	
	As/To Elevated Storage	As/To Ground Level Storage
1. Two bores and pump on Eastern bank of Callide Creek adjacent to Goovigen Connection Road. Duty 5.75 L/sec, Standby 2.5 L/sec.	286	575
2. 75 mm dia rising main from bore to elevated reservoir.	286	575
3. 0.045 ML Fibreglass tank reservoir mounted on steel stand, adjacent to intersection of Goovigen Connection and Biloela Duaringa Road.	167	42

TABLE 1(b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Provide 0.35 ML Ground Level Storage reservoir adjacent to existing reservoir.	$85000	558
2. Provide pumphouse, high lift pumps, pipework, switchboard adjacent to existing reservoir.	$59000	558
TOTAL	$144000	
Less amount on hand	$ 530	
	$143470	

Additional Equivalent Population catered for = 558

Additional Equivalent Tenements catered for = $\frac{558}{3.8}$ = 147

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$143470}{147}$ = **$976**

APPENDIX 9

BANANA SHIRE COUNCIL

MOURA WATER SUPPLY AND SEWERAGE SCHEMES

For the purposes of this policy, Council specifies that:

(i) Moura Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-491.

(ii) Moura Sewerage Headworks are those works listed in Tables 2(a) and 2(b) of this Appendix. The location of such works being shown on Drawing No. 8-490.

Table 1 (a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)
1. Raw water pumps (duty and standby) at Dawson River. 225mm dia main from pumps to Treatment Plant on R 120 Moura and Water Treatment Plant. Capacity of each 68 L/sec.	7200
2. (a) 0.9 ML reinforced concrete ground level storage reservoir adjacent to Treatment Plant.	885
(b) 0.12 ML ground level storage beneath the Treatment Plant.	118
3. High lift pumps to elevated storage reservoirs (duty and standby). Capacity 108 L/sec.	5456
4. Two Reinforced concrete elevated storage reservoirs	
(a) 0.51 ML on R 69 Moura (effective capacity of 0.17 ML)	118
(b) 1.02 ML on R122 Moura (effective capacity of 0.49 ML)	1976
5. Rising Main to standpipe, via various routes through the reticulation system.	2094

TABLE 1 (b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Installation of additional river pumps (duty and standby) with capacity 34 L/sec including mounting platform, switchboard and C.I. pipework.	$145000	3600
2. Installation of 200mm dia. rising main from river pumps to Treatment Plant.	$413000	3600
3. Increase Treatment Plant capacity by 34 L/sec.	$775000	3600
4. Construct new 3.7 ML reinforced concrete ground level storage reservoir adjacent to Treatment Plant.	$644000	3600
5. Install 2600m of 300mm dia rising main to new elevated storage reservoir.	$251000	3600
6. Construct 2 ML reinforced concrete elevated storage reservoir in the vacant land to the SE of Herzog St.	$485000	3600
7. Install additional high lift pumps to elevated storage reservoirs to increase the capacity by 65 L/sec.	$79000	3600
TOTAL	$2792000	3600

Additional Equivalent Population catered for = 3600

Additional Equivalent Tenements catered for = $\frac{3600}{3.8}$ = 947

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$2792000}{947}$

= **$2948**

TABLE 2 (a)

SEWERAGE
Existing Headworks

Component			Capacity (E.P.)
1. Sewage Treatment Plant			2500
2. Sewerage Pumpwell: (a) Nobbs St	-	15.2 L/sec	608
3. 1390m of 225mm dia Gravity Trunk main from Nobbs St to Treatment Plant.			2500

TABLE 2 (b)
SEWERAGE
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Upgrade Sewage Treatment Plant.	$542000	2800
2. Pumpwell adjacent to existing pumpwell capacity 29.2 L/sec.	$40000	2800
3. 150mm dia rising main from pumpwell for 272m towards Dawson Hwy.	$16000	2800
4. 300mm dia gravity main from end of rising main in (3) above to Treatment Plant - 1390m long.	$134000	2800
TOTAL	$1630000	

Additional Equivalent Population catered for = 2800

Additional Equivalent Tenements catered for = $\frac{2800}{3.5}$ = 800

Sewerage Headworks contribution payable per equivalent tenements (C_S)

= $\frac{\$732000}{800}$

= **$915**

APPENDIX 10

BANANA SHIRE COUNCIL

THANGOOL WATER SUPPLY SCHEME

TABLE 1(a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)	
	As/To Elevated Storage	As/To Ground Level Storage
1. Bore and pump in School Reserve 158. capacity 5 L/sec.	830	444
2. Bore and pump in Portion 25, Scoria. Capacity 7.5 L/sec.	919	667
3. Rising main from bore in Portion 25, Scoria to reservoirs in Reserve 269 Portion 286, Prairie. Pipeline diameters: (a) 150mm fro bore in Portion 25, Scoria to bore in School reserve 158. (b) 100mm from bore in School Reserve 158 to SE corner of Lot 16 RP 15577, Prairie. (c) 150mm from SE corner of Lot 16 RP 15577, Prairie to reservoirs.	919	667
4. Two reservoirs with total capacity 0.16 ML, and a third reservoir with 0.25 ML capacity. All reservoirs are situated in Reserve 269 in Portion 286, Prairie.	2590	448

TABLE 1(b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Construct a 0.41 ML reinforced concrete reservoir adjacent to the existing reservoir.	$144000	448
TOTAL	$144000	
Less amount on hand	$ 38093	
	$105907	

Additional Equivalent Population catered for = 448

Additional Equivalent Tenements catered for = $\frac{448}{3.8}$ = 118

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$105907}{118}$

= **$897**

APPENDIX 11

BANANA SHIRE COUNCIL

THEODORE WATER SUPPLY AND SEWERAGE SCHEMES

For the purposes of this policy, Council specifies that:

(i) Theodore Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-546.

(ii) Theodore Sewerage Headworks are those works listed in Tables 2(a) and 2(b) of this Appendix. The location of such works being shown on Drawing No. 8-493.

TABLE 1(a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)
1. Raw water pumps (duty and standby) at Dawson River. 200mm dia main from pumps to Treatment Plant on Lot 3 RP614821, Town of Theodore. Pumps capacity of each 23.4 L/sec.	1300
2. Water Treatment Plant, capacity 27 L/sec.	1500
3. 1.0 ML Reinforced concrete ground level storage reservoir adjacent to Treatment Plant.	560
4. High lift pumps to elevated storage reservoir (duty and standby). Capacity 40 L/sec.	1000
5. 0.23 ML Reinforced concrete Elevated Storage Reservoir located on Lot 286 USL36830 Town of Theodore.	270
6. 250mm dia rising main from Treatment Plant to Elevated Storage Reservoir.	1000

TABLE 1 (b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)	Total Capacity Existing & Proposed (E.P.)
1. Construct new 1.0 ML Reinforced concrete Ground Level Storage Reservoir adjacent to Treatment Plant.	$214000	440	1000
2. Upgrade pumping capacity of high lift pumps to 50 L/sec, and install standby alternator.	$65000	730	1000

TOTAL $279000

Additional Equivalent Population catered for = 1000 - 440 = 560

Additional Equivalent Tenements catered for = $\frac{560}{3.8}$ = 147

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$279000}{147}$

= **$1898**

TABLE 2(a)

SEWERAGE
Existing Headworks

Component			Capacity (E.P.)
1. Sewage Treatment Plant			700
2. Sewerage Pumpwells:			
No.1 Nobbs St	-	6.8 L/sec	273
No.2 6th Avenue	-	6.8 L/sec	273
No.3 11th Avenue	-	12.1 L/sec	485
3. 150mm dia Rising Main - 600m long from pumpwell No.3 to Treatment Plant.			700

TABLE 2 (b)
SEWERAGE
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Sewage Treatment Plant adjacent to existing plant.	$321000	1500
2. Pumpwell in Lot 279 or 268 P/Walloon.	$40000	1500
3. 150mm dia rising main from Pumpwells to Treatment Plant, approx. 700m long.	$46000	1500

TOTAL $407000

Additional Equivalent Population catered for = 1500

Additional Equivalent Tenements catered for = $\frac{1500}{3.5}$ = 429

Sewerage Headworks contribution payable per equivalent tenements (C_S)

= $\frac{\$407000}{429}$

= **$949**

APPENDIX 12

BANANA SHIRE COUNCIL

WOWAN WATER SUPPLY SCHEME

For the purposes of this policy, Council specifies that:

(i) Wowan Water Supply Headworks are those works listed in Tables 1(a) and 1(b) of this Appendix. The location of such works being shown on Drawing No. 8-494.

TABLE 1(a)

WATER SUPPLY
Existing Headworks

Component	Capacity (E.P)	
	As/To Elevated Storage	As/To Ground Level Storage
1. Bore and pump in Allotment 2, Section 10, Town of Wowan. Capacity 5 L/sec. (operates as standby only).	659	659
2. Bore and pump in vicinity of Portion 17, P/Dundee. Capacity 7.7 L/sec.	800	1015
3. 100mm dia rising main from bore in (2) above to join town reticulation system adjacent to the Railway Station.	1209	219
4. 100mm dia rising main from the town reticulation adjacent to the intersection of the Banana-Dululu Rd and Pocket Creek Rd, to the reservoir.	1209	219
5. 0.18 ML reservoir situated in Portion 34, Dundee.	1209	219

TABLE 1(b)

WATER SUPPLY
Proposed Headworks

Component	Estimated Cost 1991/92	Additional Capacity (E.P.)
1. Construct a 0.58 ML reinforced concrete reservoir adjacent to the existing reservoir.	$156000	708
TOTAL	$156000	

Additional Equivalent Population catered for = 708

Additional Equivalent Tenements catered for = $\frac{708}{3.8}$ = 186

Water Supply Headworks contribution payable per equivalent tenements (C_W)

= $\frac{\$156000}{186}$

= **$837**

Drawings are not shown
See minutes of Council Meeting of March 1997 Meeting (minute no 14765)

Banana Shire Council

Planning Policy

Local Planning Policy

No. 3 – Park Contributions

1 Purpose

1.1 Under the provisions of the Integrated Planning Act, Council may require, as a condition of approval of an application for Reconfiguring a Lot for residential, commercial or industrial purposes:

a) an area of land to be provided for use as a park;
b) a monetary contribution to be paid to Council in substitution for the provision of that area of land;
c) works to be provided for the improvement of land for use as a park (including the development of recreational facilities); or
d) any combination of land, money and works.

1.2 The Act provides that the amount of the land or monetary contribution to may be set by a planning policy.

1.3 This policy has been prepared to set out the amount of land or monetary contribution for public park to be required by Council as a condition of approval for Reconfiguring a Lot applications for residential, commercial or industrial land.

1.4 This policy applies to the whole of the Shire of Banana.

2 Implementation

2.1 (1) Where the Council considers that an area of land should be provided for use as public park in association with a proposed Reconfiguring of a Lot, the area of land to be provided for such use shall:

a) be comprised of land that is a fair average of the type of land to be subdivided; and

b) total an area that is 10% of the area of the land to be subdivided, or such lesser area as the Council may accept where the circumstances of the particular case warrant.

(2) The location, areas and dimensions of each separate parcel of land to be dedicated as public park shall be to the satisfaction of Council.

2.2 (1) Where the Council considers that an area of the land to be subdivided need not be provided for use as public park, the applicant shall pay to Council, for each proposed lot within the Reconfiguring a lot application, the prescribed amount of monetary contribution.

3. Amount of Contribution

3.1 The monetary contribution as set by this Policy is **$500** per new lot

Banana Shire Council

Planning Policy

Local Planning Policy

No. 4 – Car Parking Contributions

1 Purpose

1.1 Under the provisions of the Integrated Planning Act, Council may require, as a condition of approval of an application for Material Change of Use:

a) a prescribed number of car parking spaces to be provided on-site; or

b) a monetary contribution to be paid to Council in substitution for the provision of that parking on-site;

c) works to be provided for the improvement of land for use as a car park; or

d) any combination of land, money and works.

1.2 The Act provides for the amount of the land or monetary contribution to be set by a local planning policy, or the planning scheme.

1.3 This policy has been prepared to set out the amount of monetary contribution for car parking to be paid in lieu of the provision of on-site car parking spaces as prescribed in Part 6; Division 7 - Development Standards Code; Schedule B.

1.4 This policy applies to the whole of the Shire of Banana.

2. Amount of Contribution

2.1 The monetary contribution as set by this policy is **$2400** per space.