



Pr11423 – Unitywater Infrastructure Charges Schedule (No 1)

Document Owner	Executive Manager Sustainable Infrastructure Solutions
References and resources	<i>Acts Interpretation Act 1954 (Qld)</i> <i>Economic Development Act 2012 (Qld)</i> <i>Planning Act 2016 (Qld)</i> <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (Qld)</i> <i>Planning Regulation 2017 (Qld)</i> Pr9660 - Water Netserv Plan

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1. Preliminary

1.1 Citation

This Schedule may be cited as the “*Unitywater Infrastructure Charges Schedule (No. 1) 2019*”.

1.2 Preamble

The Northern SEQ Distributor-Retailer Authority trading as Unitywater is established under section 8 of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (SEQ Water Act)* and provides water and sewerage services to the local government areas of:

- a. City of Moreton Bay
- b. Sunshine Coast Council
- c. Noosa Council.

1.3 Commencement

This Schedule commences on the day it is adopted by Unitywater’s Board. On 27 March 2019, the Board adopted this Infrastructure Charges Schedule effective from 1 May 2019.

1.4 Legislation

- a. This Schedule is made pursuant to Chapter 4C, Part 7 of the *SEQ Water Act*.
- b. The *Planning Regulation 2017 (Qld) (Planning Regulation)* and Unitywater’s Water Netserv Plan inform and must be read in conjunction with this Schedule.

1.5 Application

- a. This Schedule applies to Unitywater’s geographic area.

1.6 Purpose

The purpose of this schedule is to:

- a. Identify Unitywater’s trunk infrastructure.
- b. Adopt the Maximum Adopted Charge for providing trunk infrastructure under the *SEQ Water Act*.
- c. Establish a method for calculating infrastructure charges for additional demand on Unitywater’s networks and allowing for any applicable credits.
- d. Set out criteria that must be met before infrastructure is converted to trunk infrastructure.
- e. Establish a method for calculating offsets and refunds for necessary trunk infrastructure.
- f. Establish a method for calculating and re-calculating the Establishment Cost of infrastructure.

1.7 Relationship with Participating Local Government Authorities

- a. Infrastructure charges imposed under this schedule are separate to infrastructure charges imposed by Participating Local Governments under their infrastructure charges resolutions.
- b. Infrastructure charges imposed under this schedule are subject to the Breakup Agreements with the Participating Local Governments.
- c. The Participating Local Governments' planning schemes and infrastructure charges resolutions do not bind Unitywater.
- d. Unitywater reserves the right to impose the Maximum Adopted Charge in circumstances where a Participating Local Government does not impose the maximum charge for the same use.

1.8 Interpretation

- a. Words or provisions in this Schedule are to be interpreted to best achieve the Schedule's purpose. The dictionary in Appendix 1 defines words used in this Schedule.
- b. A word not defined in Appendix 1 has the meaning defined in (in order of hierarchy):
 - i. the *SEQ Water Act* and associated regulations
 - ii. the *Planning Act 2016* and associated regulations
 - iii. the *Acts Interpretation Act 1954*, or
 - iv. the most recent edition of the Macquarie Dictionary.
- c. Appendix 2 details the use categories adopted by Unitywater and their alignment with the land use definitions applicable to each of the Participate Local Governments.

1.9 Transition

This schedule applies to:

- a. Water Applications, Change Applications, Extension Applications or applications to revive lapsed Water Approvals made before but not decided before commencement of this schedule.
- b. Water Applications, Change Applications, Extension Applications or applications to revive lapsed Water Approvals made on or after commencement of this schedule.
- c. Change Applications, Extension Applications or Applications to revive lapsed Approvals made before but not decided before commencement or made on or after commencement of this schedule in respect of development approvals issued by Participating Local Governments in which the participating local government assessed infrastructure charges relating to water and sewerage

2. Trunk Infrastructure

2.1 Purpose

This part sets out what is Unitywater's trunk infrastructure.

2.2 Unitywater's trunk infrastructure

Unitywater's trunk infrastructure is:

- a. Identified in the Schedule of Works, Schedule 4 to the Water Netserv Plan
- b. The subject of a successful conversion application, or
- c. Infrastructure required under a condition imposed under section 99BRCR of the *SEQ Water Act*.

2.3 Desired standards of service for trunk infrastructure

Unitywater's desired standards of service for the trunk infrastructure are identified in Section 4 of the Netserv Plan.

2.4 Plans for trunk infrastructure

Unitywater's plans for trunk infrastructure are identified in the Schedule of Works, Schedule 4 to the Netserv Plan.

3. Adopted Infrastructure Charges

3.1 Purpose

The purpose of this part is to:

- a. Adopt the Maximum Adopted Charge for infrastructure charges subject to the breakup agreements with the Participating Local Governments.
- b. State when the adopted charges take effect.
- c. Set out the breakup of adopted charges between Unitywater and the Participating Local Governments.
- d. Define where the adopted charges are applicable.

3.2 Adoption of charges

The Board of Unitywater has decided to adopt the Maximum Adopted Charge for providing water trunk infrastructure and sewerage trunk infrastructure under section 99BRCG(6) of the *SEQ Water Act* (the charges).

3.3 Statutory increase

The charges set out in Appendix 3 of this Schedule were applicable at the time this schedule took effect. The Maximum Adopted Charge is subject to the percentage increase prescribed by section 99BRCG(6) of the *SEQ Water Act*.

3.4 When the charges take effect

The charges included in Appendix 3 were in effect when the Board decided to adopt the charges and this Schedule was uploaded to Unitywater's website.

3.5 Breakup arrangements with Participating Local Governments

- a. The adopted charges together with any statutory increase of adopted charges are subject to the breakup agreement with the Participating Local Governments as set out in Tables 1, 2 and 3.

Table 1: City of Moreton Bay (CMB)

Trunk Infrastructure Networks Provided	Percentage of Adopted Charge	CMB Proportion of Adopted Charge	Unitywater Proportion of Adopted Charge
Parks, transport, stormwater, water and sewerage.	100%	60%	40%
Parks, transport, stormwater, and water.	100%	90%	10%
Parks, transport, and stormwater.	100%	100%	0%

Table 2: Sunshine Coast Council (SCC)

Column 1 Schedule 16 – Planning Regulation	Column 2 Allocation of Adopted Infrastructure Charge Between Council and the Distributor-Retailer	
Charge Category	SCC Proportion of Adopted Charge	Unitywater Proportion of Adopted Charge
Residential users Accommodation (short-term) Accommodation (long-term) Places of assembly Educational facility Indoor sport and recreation	54%	46%
Commercial (bulk goods) Commercial (retail) Commercial (office) Entertainment Essential Services	84%	16%
Industry High impact rural	64%	36%
Other uses	The portion split for the charge category for the prescribed amount selected for the use.	
Reconfiguring a lot	SCC's Proportion of Adopted Charge	Unitywater's Proportion of Adopted Charge
Residential lot, Other lot	54%	46%
Commercial lot	84%	16%
Industrial lot	64%	36%

Table 3: Noosa Council (NC)

Column 1				Column 2	
Allocation of Adopted Infrastructure Charge for Non-Residential Development				Allocation of Adopted Infrastructure Charge for:	
Retail, Commercial and Entertainment Uses (Retail, Office, Bulk Goods, Showroom, Entertainment)		Industry Uses		a. Residential development b. Non-Residential development not otherwise specified in Column 1	
NC Proportion	Unitywater Proportion	NC Proportion	Unitywater Proportion	NC Proportion	Unitywater Proportion
85%	15%	64%	36%	60%	40%

3.6 Application of the charges

The charges apply to Unitywater's geographical area.

4. Levied charges

4.1 Purpose

The purpose of this part is to state:

- When charges are levied.
- Exclusions.
- The method for:
 - calculating the levied charge
 - determining the adopted charge
 - determining the additional demand
 - calculating any applicable credit
 - calculating statutory increases of adopted charges.
- The process to obtain an updated Infrastructure Charges Notice prior to the time of payment of infrastructure charges.

4.2 The circumstances in which charges are levied

Charges are only levied for the additional demand placed on Unitywater's trunk infrastructure network by a Water Approval.

4.3 Apportionment of charges between networks

The charges levied by Unitywater are apportioned between sewerage and water infrastructure as set-out in Table 4.

Table 4: Apportionment of Charges

Sewerage and Sewage Treatment Component	Water Component
60%	40%

4.4 Exclusions

Charges are not levied by this Schedule for:

- Trunk infrastructure related to work or use of land authorised under the *Greenhouse Gas Storage Act 2009*, the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, or the *Petroleum and Gas (Production and Safety) Act 2004*.
- Trunk infrastructure related to development in a development area declared a Priority Development Area under the *Economic Development Act 2012*.
- Trunk infrastructure related to development by a state government department, or part of a state government department, under a designation under the *Planning Act 2016*.

4.5 Calculating the charge – reconfiguring a lot

- The levied charge for additional demand on Unitywater's trunk infrastructure created by reconfiguring a lot is worked out by reference to Table 1 in Appendix 3 and applying the following formula:

$$\text{Levied Charge} = (\text{Adopted Charge} \times \text{Demand}) - \text{Credit}$$

Where:

- The *Adopted Charge* is determined as per Section 3.2 of this resolution and with reference to Appendix 3, Table 1. The amount is calculated by identifying the use in respect of which the Water Application is made and the applicable local government. The adopted charge lies at the intersection of the use row and the relevant local government column, noting the statutory increases under Section 3.3 of this resolution.
 - The *Demand* is the number of lots produced by the reconfiguration of the parent lot(s).
- The *Credit* is determined under clause 4.7.

4.6 Calculating the charge - material change of use or building work

4.6.1 Sunshine Coast and Noosa

The Levied Charge for the additional demand on Unitywater's trunk infrastructure created by a material change of use or carrying out building work is calculated by applying the following formula:

$$\text{Levied Charge} = (\text{Water Charge} + \text{Sewerage Charge}) - \text{Credit}$$

Where:

- a. *Water Charge* = (*Adopted Charge* x *Water Component* x *Demand*).
- b. *Sewerage Charge* = (*Adopted Charge* x *Sewerage Component* x *Demand*).
- c. The Unitywater Land Use Category for which the Water Application is made is determined by reference to Appendix 2.
- d. The *Adopted Charge* is determined as per Section 3.2 of this resolution with reference to Appendix 3, Table 2. The amount is calculated by identifying the relevant Unitywater Land Use Category (column 1), applicable Demand Unit (column 2) and the relevant local government (column 3 or 4). The Adopted Charge lies at the intersection of the use and demand row applicable to the Water Application and the applicable local government column, noting the statutory increases under section 3.3 of this resolution.
- e. The *Water Component* is the relevant percentage stated in Table 4.
- f. The *Sewerage Component* is the relevant percentage stated in Table 4.
- g. *Demand* is the demand the proposal the subject of the Water Application will place on Unitywater's trunk infrastructure expressed in the applicable demand units in column 2 of Appendix 3, Table 2.
- h. The value of the *Credit* is determined under clause 4.7.

If a Water Application is for more than one use, a charge for each use is determined in accordance with the process described in this clause and the charges for each use are added together to determine the *Levied Charge*.

4.6.2 Moreton Bay

The levied charge for additional demand on Unitywater's trunk infrastructure created by a material change of use or building work is calculated by applying the following formula:

Levied Charge for Residential Uses = (Adopted Charge x Demand) – Credit

Levied Charge for Non-Residential Uses = (Adopted Charge x Demand) + (Adopted Charge for area impervious to stormwater x impervious area) – Credit

Where:

- a. The Unitywater Land Use Category for which the Water Application is made is determined by reference to Appendix 2.
- b. The Adopted Charge is determined for residential uses per Section 3.2 of this resolution and with reference to Appendix 3, Table 2 by identifying the relevant Unitywater Land Use Category (column 1), applicable Demand Unit (column 2) and the relevant Unitywater networks (that is column 5 if the Water Application is for water supply only and column 6 if the Water Application is for water supply and sewerage). The Adopted Charge lies at the intersection of the use and demand row applicable to the Water Application and the applicable local government column, noting the statutory increases under section 3.3 of this resolution.
- c. The Adopted Charge is determined for Non-Residential uses per section 3.2 of this resolution and with reference to Appendix 3, Table 2 by identifying the relevant Unitywater Land Use Category (column 1), applicable Demand Unit (column 2) and the relevant Unitywater networks (that is column 5 if the Water Application is for water supply only and column 6 if the Water Application is for water supply and sewerage). The Adopted Charge lies at the intersection of the use and demand row applicable to the Water Application and the applicable local government column, noting the statutory increases under section 3.3 of this resolution.
- d. Per Section 3.2 of this resolution and with reference to, noting the statutory increases under Section 3.3 of this resolution, Demand is the demand of the proposal the subject of the Water Application will place on Unitywater's trunk infrastructure expressed in the applicable demand units in column 2 of Appendix 3, Table 2.
- e. The *Adopted Charge for area impervious to stormwater*, where applicable, lies at the intersection of the use and demand row relevant to the Water Application and the relevant Unitywater networks.
- f. The *Impervious Area* is the area of the premises impervious to stormwater. For example, the impervious area may include:
 - i. Rooves of buildings.
 - ii. Paved or compacted gravel roads, carparks and pathways (Note: for rural and rural residential zones, the first 1,000m² of compacted gravel area will not be included the calculation of the levied charge).
 - iii. Rainwater storage tanks.

If a Water Application is for more than one use, a charge for each use is determined in accordance with the process described in this clause and the charges for each use are added together to determine the Levied Charge.

4.7 Determining the value of credit

Credits may be assigned to water and/or sewerage networks and have the highest value of the following:

- a. a charge previously paid in respect of Unitywater's trunk infrastructure indexed in accordance with the PPI from the date of payment to the date of the Water Application in respect of which the credit is calculated excluding the period 1 July 2011 and 30 June 2015
- b. where a Certificate of Completion for an existing Water Approval has been issued – the demand generated by the Water Approval
- c. where a Certificate of Completion for an existing approval for a staged connection has been issued – the demand generated by the stage or stages for which the Certificate of Completion has been issued
- d. when an existing lawful use is already taking place on the premises – the existing demand on Unitywater's infrastructure generated by the use
- e. when there was a previous lawful use that is no longer taking place on the premises – the demand on Unitywater's infrastructure generated by the previous lawful use, or
- f. for other development that may be carried out on the premises without the need for a development permit:
 - i. the demand on Unitywater's infrastructure generated by that other development, unless
 - ii. an infrastructure charge notice, a Water Approval condition or a development approval condition that requires the provision of trunk water and/or sewerage infrastructure or a payment for additional demand on trunk water and/or sewerage infrastructure applies to the land in respect of development of a lower scale or intensity being carried out on the land.

4.8 Credits are attached to land

Credits apply to and remain with the land that is the subject of the relevant Water Approval. Hence, credits are:

- a. capped at the current amount of the applicable adopted charge for the Water Approval, and
- b. not transferable to other land.

4.9 Proving a credit

The Applicant is to provide documented proof to Unitywater of the existence of a credit including (but not exclusive to):

- a. for clause 4.7(a), details of when the payment was made, the amount of the payment and documentation evidencing the payment
- b. for clause 4.7(b), the existence of the Water Approval, the Completion Certificate and the demand generated by the existing approval for which the Completion Certificate was issued
- c. for 4.7(c) the Approval for the Staged Connection, the Completion Certificate and the demand generated by the Staged Connection for which a Completion Certificate or Certificates have issued
- d. for 4.7(d), the existing use and the demand generated by the use calculated in accordance with the relevant provisions of the SEQ Water and Sewerage Design and Construction Code
- e. for 4.7(e) evidence by way of a statement from a qualified Town Planner or the local government that the previous use no longer taking place on the premises was lawful. This statement must include a description of the uses and be accompanied by a calculation of the demand of the previous use(s) in accordance with the relevant provisions of the SEQ Water and Sewerage Design and Construction Code, or
- f. for 4.7(f), documentation from the relevant local government or a qualified Town Planner specifying the development that may be undertaken without the need for a development permit and accompanied by a calculation of the demand of the proposed use(s) in accordance with the relevant provisions of the SEQ Water and Sewerage Design and Construction Code.

4.10 Failure to prove a credit

Where an Applicant fails to provide the necessary proof of the existence of a credit, no credit is applicable.

4.11 When credits do not apply

A credit does not apply where an infrastructure charges notice, Water Approval condition or a condition of a development approval imposed or imposes a requirement to provide infrastructure or make a payment in relation to the additional demand on trunk infrastructure for a use or development mentioned in clause 4.7(d) to 4.7(f) inclusive and that requirement has not been satisfied.

4.12 Inclusion of the credit

If Unitywater agrees that a credit applies, the credit will be included in the calculation under 4.5 or 4.6 and set out in the infrastructure charges notice.

4.13 Automatic increase

Charges levied by Unitywater increase from the date of issue of the infrastructure charges notice until the date they are paid by applying the Australian Producer Price Index (PPI) – Output of the Construction Industries (Table 17) for Road and Bridge Construction in Queensland (index Number 3101).

The automatic increase is to be the lesser of:

- a. the difference between the levied charge and the adopted charge which could have been levied for trunk infrastructure when the charge is paid, and
- b. the increase is worked out by using the three-yearly average PPI for the period:
 - i. starting on the day the charge is levied, and
 - ii. ending on the day the charge is paid.

4.14 Payment of levied charges

- a. If payment of infrastructure charges is made within 90 calendar days of the date shown on the relevant infrastructure charges notice the developer will pay infrastructure charges in the amount shown on the infrastructure charges notice.
- b. In instances where payment of infrastructure charges is not made within 90 days of the date shown on the relevant infrastructure charges notice the developer must obtain an updated infrastructure charges notice prior to payment of infrastructure charges.
- c. In updating an infrastructure charges notice Unitywater will apply the automatic increase stated in clause 4.13.
- d. The amount of levied infrastructure charges will be calculated using an Adopted Charge (or Adopted Charges for multiple uses) that is the lesser of:
 - i. the Adopted Charge shown on the relevant infrastructure charges notice adjusted by the movement in the PPI for the period between the date shown on the infrastructure charges notice and the date of payment, or
 - ii. the Adopted Charge current at the time of payment of the levied charge.
- e. Unitywater reserves the right not to process payments for infrastructure charges levied under infrastructure charge notices more than 90 calendar days old.

5. Offset and refund

5.1 Introduction

If the trunk infrastructure necessary to service the premises the subject of a Water Application has not been provided or has been provided but is inadequate, Unitywater can impose a condition requiring the provision of the infrastructure (i.e. a necessary trunk infrastructure condition).

A necessary trunk infrastructure condition may be for either works or land.

5.2 Purpose

The purpose of this part is to:

- a. State the circumstances in which an Applicant is required to provide necessary trunk infrastructure.
- b. State criteria to be met for the conversion of infrastructure to trunk infrastructure.
- c. Identify or determine the Establishment Cost of trunk infrastructure.
- d. Provide for the calculation of an offset or refund.
- e. Provide for the recalculation of the Establishment Cost of trunk infrastructure for work.
- f. Provide for the recalculation of the Establishment Cost of trunk infrastructure for land.
- g. Provide for the timing of an infrastructure refund.

5.3 Provision of necessary trunk infrastructure

An Applicant is to provide necessary trunk infrastructure when:

- a. A conversion application has resulted in non-trunk infrastructure being converted to trunk infrastructure and Unitywater has decided to amend the Water Approval by imposing a necessary trunk infrastructure condition for the converted infrastructure.
- b. A condition is imposed upon a connection approval by Unitywater under section 99BRCQ of the *SEQ Water Act* for the provision of:
 - i. Trunk infrastructure identified in the Netserv plan, or
 - ii. Different trunk infrastructure delivering the same desired standard of service as the trunk infrastructure in clause 5.3 (b)(i) above.
- c. A condition is imposed on a connections approval by Unitywater under section 99BRRCR of the *SEQ Water Act* that requires the provision of trunk infrastructure not identified in the Netserv plan but is consistent with assumptions in the Netserv plan about the type, scale, location, timing or intensity of future development.

5.4 Conversion criteria

If a condition of a Water Approval is imposed under section 99BRDJ of the *SEQ Water Act* requiring the provision of non-trunk infrastructure and a conversion application is made under section 99BRDE of the *SEQ Water Act*, Unitywater must have regard to the criteria stated below in deciding the conversion application in accordance with section 99 BRDF of the *SEQ Water Act*.

All of the following conversion criteria must be satisfied for Unitywater to approve a conversion application:

- a. the conversion application is made within 12 months of the Water Approval taking effect
- b. construction of the non-trunk infrastructure has not started
- c. the premises the subject of a Water Application is located wholly within Unitywater's connection area or future connection area for the subject network or networks
- d. the primary function of the infrastructure is to service development other than that in respect of which the conversion application is made
- e. the infrastructure is designed and has capacity to service other developments in the area
- f. the function and purpose of the infrastructure is consistent with other trunk infrastructure identified in Unitywater's Netserv Plan for the relevant water supply scheme and/or sewerage scheme
- g. the infrastructure is not consistent with non-trunk infrastructure
- h. the type, size and location of the infrastructure is demonstrated to be the most cost- effective option for servicing multiple users in the area. The most cost-effective option is the least lifecycle cost option required to service future urban development in the relevant water supply scheme or sewerage scheme at the desired standard of service
- i. the infrastructure will be permanent
- j. the infrastructure is not a network or part of a network internal to the land the subject of the Water Application, and
- k. the intended purpose of the infrastructure is not solely protecting or maintaining the safety or efficiency of the water or sewerage network for which the infrastructure is a component.

5.5 Determining Establishment Cost of trunk infrastructure

Unitywater will determine the Establishment Cost of trunk infrastructure and infrastructure that is the subject of an approved conversion application.

Holders of connections approvals may apply for Unitywater to recalculate Establishment Costs and appeal Unitywater's determination in accordance with the procedures set-out in clauses 5.9 to 5.15 inclusive.

5.5.1 Trunk infrastructure identified in the schedule of works

The Schedule of Works, Schedule 4 to the Netserv Plan identifies Establishment Costs for trunk infrastructure. (Refer to Table SC4.1 for water supply trunk infrastructure and Table SC4.2 for sewerage trunk infrastructure.)

Where a necessary trunk infrastructure condition requires the construction of a portion of the infrastructure or provision of a portion of land identified in the Schedule of Works, the Establishment Cost of the necessary trunk infrastructure will vary directly to the proportion of the trunk infrastructure required to be constructed to be determined by Unitywater.

5.5.2 Trunk infrastructure that is not identified in the Schedule of Works

If a necessary trunk infrastructure condition requires the construction of trunk infrastructure not identified in the Schedule of Works, the Establishment Cost of the necessary trunk infrastructure will be determined by Unitywater using Unitywater's Capital Project Cost Estimating Tool.

Where a necessary trunk infrastructure condition requires the provision of land not identified in the Schedule of Works, the value of the land will be determined by a registered valuer engaged by Unitywater.

5.5.3 Infrastructure that is the Subject of an Approved Conversion Application

If Unitywater approves a conversion application pursuant to clause 5.4, the Establishment Cost of the approved infrastructure will be determined by Unitywater using Unitywater's Capital Project Cost Estimating Tool.

If the conversion application approval includes the provision of land not identified in the Schedule of Works, the value of the land will be determined by a registered valuer engaged by Unitywater.

5.6 Calculating an offset

If the Establishment Cost of the necessary trunk infrastructure is equal to or less than the levied charge imposed by Unitywater, the cost of the necessary trunk infrastructure can be offset against the levied charges. The amount payable to Unitywater is the difference between the Levied Charge and the Establishment Cost of the necessary trunk infrastructure.

For staged developments the offset is limited to the necessary trunk infrastructure required for a stage and the corresponding Levied Charge for that stage.

5.7 Calculating a refund

If the cost of the necessary trunk infrastructure is more than the levied charges imposed by Unitywater:

- a. there is no amount payable for infrastructure charges, and
- b. Unitywater must refund the difference between the Establishment Cost of the necessary trunk infrastructure and the Levied Charge.

For staged developments the refund is limited to the difference between Establishment Cost of the necessary trunk infrastructure required for a stage and the corresponding Levied Charge for that stage.

5.8 Recalculating establishment cost of trunk infrastructure

A holder of a connections approval (the Applicant) may apply for recalculation of the Establishment Cost of trunk infrastructure. That is in circumstances where:

- a. Unitywater has issued a Water Approval which includes a condition to construct necessary trunk infrastructure and an infrastructure charges notice that includes details of an offset or refund relating to the necessary trunk infrastructure, or
- b. Unitywater has approved a conversion application involving the conversion of infrastructure, and
- c. the Applicant disagrees with the value of the Establishment Cost.

5.9 How to apply for recalculation of the establishment cost of trunk infrastructure

An application for recalculation of the Establishment Cost of trunk infrastructure must be made on the approved form, include payment of the applicable fee and made before:

- a. infrastructure charges are paid, or
- b. for staged development, before infrastructure charges for the first stage are paid.

5.10 Recalculating the establishment cost of trunk infrastructure

When the Applicant has complied with the application requirements of clause 5.10 the Establishment Cost of trunk infrastructure will be recalculated by the following process:

- a. Unitywater will provide to the Applicant a scope of work which will include details of the trunk infrastructure to be provided, the standard and quality of trunk infrastructure, where the trunk infrastructure is to be located and when the trunk infrastructure is to be provided (the scope of works).
- b. Following the receipt of the scope of works the Applicant must, at its cost, provide to Unitywater:
 - i. An estimate prepared by a certified quantity surveyor for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities).
 - ii. A first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities.
- c. Unitywater may accept the bill of quantities and cost estimate provided by the Applicant.
- d. If Unitywater accepts the bill of quantities and the cost estimate, the cost estimate is the Establishment cost of the infrastructure.
- e. If Unitywater does not accept the bill of quantities and cost estimate provided by the Applicant, Unitywater must, at its cost, have 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.
 - iii. Provide a new cost estimate using a first principles estimating approach.
- f. If Unitywater rejected the bill of quantities and the cost estimate provided by the Applicant, it must provide written notice to the Applicant and propose the new bill of quantities and cost estimate and its reason for doing so.
- g. Where a written notice of Unitywater's proposed bill of quantities and cost estimate had been given, the Applicant may negotiate and agree with Unitywater regarding a cost estimate. The agreed cost becomes the cost estimate.
- h. If agreement cannot be reached, Unitywater must refer the bill of quantities 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.

- i. The independent assessor is to be selected by the Applicant from a panel of 3 suitably qualified independent assessors chosen by Unitywater. The cost of the independent assessment is to be shared equally between the Applicant and Unitywater.
- j. The amended cost estimate determined by the independent assessor is the Establishment Cost of the infrastructure.
- k. Unitywater must give an amended infrastructure charges notice to the Applicant stating:
 - i. The value of the Establishment Cost of the infrastructure which has been indexed to the date it is stated in the amended infrastructure charges notice in accordance with indexing under this schedule.
 - ii. That the Establishment cost of the infrastructure stated in the amended infrastructure charges notice is indexed from the date that is stated in the amended infrastructure charges notice to the date it is to be offset against the levied charge in accordance with indexing under this schedule.

5.11 Costs that are included in and excluded from recalculation of the establishment cost of trunk infrastructure

Table 5 (below) sets out costs that are included and excluded from the recalculation of the Establishment Cost of trunk infrastructure.

Table 5: Costs Included and Excluded from Recalculation of Establishment Cost of Infrastructure

Included Costs	Excluded Costs
The cost of designing, constructing and commissioning the trunk infrastructure to Unitywater's standard, without any associated works.	Construction costs for temporary infrastructure including the decommissioning, removal and rehabilitation of temporary works.
Pre-construction and construction professional services such as town planning, surveying, geotechnical advice, engineering, project management and environmental management. Professional services are limited to 13% of the construction component.	The cost of constructing other infrastructure not part of the subject infrastructure item including and decommissioning and removal
Insurance premiums for the work.	Costs for the water connection approval other than for necessary trunk infrastructure.
A contingency of up to 5% for the construction component.	
The cost of any approval necessary before the work can commence.	

5.12 Recalculating the Establishment Cost of Trunk Infrastructure that is Land

A holder of a connections approval (the Applicant) can apply for recalculation of the Establishment cost of trunk infrastructure that is land where:

- a. Unitywater has issued to the Applicant a Water Connection Approval which includes a necessary trunk infrastructure condition for land and an infrastructure charges notice that includes details of an offset or refund relating to the necessary trunk infrastructure, or
- b. Unitywater has approved a conversion application involving land, and
- c. the Applicant disagrees with the value of the Establishment cost.

5.13 How to apply for the recalculation of the Establishment Cost of trunk infrastructure that is land

An application for recalculation of the Establishment Cost of trunk infrastructure that is land must be made on the approved form, include payment of the applicable fee and made before:

- a. infrastructure charges are paid, or
- b. for staged development, before infrastructure charges for the first stage are paid.

5.14 Recalculating the Establishment Cost of trunk infrastructure that is land

When the Applicant has complied with the application requirements under 5.14 the following process will apply for recalculating the Establishment Cost of trunk infrastructure that is land:

- a. The Establishment Cost of trunk infrastructure must be determined using the 'Before and After' method for estimating the current market value of land (the Before and After Method of Valuation).
- b. The applicant, at their own cost, must give to Unitywater a Valuation Report of the specified land undertaken by a certified practicing valuer, who must act professionally as a neutral and independent expert using the Before and After Method of Valuation.
- c. Unitywater may accept the Valuation Report.
- d. If Unitywater accepts the Valuation Report, the valuation of the land stated in the Valuation Report is the Establishment Cost.
- e. If Unitywater does not accept the Valuation Report provided by the Applicant, it must, at its own cost, have a Valuation Report undertaken by a certified practicing valuer.
- f. If Unitywater rejected the Valuation Report provided by the Applicant, it must provide written notice to the Applicant and propose a new valuation and its reasons for doing so.
- g. Where a written notice of Unitywater's proposed Valuation Report has been given, the Applicant may negotiate and agree with the Unitywater regarding the valuation.
- h. The agreed valuation is the Establishment Cost of the infrastructure.
- i. If agreement cannot be reached, Unitywater must have a Valuation Report undertaken by an independent, certified practicing valuer (the CPV) to assess the market value of the specified land.
- j. The CPV is to be selected by the Applicant from a panel of three CPVs provided by Unitywater. The cost of the independent assessment is to be equally shared between Unitywater and the Applicant.
- k. The amended valuation determined by the CPV is the Establishment Cost of the infrastructure.
- l. Unitywater must give an amended infrastructure charges notice to the Applicant stating the Establishment Cost of the trunk infrastructure that is land.

5.15 Timing of refund for trunk infrastructure identified in the schedule of works

Refunds calculated in accordance with clause 5.7 will be paid as follows:

- a. For refunds less than or equal to \$5,000,000, within 90 days of the date of issue of the Certificate of Completion for the final stage of development.
- b. For refunds greater than \$5,000,000, in accordance with the terms and conditions of a water infrastructure agreement.

6. Services Tariffs

Unitywater's charges for supply of water and collection and treatment of sewage are published on Unitywater's website at the following locations:

<https://www.unitywater.com/business/accounts-and-billing/pricing-fees-and-charges>

<https://www.unitywater.com/residential/accounts-and-billing/pricing-fees-and-charges>

7. Charges for Connecting to Unitywater network

Charges for connecting to Unitywater's water supply and wastewater networks are published on Unitywater's website (<https://www.unitywater.com/building-and-developing/pricing-fees-and-charges>) and include:

- a. charges to connect new developments to Unitywater's water supply and wastewater mains
- b. charges for supply and installation of Property Service Infrastructure such as water meters and wastewater connection branches, and
- c. fees for application or request made under Chapter 4C of the *SEQ Water Act*, such as:
 - i. Provision of Services Advice Notice
 - ii. Amending a Water Approval condition, or
 - iii. Preparing and entering into a water infrastructure agreement.

8. Appendices

Appendix 1 - Dictionary

Term	Definition
Applicant	Means an applicant for a Water Approval.
Associated Professional	Means a building certifier licensed under the Building Act 1975 (Qld) or a registered town planner.
Bedroom	Means an area of a building or structure which: <ol style="list-style-type: none"> is used, designed or intended for use for sleeping and excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room, or other habitable room that can be used for sleeping such as a den, library, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.
Before And After Method of Valuation	Is: <ol style="list-style-type: none"> Determining the value of the land before any land is transferred to Unitywater. Determining the value of the remaining land that will not be transferred to Unitywater. Subtracting the value determined for the remaining land that will not be transferred to Unitywater from the value for the land before the transfer to Unitywater
Breakup Agreement	Means an agreement made under section 114 of the <i>Planning Act</i> .
Capital Project Cost Estimating Tool	Means an electronic spreadsheet developed by Unitywater that standardises the forecasting of expenditure for construction of Trunk Infrastructure based upon a set of unit rates for preliminaries, materials, labour, reinstatement and overheads.
Completion Certificate	Means a notice under section 99BRAR of the <i>SEQ Water Act</i> stating that the holder of a Water Approval has: <ol style="list-style-type: none"> complied with the conditions of the approval, and paid the fees and charges under the approval.
Change Application	Means an application made under section 99BRCN of the <i>SEQ Water Act</i> or Chapter 3 Part 5 Division 2 of the <i>Planning Act</i> .
Establishment Cost	Has the meaning ascribed under the <i>SEQ Water Act</i> .
Extension Application	Means an application to extend the time a water approval has effect before it lapses.
Geographical Area	Means the area specified in section 6 of the <i>SEQ Water Act</i> .
GFA	Gross Floor Area
Levied Charge	Means a charge calculated under clauses 4.5 or 4.6.
Maximum Adopted Charge	Has the meaning as defined in section 111 (2) of the <i>Planning Act</i> .

Term	Definition
Participating Local Governments	Mean City of Moreton Bay, Sunshine Coast Council and Noosa Council.
Planning Act	Means the <i>Planning Act 2016</i> (Qld).
Planning Regulation	Means the <i>Planning Regulation 2017</i> (Qld).
PPI	Means the Producer Price Index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics
RPEQ	Means Registered Professional Engineer of Queensland.
SEQ Water Act	Means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> (Qld).
Staged Connection	Means any connection that will be staged over two or more approvals.
Suite	Means a set of connected rooms at least one of which is a bedroom designed for residing on a short or long-term basis.
Unitywater	Means the Northern SEQ Distributor-Retailer Authority established under section 8 of the <i>SEQ Water Act</i> .
Valuation Report	Means a report that must: <ul style="list-style-type: none"> a. Include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value. b. Identify the area of land that is above the Q100 flood level and the area that is below the Q100 flood level. c. Identifies and considers all other real and relevant constraints including: <ul style="list-style-type: none"> i. Vegetation protection ii. Ecological values including riparian buffers and corridors iii. Stormwater or drainage corridors iv. Slope v. Bushfire and landslide hazards vi. Heritage vii. Airport environs viii. Coastal erosion ix. Extractive resources x. Flooding xi. Landuse buffer requirements xii. Tenure related constraints xiii. Restrictions such as easements, leases, licences and other dealings as registered, and xiv. Relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
Water Application	Means an application for a water approval under chapter 4C of the <i>SEQ Water Act</i> .
Water Approval	Is a water approval under Chapter 4C of the <i>SEQ Water Act</i> .

Appendix 2 - Land use categories

The land use descriptions in Schedule 16 of the *Planning Regulation 2017* define the Unitywater land use categories set-out in the tables below.

The following tables relate land uses described in the Participating Local Governments' planning schemes to the Unitywater land use category for calculating adopted charges.

Land Use Categories for Current Planning Schemes

Residential uses			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Dwelling house	Dwelling house	Dwelling house	Dwelling house
Dual occupancy	Dual occupancy	Dual occupancy	Dual occupancy
Caretaker's accommodation	Caretaker's accommodation	Caretaker's accommodation, Dwelling unit	Caretaker's accommodation, Dwelling unit
Multiple dwelling	Multiple dwelling	Multiple dwelling	Multiple dwelling

Accommodation short term			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Tourist park	Tourist park	Tourist park	Tourist park
Hotel	Hotel - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Hotel - Entertainment.</i>	Hotel - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Hotel - Entertainment.</i>	Hotel - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Hotel - Entertainment.</i>
Short-term accommodation	Short-term accommodation, Nature based tourism - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Resort complex - Entertainment.</i> Rural workers' accommodation, Non-resident workforce accommodation	Short term accommodation, Rural workers accommodation, Nature based tourism	Rural workers accommodation, Non-resident worker force accommodation, short-term Accommodation, Nature based tourism
Resort complex	Resort complex - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Resort complex - Entertainment.</i>	Resort complex - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Resort complex - Entertainment.</i>	Resort complex - accommodation component. <i>Note: Non accommodation components for this use are to be applied under Resort complex - Entertainment.</i>

Accommodation long term			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme

Relocatable home park	Relocatable home park	Relocatable home park	Relocatable home park
Community residence	Community residence	Community residence	Community residence
Retirement facility	Retirement facility	Retirement facility	Retirement facility
Rooming accommodation	Rooming accommodation	Rooming accommodation	Rooming accommodation

Places of Assembly			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme

Club	Club	Club	Club
Community use	Community use	Community use	Community use
Function facility	Function facility	Function facility	Function facility
Funeral parlour	Funeral parlour	Funeral parlour	Funeral parlour
Places of worship	Places of worship	Place of worship	Place of worship

Commercial (bulk goods)			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme

Agricultural supplies store	Agricultural supplies store	Agricultural supplies store	Agricultural supplies store
Bulk landscape supplies	Bulk landscape supplies	Bulk landscape supplies	Bulk landscape supplies
Garden centre	Garden centre	Garden centre	Garden centre
Hardware and trade supplies	Hardware and trade supplies	Hardware and trade supplies	Hardware and trade supplies
Outdoor sales	Outdoor sales	Outdoor sales	Outdoor sales
Showroom	Showroom	Showroom	Showroom

Commercial (retail)			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Adult store	Adult store, Brothel	Adult store	Adult store, Brothel
Food and drink outlet	Food and drink outlet	Food and drink outlet	Food and drink outlet
Service industry	Service industry	Service industry	Service industry
Service station	Service station, Car wash	Service station, Car wash	Service station, Car wash
Shop	Shop	Shop	Shop
Shopping centre	Shopping centre	Shopping centre	Shopping centre
Commercial (office)			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Office	Office	Office	Office
Sales office	Sales office	Sales office	Sales office
Educational facility			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Childcare centre	Childcare centre	Childcare centre	Childcare centre
Community care centre	Community care centre	Community care centre	Community care centre
Educational establishment	Educational establishment	Educational establishment	Education establishment
Environmental facility	Environmental facility	Environmental facility	Environmental facility

Entertainment			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Hotel	Hotel – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Hotel - Accommodation short term.</i> Bar	Hotel – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Hotel - Accommodation short term.</i> Bar	Hotel, – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Hotel - Accommodation short term.</i> Bar
Nightclub entertainment facility	Nightclub entertainment facility	Nightclub entertainment facility	Nightclub entertainment facility
Theatre	Theatre	Theatre	Theatre
Resort complex	Resort complex – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Resort complex - Accommodation short term.</i> Nature based tourism – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Nature based tourism - Accommodation short term.</i>	Resort complex – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Resort complex - Accommodation short term.</i>	Resort complex – non-accommodation component. <i>Note: Accommodation components for this use are to be applied under Resort complex - Accommodation short term.</i>

Indoor sport and recreation			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Indoor sport and recreation	Indoor sport and recreation	Indoor sport and recreation	Indoor sport and recreation

High impact industry or special industry

Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
High impact industry	High impact industry	High impact industry	High impact industry
Special industry	Special industry	Special industry	Special industry

Other industry

Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Low impact industry	Low impact industry	Low impact industry	Low impact industry
Medium impact industry	Medium impact industry	Medium impact industry	Low impact industry
Research and technology industry	Research and technology industry	Research and technology industry	Research and technology industry
Rural industry	Rural industry	Rural industry	Rural industry
Warehouse	Warehouse	Warehouse	Warehouse
Marine industry	Marine industry	Marine industry	Marine industry

High impact rural

Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Cultivating in a confined space aquatic animals for sale	Cultivating, in a confined area, Aquatic animals or plants for sale (aquaculture).	Aquaculture	Aquaculture
Intensive animal industry	Intensive animal industry	Intensive animal industry	Intensive animal industry
Intensive horticulture	Intensive horticulture	Intensive horticulture	Intensive horticulture
Wholesale nursery	Wholesale nursery	Wholesale nursery	Wholesale nursery
Winery	Winery	Winery	Winery

Low impact rural			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Animal husbandry	Animal husbandry	Animal husbandry	Animal husbandry
Cropping	Cropping	Cropping	Cropping
Permanent plantation	Permanent plantation	Permanent plantation	Permanent plantation
Wind farm	Renewable energy facility (including Wind farm and Solar Farm)	Renewable energy facility	Renewable energy facility

Essential services			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Correctional facility	Correctional facility		Detention facility
Emergency services	Emergency services	Emergency services	Emergency services
Health care service	Health care service	Health care service	Health care services
Hospital	Hospital	Hospital	Hospital
Major electricity infrastructure	Major electricity infrastructure	Major electricity infrastructure	Major electricity infrastructure
Residential care facility	Residential care facility	Residential care facility	Residential care facility
Substation	Substation	Substation	Substation
Veterinary service	Veterinary service	Veterinary service	Veterinary services

Minor uses			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Advertising device	Advertising device		
Cemetery	Cemetery	Cemetery	Cemetery
Home-based business	Home-based business	Home based business	Home based business
Landing	Landing		Landing
Market	Market	Market	Market
Outdoor lighting	Outdoor lighting		
Park	Park	Park	Park
Roadside stall	Roadside stall	Roadside stall	Roadside stall
Telecommunications facility	Telecommunications facility	Telecommunications facility	Telecommunications facility
Temporary use	Temporary use		

Other uses			
Unitywater Land Use Category	Use under the Noosa Plan 2020	Use under the Sunshine Coast Council planning scheme	Use under the City of Moreton Bay planning scheme
Air service	Air service	Air services	Air service
Animal keeping	Animal keeping	Animal keeping	Animal keeping
Car park	Car park	Parking station	Parking station
Crematorium	Crematorium	Crematorium	Crematorium
Extractive industry	Extractive industry	Extractive industry	Extractive industry
Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility
Motor sport facility	Motor sport facility	Motor sport facility	Motor sport facility
Outdoor sport and recreation	Outdoor sport and recreation	Outdoor sport and recreation	Outdoor sport and recreation
Port service	Port service	Port services	Port services
Tourist attraction	Tourist attraction	Tourist attraction	Tourist attraction
Utility installation	Utility installation, Transport depot	Utility installation, Transport depot	Utility installation, Transport depot
Any other use not listed in column 1 including a use that is unknown.			

Land Use Categories for Superseded Moreton Bay Planning Schemes More

Residential uses			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Dwelling house	Detached house, Display home, Domestic storage, Infill housing	Display home, Dwelling house	Display home, Employment related storage, House
Dual occupancy	Duplex dwelling	Dual occupancy	Duplex dwelling, Employment related storage
Caretakers accommodation	Associated unit, Caretaker's residence	Caretaker's residence, Dependent person's accommodation, Rural worker's dwelling	Caretaker's residence, Relative's accommodation
Multiple dwelling	High density multiple dwelling units, Low density multiple dwelling units, Medium density multiple dwelling units	Multiple dwelling	Multiple dwelling

Accommodation short term			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Tourist park	Camping grounds, Caravan/transportable home park	Caravan park	Caravan park
Hotel	Hotel	Hotel	Hotel
Short-term accommodation	Accommodation units, Bed and breakfast accommodation, Tourist cabins, Motel	Accommodation building	Accommodation unit
Resort complex			

Accommodation long term			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Relocatable home park	Caravan/transportable home park	Relocatable home park	Caravan park
Community residence	Accommodation units	Accommodation building	Special needs housing
Retirement facility	Retirement village	Retirement village	Special needs housing
Rooming accommodation	Institution, Accommodation units	Accommodation building	Accommodation unit

Places of Assembly			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Club	Indoor entertainment and sport	Entertainment and recreation (indoors)	Club
Community use	Community facilities		
Function facility	Community facilities, Office		
Funeral parlour	Funeral parlour	Funeral parlour	
Places of worship	Place of worship	Place of worship	Community wellbeing facilities

Commercial (bulk goods)			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Agricultural supplies store			
Bulk landscape supplies	Bulk garden supplies	Landscape supplies production	
Garden centre	Retail nursery	Landscape supply centre	Showroom/superstore
Hardware and trade supplies	Hardware shop		Showroom/superstore
Outdoor sales	Outdoor sales, Salvage yard, Stock sales yard, Vehicle sales	Sales or hire yard	Outdoor sales premises
Showroom	Showroom	Retail showroom, Vehicle sales and service	Showroom/superstore

Commercial (retail)			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Adult store	Adult product shop	Brothel	
Food and drink outlet	Fast food delivery service, Food outlet	Restaurant, Take away food outlet	Food service
Service industry	Commercial services, Service industry	Service industry	Service trade
Service station	Service station	Service station, Car wash	Service station
Shop	Shop	Shop	Shop
Shopping centre	Shop	Shop	Shop

Commercial (office)			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Office	Estate sales office, Office	Estate sales office, Office	Business premises, Commercial uses
Sales office	Office	Office	Estate sales office

Educational facility			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Childcare centre	Child care centre	Child care centre	Community well-being facilities, Community well-being infrastructure
Community care centre	Community facilities	Special care facility	Community well-being facilities, Community well-being infrastructure
Educational establishment	Educational establishment	Educational establishment	Education centre
Environmental facility			

Entertainment			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Hotel	Hotel	Hotel	Hotel
Nightclub entertainment facility	Night club	Entertainment and recreation (indoors)	Indoor entertainment, sport or recreation
Theatre	Indoor entertainment and sport	Entertainment and recreation (indoors)	Indoor entertainment, sport or recreation
Resort complex			

Indoor sport and recreation			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Indoor sport and recreation	Indoor entertainment and sport, Shooting, Simulated conflict	Entertainment and recreation (indoors)	Indoor entertainment, sport or recreation

High impact industry or special industry

Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
High impact industry	Concrete batching plant, Hazardous and offensive industry	Fuel depot	Industry with substantial impacts
Special industry	Hazardous and offensive industry	Special industry	Industry with substantial impacts

Other industry

Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Low impact industry	Service industry	Motor vehicle repair station	General industry
Medium impact industry	General industry, Contractor's depot	General industry	General industry
Research and technology industry	General industry	General industry	General industry
Rural industry	Rural industry	Rural service industry	Rural activities
Warehouse	Warehouse	Storage facility, Warehouse	Warehouse
Marine industry	General industry	General industry	General industry

High impact rural

Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Cultivating in a confined space aquatic animals for sale	Aquaculture	Aquaculture	Rural activities
Intensive animal industry	Dairy, Intensive animal husbandry	Animal husbandry (intensive)	Rural activities
Intensive horticulture	Agriculture	Agriculture	Rural activities
Wholesale nursery	Bulk garden supplies	Landscape supply centre	
Winery	Agriculture	Winery	Rural activities

Low impact rural

Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Animal husbandry	Non intensive animal husbandry	Animal husbandry (non-intensive)	Rural activities
Cropping	Agriculture	Agriculture	Rural activities
Permanent plantation	Agriculture, Farm forestry	Agriculture, Forest practice	Rural activities
Wind farm	Public utilities	Major utility	Utility installation

Essential services			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Correctional facility	Special use	Corrective institution	
Emergency services	Special use		
Health care service	Office	Medical centre, Surgery	Community well-being facilities, Community well-being infrastructure
Hospital	Hospital	Hospital	Community well-being facilities, Community well-being infrastructure
Major electricity infrastructure	Public utilities	Major utility	Government infrastructure
Residential care facility	Pensioner units	Special care facility	Community well-being facilities, Community well-being infrastructure
Substation	Local utilities	Local utility	Government infrastructure
Veterinary service	Veterinary clinic, Veterinary hospital	Veterinary establishment	
Minor uses			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Advertising device			
Cemetery	Cemetery	Cemetery	Community well- being facilities, Community well-being infrastructure
Home-based business	Home business	Home based business	Home based business
Landing	Passenger terminal		Transport interchange
Market	Market	Market	Market
Outdoor lighting	Local utilities	Local utility	Utility installation
Park	Environmental park, Park	Park	Park
Roadside stall	Agriculture	Roadside stall	
Telecommunications facility	Major telecommunication facility, Radio station	Telecommunication facility	Utility installation
Temporary use			

Other uses			
Unitywater Land Use Category	Use under the Pine Rivers Plan	Use under the Caboolture Shire Plan	Use under the Redcliffe City Planning Scheme
Air service	Airstrip, Passenger terminal		Aerodrome
Animal keeping	Animal accommodation, Cattery, Kennels	Animal husbandry (intensive)	Stable
Car park	Car park	Car parking facility	Car Park
Crematorium	Crematorium	Cemetery	Community well- being facilities, Community well-being infrastructure
Extractive industry	Extractive industry	Extractive industry	General industry
Major sport, recreation and entertainment facility	Outdoor recreation	Entertainment and recreation (outdoors)	Entertainment outdoor, Sport and recreation outdoor
Motor sport facility	Motor sport	Entertainment and recreation (outdoors)	Entertainment outdoor, Sport and recreation outdoor
Outdoor sport and recreation	Outdoor recreation	Entertainment and recreation (outdoors)	Entertainment outdoor, Sport and recreation outdoor
Port service	Passenger terminal	Marina	Transport interchange
Tourist attraction			
Utility installation	Local utilities, Public utilities, Recycling depot, Road purposes	Local utility, Major utility, Recycling yard	Utility installation
Any other use not listed in column 1 including a use that is unknown.	Special use, Car depot	Dam, Transport depot	

Land Use Categories for Superseded Sunshine Coast Planning Schemes

Residential uses		
Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Dwelling house	Detached House, Display home	Display dwelling, Detached house
Dual occupancy	Dual occupancy	Duplex dwelling
Caretakers accommodation	Caretaker's residence	Caretaker's residence
Multiple dwelling	Multiple dwelling units	Multiple dwelling

Accommodation short term

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Tourist park	Caravan park	Camping ground
Hotel	Hotel	Hotel
Short-term accommodation	Accommodation building, Motel	Accommodation building, Rural holiday accommodation, Motel
Resort complex	Integrated tourist facility	

Accommodation long term

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Relocatable home park	Caravan park	Caravan and relocatable home park
Community residence	Community residence	Community residence
Retirement facility	Retirement village	Retirement community
Rooming accommodation	Institutional residence, Accommodation building	Accommodation building

Places of Assembly

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Club	Art and craft centre	Art and craft centre
Community use	Community meeting hall, Local utility	Community centre
Function facility		Function room
Funeral parlour	Funeral parlour	Funeral parlour
Places of worship	Church	Place of worship

Commercial (bulk goods)

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Agricultural supplies store	Landscape supplies	Landscape supplies
Bulk landscape supplies	Landscape supplies	Landscape supplies
Garden centre	Garden centre	Garden centre
Hardware and trade supplies	Showroom	Showroom
Outdoor sales	Sales or hire yard	Outdoor sales or hire yard, Salvage yard
Showroom	Showroom	Showroom

Commercial (retail)

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Adult store	Adult product shops	Adult product shop
Food and drink outlet	Convenience restaurant, Fast-food store, Restaurant	Restaurant
Service industry	Light industry	Industry - Local Service
Service station	Service station, Car washing station	Service station, Car wash
Shop	Shop	Shop
Shopping centre	Shopping complex	Shopping complex

Commercial (office)

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Office	Office	Office
Sales office		

Educational facility

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Childcare centre	Child care centre	Child care centre
Community care centre		
Educational establishment	Educational establishment	Educational establishment
Environmental facility		

Entertainment

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Hotel	Hotel	Hotel
Nightclub entertainment facility	Indoor recreation	Nightclub
Theatre	Local utility	Indoor sport, recreation and entertainment

Entertainment

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Resort complex	Integrated tourist facility	

Indoor sport and recreation

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Indoor sport and recreation	Indoor recreation	Indoor sport, recreation and entertainment

High impact industry or special industry

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
High impact industry	Environmentally assessable industry	Industry - High Impact
Special industry	Environmentally assessable industry	Industry - High Impact

Other industry

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Low impact industry	Light industry, Vehicle repair workshop	Industry - Local Service, Vehicle repair centre
Medium impact industry	General industry	Industry - General
Research and technology industry	General industry	Industry - General
Rural industry	Rural service industry	Rural service industry
Warehouse	Warehouse, Storage yard	Storage yard, Salvage yard, Warehouse
Marine industry	General industry	Industry - General

High impact rural

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Cultivating in a confined space aquatic animals for sale	Aquaculture	Aquaculture
Intensive animal industry	Intensive animal husbandry	Animal husbandry - High impact
Intensive horticulture	Agriculture	Agriculture
Wholesale nursery	Landscape supplies	Landscape supplies
Winery	Winery	Agriculture

Low impact rural

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Animal husbandry	Animal husbandry, Stable	Animal husbandry - Low impact, Stable
Cropping	Agriculture	Agriculture
Permanent plantation	Forestry	Native forest harvesting
Wind farm	Major utility	Major utility

Essential services

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Correctional facility		
Emergency services	Emergency services	Emergency services
Health care service	Medical centre	Medical centre
Hospital	Hospital	Hospital
Major electricity infrastructure	Major utility	Major utility
Residential care facility	Residential care facility	Retirement community
Substation	Local utility	Local utility
Veterinary service	Veterinary clinic	Veterinary surgery

Minor uses

Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Advertising device		
Cemetery	Cemetery	Cemetery
Home-based business	Bed and breakfast, Home based business	Bed and Breakfast, Home based business
Landing	Transport station	Marina
Market	Market	Market
Outdoor lighting	Local utility	Local utility
Park	Park	Park
Roadside stall	Roadside stall	Rural produce stall
Telecommunications facility	Telecommunication Facility (Medium Impact)	Telecommunication tower
Temporary use		

Other uses		
Unitywater Land Use Category	Use under the Maroochy Plan 2000	Use under the Caloundra City Plan 2004
Air service	Transport station	
Animal keeping	Animal keeping	Animal keeping
Car park	Car park	Car park
Crematorium	Crematorium	Cemetery
Extractive industry	Extractive industry	Extractive industry
Major sport, recreation and entertainment facility	Major utility	Outdoor sport, recreation and entertainment
Motor sport facility	Major utility	Outdoor sport, recreation and entertainment
Outdoor sport and recreation	Outdoor recreation	Outdoor sport, recreation and entertainment
Port service	Transport station	Marina
Tourist attraction	Integrated tourist facility	
Utility installation	Local utility, Major utility, Transport station	Local utility, Major utility
Any other use not listed in column 1 including a use that is unknown.	Vehicle depot	Vehicle depot

Land Use Categories for superseded Noosa Planning Scheme

Residential uses	
Unitywater Land Use Category	Use under the Noosa Plan 2006
Dwelling house	Detached house
Dual occupancy	Multiple housing Type 2 Duplex
Caretakers accommodation	Multiple housing, Ancillary dwelling unit
Multiple dwelling	Multiple housing Type 4 Conventional

Accommodation short term	
Unitywater Land Use Category	Use under the Noosa Plan 2006
Tourist park	Visitor accommodation type 2 caravan park
Hotel	Visitor accommodation Type 4 Conventional
Short-term accommodation	Visitor accommodation Type 1 Home hosted, Visitor accommodation Type 3 Rural, Type 4 Conventional, Visitor accommodation Type 3 Rural
Resort complex	Visitor accommodation type 4 Conventional

Accommodation long term

Unitywater Land Use Category	Use under the Noosa Plan 2006
Relocatable home park	Multiple housing Type 5 Relocatable
Community residence	Community residence
Retirement facility	Multiple housing Type 3 Retirement and special needs
Rooming accommodation	

Places of Assembly

Unitywater Land Use Category	Use under the Noosa Plan 2006
Club	Wellbeing Type 2 Social
Community use	Wellbeing Type 2 Social
Function facility	Entertainment and dining business Type 1 Food and beverage
Funeral parlour	Wellbeing Type 4 Funeral
Places of worship	Wellbeing Type 3 Worship

Commercial (bulk goods)

Unitywater Land Use Category	Use under the Noosa Plan 2006
Agricultural supplies store	Retail business: Type 3 Landscape and rural
Bulk landscape supplies	Retail business: Type 3 Landscape and rural
Garden centre	Retail business: Type 7 Garden and lifestyle centre
Hardware and trade supplies	Retail business: Type 6 Hardware store
Outdoor sales	Retail business: Type 4 Showroom, Type 5 Vehicle uses
Showroom	Retail business: Type 4 Showroom

Commercial (retail)

Unitywater Land Use Category	Use under the Noosa Plan 2006
Adult store	Retail business: Type 1 Local, Type 2 Shop and Salon
Food and drink outlet	Retail business: Type 1 Local, Type 2 Shop and Salon
Service industry	Retail business: Type 2 Shop and Salon, Industrial Business Type 2
Service station	Retail business: Type 5 Vehicle uses
Shop	Retail business: Type 1 Local, Type 2 Shop and salon
Shopping centre	Retail business: Type 1 Shop and Salon

Commercial (office)

Unitywater Land Use Category	Use under the Noosa Plan 2006
Office	Commercial business Type 1 office
Sales office	Commercial business Type 1 office

Educational facility

Unitywater Land Use Category	Use under the Noosa Plan 2006
Childcare centre	Education Type 1 Childcare
Community care centre	Wellbeing Type 2 Social
Educational establishment	Education Type 2 School, Type 3 Adult
Environmental facility	Education uses Type 4 Information

Entertainment

Unitywater Land Use Category	Use under the Noosa Plan 2006
Hotel	Entertainment and dining business Type 3 Bar
Nightclub entertainment facility	Entertainment and dining business Type 3 Bar
Theatre	Entertainment and dining business Type 2 Recreation, amusement and fitness
Resort complex	Visitor accommodation Type 4 Conventional

Indoor sport and recreation

Unitywater Land Use Category

Use under the Noosa Plan 2006

Indoor sport and recreation

Entertainment and dining business Type 2 Recreation, amusement and fitness

High impact industry or special industry

Unitywater Land Use Category

Use under the Noosa Plan 2006

High impact industry

Industrial business Type 2 Production, alteration, repackaging and repairing

Special industry

Other industry

Unitywater Land Use Category

Use under the Noosa Plan 2006

Low impact industry

Industrial business Type 2 Production, alteration, repackaging and repairing

Medium impact industry

Industrial business Type 2 Production, alteration, repackaging and repairing

Research and technology industry

Rural industry

Industrial business Type 1 Warehouse

Warehouse

Industrial business Type 2 Production

Marine industry

Retail business Type 5 Vehicle uses
Industrial Business Type 2 Production

High impact rural

Unitywater Land Use Category

Use under the Noosa Plan 2006

Cultivating in a confined space aquatic animals for sale

Animal husbandry Type 1 Traditional Type 2 Intensive

Intensive animal industry

Animal husbandry Type 2 Intensive

Intensive horticulture

Cultivation Type 2 Intensive

Wholesale nursery

Retail business Type 7 Garden and lifestyle centre

Winery

Low impact rural

Unitywater Land Use Category	Use under the Noosa Plan 2006
Animal husbandry	Animal husbandry Type 1 Traditional, Animal husbandry Type 2 Intensive
Cropping	Cultivation Type 1 Traditional, Forestry Type 1 Native, Forestry Type 2 Plantation
Permanent plantation	Forestry: Type 1 Native, Type 2 Plantation
Wind farm	

Essential services

Unitywater Land Use Category	Use under the Noosa Plan 2006
Correctional facility	
Emergency services	Emergency service Type 1 Station, Type 2 Shed
Health care service	Commercial business Type 2 Medical
Hospital	Wellbeing Type 1 Health
Major electricity infrastructure	Service and utility Type 2 Installation
Residential care facility	Multiple housing Type 3 Retirement and special needs
Substation	Service and utility Type 2 Installation
Veterinary service	Commercial business Type 3 Veterinary

Minor uses

Unitywater Land Use Category	Use under the Noosa Plan 2006
Advertising device	
Cemetery	Wellbeing Type 4 Funeral
Home-based business	Home-based business: Type 1 Limited visibility, Type 2 Evident, Type 3 Significant scale
Landing	
Market	
Outdoor lighting	
Park	
Roadside stall	Retail business Type 1 Local
Telecommunications facility	Service and utility Type 3 Tower
Temporary use	

Other uses

Unitywater Land Use Category	Use under the Noosa Plan 2006
Air service	Transport Type 4 Aeronautical
Animal keeping	Animal husbandry Type 1 Traditional
Car park	Transport Type 2 Car park
Crematorium	Wellbeing Type 4 Funeral
Extractive industry	Industrial business Type 3 Extractive
Major sport, recreation and entertainment facility	
Motor sport facility	
Outdoor sport and recreation	Open space Type 1 Sport and recreation
Port service	Transport Type 1 Passenger terminal
Tourist attraction	
Utility installation	Service and utility: Type 1 Depot, Type 2 Installation, Type 4 Treatment, recycling and disposal, Transport Type 3 Depot.
Any other use not listed in column 1 including a use that is unknown.	

Appendix 3 - Adopted charges

Appendix 3 - Table 1: Adopted charge for a water approval for reconfiguring a lot

Use Demand Unit		Noosa	Sunshine Coast	Moreton Bay
The rates in this table are Unitywater's portion of the Maximum Adopted Charge based on the current Prescribed Amounts in Schedule 16 of the Planning Regulation 2017 (as amended from time to time), with the 3 yearly average PPI and the relevant Breakup Agreements with each Council applied. The rates shown relate to the December 2024 financial quarter and will be automatically indexed in accordance with sections 3.2 and 3.3 of this resolution.				
Residential or other than Commercial and Industrial	Lot(s)	\$14,233.57 per lot	\$16,368.60 per lot	\$14,233.57 per lot
Commercial	Lot(s)	\$14,233.57 per lot	\$5,693.43 per lot	\$14,233.57 per lot
Industrial	Lot(s)	\$14,233.57 per lot	\$12,810.21 per lot	\$14,233.57 per lot

Appendix 3 - Table 2: Adopted charge for a water approval for a material change of use or building works

Column 1 Unitywater Land Use Category	Column 2 Demand Unit	Column 3 Noosa	Column 4 Sunshine Coast	Column 5 Moreton Bay 1 Network (10%) Water Supply Only	Column 6 2 Networks (40%) Water Supply and Sewerage
The rates in this table are Unitywater's portion of the Maximum Adopted Charge based on the current Prescribed Amounts in Schedule 16 of the Planning Regulation 2017 (as amended from time to time), with the 3 yearly average PPI and the relevant Breakup Agreements with each Council applied. The rates shown relate to the December 2024 financial quarter and will be automatically indexed in accordance with sections 3.2 and 3.3 of this resolution.					
Residential Uses					
1. Dwelling house 2. Dual Occupancy 3. Caretaker's accommodation 4. Multiple Dwelling	2 Bedrooms or less	\$10,166.84 per dwelling (40% of maximum adopted charge)	\$11,691.87 per dwelling	\$2,541.71 per dwelling	\$10,166.84 per dwelling
	3 Bedrooms or more	\$14,233.57 per dwelling (40% of maximum adopted charge)	\$16,368.60 per dwelling (46% of maximum adopted charge)	\$3,558.39 per dwelling	\$14,233.57 per dwelling
Accommodation (Short Term)					
1. Tourist Park	Tent or caravan sites - each group of 2 sites or less	\$5,083.39 per group of 2 sites or less (40% of maximum adopted charge)	\$5,845.90 per group of 2 sites or less (46% of maximum adopted charge)	\$1,270.85 per group of 2 sites or less	\$5,083.39 per group of 2 sites or less
	Tent or caravan sites - each group of 3 sites	\$7,116.73 per group of 3 sites (40% of maximum adopted charge)	\$8,184.24 per group of 3 sites (46% of maximum adopted charge)	\$1,779.18 per group of 3 sites	\$7,116.73 per group of 3 sites

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Unitywater Land Use Category	Demand Unit	Noosa	Sunshine Coast	Moreton Bay	
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Accommodation (Short Term)					
	Cabins 2 bedrooms or less	\$5,083.39 per cabin (40% of maximum adopted charge)	\$5,845.90 per cabin (46% of maximum adopted charge)	\$1,270.85 per cabin	\$5,083.39 per cabin
	Cabins 3 bedrooms or more	\$7,116.73 per cabin (40% of maximum adopted charge)	\$8,184.24 per cabin (46% of maximum adopted charge)	\$1,779.18 per cabin	\$7,116.73 per cabin
1. Hotel 2. Nature based tourism 3. Short term accommodation 4. Resort complex	Each suite with 2 or less bedrooms	\$5,083.39 per suite (40% of maximum adopted charge)	\$5,845.90 per suite (46% of maximum adopted charge)	\$1,270.85 per suite	\$5,083.39 per suite
	Each suite with 3 or more bedrooms	\$7,116.73 per suite (40% of maximum adopted charge)	\$8,184.24 per suite (46% of maximum adopted charge)	\$1,779.18 per suite	\$7,116.73 per suite
	Each bedroom not part of a suite	\$5,083.39 per bedroom not part of a suite (40% of maximum adopted charge)	\$5,845.90 per bedroom not part of a suite (46% of maximum adopted charge)	\$1,270.85 per bedroom not part of a suite	\$5,083.39 per bedroom not part of a suite

Column 1 Unitywater Land Use Category	Column 2 Demand Unit	Column 3 Noosa	Column 4 Sunshine Coast	Column 5	Column 6
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Accommodation (Long Term)					
1. Relocatable home park	Each relocatable dwelling site for 2 or less bedrooms	\$10,166.84 per site (40% of maximum adopted charge)	\$11,691.87 per site (46% of maximum adopted charge)	\$2,541.71 per site	\$10,166.84 per site
	Each relocatable dwelling site for 3 or more bedrooms	\$14,233.57 per site (40% of maximum adopted charge)	\$16,368.60 per site (46% of maximum adopted charge)	\$3,558.39 per site	\$14,233.57 per site
1. Community residence 2. Retirement facility 3. Rooming accommodation	Each suite with 2 or less bedrooms	\$10,166.84 per suite (40% of maximum adopted charge)	\$11,691.87 per suite (46% of maximum adopted charge)	\$2,541.71 per suite	\$10,166.84 per suite
		Each suite with 3 or more bedrooms	\$14,233.57 per suite (40% of maximum adopted charge)	\$16,368.60 per suite (46% of maximum adopted charge)	\$3,558.39 per suite
	For each bedroom not part of a suite	\$10,166.84 per bedroom not part of a suite (40% of maximum adopted charge)	\$11,691.87 per bedroom not part of a suite (46% of maximum adopted charge)	\$2,541.71 per bedroom not part of a suite	\$10,166.84 per bedroom not part of a suite

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Unitywater Land Use Category	Demand Unit	Noosa	Sunshine Coast	Moreton Bay	
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Places of Assembly					
1. Club 2. Community Use 3. Function facility 4. Funeral Parlour 5. Place of worship	For each square metre of gross floor area	\$35.61 per m^2 of GFA (40% of maximum adopted charge)	\$40.95 per m^2 of GFA (46% of maximum adopted charge)	\$8.90 per m^2 of GFA	\$35.61 per m^2 of GFA
	For each square metre impervious to stormwater	Not applicable	Not applicable	\$1.27 per m^2 impervious to stormwater	\$5.08 per m^2 impervious to stormwater
Commercial (Bulk Goods)					
1. Agricultural supplies store 2. Bulk landscape supplies 3. Garden centre 4. Hardware and trade supplies 5. Outdoor sales 6. Showroom	For each square metre of floor area	\$26.69 per m^2 of GFA (15% of maximum adopted charge)	\$28.46 per m^2 of GFA (16% of maximum adopted charge)	\$17.79 per m^2 of GFA	\$71.16 per m^2 of GFA
	For each square metre impervious to stormwater	Not applicable	Not applicable	\$1.27 per m^2 impervious to stormwater	\$5.08 per m^2 impervious to stormwater

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Unitywater Land Use Category	Demand Unit	Noosa	Sunshine Coast	Moreton Bay	
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Commercial (Retail)					
1. Adult store 2. Food and drink outlet 3. Service industry 4. Service station 5. Shop 6. Shopping centre	For each square metre of gross floor area	\$34.32 per m^2 of GFA (15% of maximum adopted charge)	\$36.60 per m^2 of GFA (16% of maximum adopted charge)	\$22.88 per m^2 of GFA	\$91.51 per m^2 of GFA
	For each square metre impervious to stormwater	Not applicable	Not applicable	\$1.27 per m^2 impervious to stormwater	\$5.08 per m^2 impervious to stormwater
Commercial (Office)					
1. Office 2. Sales office	For each square metre of gross floor area	\$26.69 per m^2 of GFA (15% of maximum adopted charge)	\$28.46 per m^2 of GFA (16% of maximum adopted charge)	\$17.79 per m^2 of GFA	\$71.16 per m^2 of GFA
	For each square metre impervious to stormwater	Not applicable	Not applicable	\$1.27 per m^2 impervious to stormwater	\$5.08 per m^2 impervious to stormwater

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Unitywater Land Use Category	Demand Unit	Noosa	Sunshine Coast	Moreton Bay	
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Educational Facility					
1. Childcare centre 2. Community centre 3. Educational establishment other than an educational establishment for the Flying Start for Queensland Children	For each square metre of gross floor area	\$71.16 per m ² of GFA (40% of maximum adopted charge)	\$81.84 per m ² of GFA (46% of maximum adopted charge)	\$17.79 per m ² of GFA	\$71.16 per m ² of GFA
	For each square metre impervious to stormwater.	Not applicable	Not applicable	\$1.27 per m ² impervious to stormwater	\$5.08 per m ² impervious to stormwater
1. Educational Establishment for the Flying Start for Queensland Children program	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00
Entertainment					
1. Hotel 2. Nightclub entertainment facility 3. Theatre 4. Resort complex	For each square metre of gross floor area, other than areas for providing rooming accommodation	\$38.12 per m ² of GFA (15% of maximum adopted charge)	\$40.66 per m ² of GFA (16% of maximum adopted charge)	\$25.41 per m ² of GFA	\$101.65 per m ² of GFA
	For each square metre impervious to stormwater.	Not applicable	Not applicable	\$1.27 per m ² impervious to stormwater	\$5.08 per m ² impervious to stormwater

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Unitywater Land Use Category	Demand Unit	Noosa	Sunshine Coast	Moreton Bay	
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Indoor Sport and Recreation					
1. Indoor sport and recreation	For each square metre of gross floor area other than court areas	\$101.65 per m^2 of GFA not a court (40% of maximum adopted charge)	\$116.90 per m^2 of GFA not a court (46% of maximum adopted charge)	\$25.41 per m^2 of GFA not a court	\$101.65 per m^2 of GFA not a court
	For each square metre of gross floor area that is a court area	\$10.14 per m^2 of GFA that is court (40% of maximum adopted charge)	\$11.66 per m^2 of GFA that is a court (46% of maximum adopted charge)	\$2.54 per m^2 of GFA that is a court	\$10.14 per m^2 of GFA that is a court
	For each square metre impervious to stormwater.	Not applicable	Not applicable	\$1.27 per m2 impervious to stormwater	\$5.08 per m2 impervious to stormwater
High Impact Industry or Special Industry					
1. High impact industry 2. Special industry	For each square metre of gross floor area	\$32.05 per m^2 of GFA (36% of maximum adopted charge)	\$32.05 per m^2 of GFA (36% of maximum adopted charge)	\$8.90 per m^2 of GFA	\$35.61 per m^2 of GFA
	For each square metre impervious to stormwater.	Not applicable	Not applicable	\$1.27 per m^2 impervious to stormwater	\$5.08 per m^2 impervious to stormwater

Column 1 Unitywater Land Use Category	Column 2 Demand Unit	Column 3 Noosa	Column 4 Sunshine Coast	Column 5 Moreton Bay	Column 6 Water Supply and Sewerage
Other industry					
1. Low impact industry 2. Medium impact industry 3. Research and technology industry 4. Rural industry 5. Warehouse 6. Marine industry	For each square metre of gross floor area	\$22.87 per m ² of GFA (36% of maximum adopted charge)	\$22.87 per m ² of GFA (36% of maximum adopted charge)	\$6.35 per m ² of GFA	\$25.41 per m ² of GFA
	For each square metre impervious to stormwater.	Not applicable	Not applicable	\$1.27 per m ² impervious to stormwater	\$5.08 per m ² impervious to stormwater
High Impact Rural					
1. Cultivating, in a confined area, aquatic animals or plants for sale 2. Intensive animal industry 3. Intensive horticulture 4. Wholesale nursery 5. Winery	For each square metre of gross floor area	\$10.14 per m ² of GFA (40% of maximum adopted charge)	\$9.13 per m ² of GFA (36% of maximum adopted charge)	\$2.54 per m ² of GFA	\$10.14 per m ² of GFA

Column 1 Unitywater Land Use Category	Column 2 Demand Unit	Column 3 Noosa	Column 4 Sunshine Coast	Column 5 Moreton Bay	Column 6 Water Supply and Sewerage
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Low Impact Rural					
1. Animal husbandry 2. Cropping 3. Permanent plantation 4. Wind farm	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00
Essential Services					
1. Correctional facility 2. Emergency services 3. Health care service 4. Hospital 5. Residential care facility 6. Veterinary service	For each square metre of gross floor area	\$71.16 per m ² of GFA (40% of maximum adopted charge)	\$28.46 per m ² of GFA (16% of maximum adopted charge)	\$17.79 per m ² of GFA	\$71.16 per m ² of GFA
	For each square metre impervious to stormwater	Not applicable	Not applicable	\$1.27 per m ² impervious to stormwater	\$5.08 per m ² impervious to stormwater
Minor Uses					
1. Advertising device 2. Cemetery 3. Home based business 4. Landing 5. Market 6. Outdoor lighting 7. Park 8. Roadside stall 9. Telecommunications facility 10. Temporary use	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00

Column 1 Unitywater Land Use Category	Column 2 Demand Unit	Column 3 Noosa	Column 4 Sunshine Coast	Column 5 Moreton Bay	Column 6
				1 Network (10%) Water Supply Only	2 Networks (40%) Water Supply and Sewerage
Other uses					
1. Air Service 2. Animal keeping 3. Car park 4. Crematorium 5. Extractive industry 6. Major sport, recreation and entertainment facility 7. Motor sport facility 8. Outdoor sports and recreation 9. Port service 10. Tourist attraction 11. Utility installation 12. Any other use not listed in column 1, including a use that is unknown	No applicable	The prescribed amount for another similar use listed in column 1 that Unitywater decides to apply to the use	The prescribed amount for another similar use listed in column 1 that Unitywater decides to apply to the use	The prescribed amount for another similar use listed in column 1 that Unitywater decides to apply to the use	The prescribed amount for another similar use listed in column 1 that Unitywater decides to apply to the use