



Unitywater

Serving you today, investing in tomorrow.

Water Netserv Plan

2024-2029

Part A

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1. Preliminary

- 1.1 The Northern SEQ Distributor-Retailer Authority, trading as Unitywater, is established under the *SEQ Water Act* and provides water and wastewater services to the local government areas of:
 - (a) City of Moreton Bay;
 - (b) Sunshine Coast Council; and
 - (c) Noosa Council.
- 1.2 The local governments of City of Moreton Bay, Sunshine Coast Council and Noosa Council are designated as Unitywater's Participating Councils under Section 5 of the *SEQ Water Act*.
- 1.3 This Water Netserv Plan has been prepared in accordance with the requirements of the *SEQ Water Act*.
- 1.4 The purpose of the Water Netserv Plan is to:
 - (a) result in water services, wastewater services and infrastructure networks that are systematically managed and coordinated;
 - (b) seek to achieve ecological sustainability in the management of Unitywater's water services and wastewater services;
 - (c) result in water services and wastewater services that meet the needs of Unitywater's current and future customers, including the provision of safe, reliable and secure water services and wastewater services;
 - (d) result in the integration of land use planning and planning for Water Infrastructure;
 - (e) provide for strategic planning for the financial sustainability and operation of Unitywater's business, including the safe, efficient, effective and equitable planning, coordination, sequencing, funding, delivery and operation of Water Infrastructure, water services and wastewater services;
 - (f) provide planning for the delivery of infrastructure for supplying Unitywater's water services and wastewater services for at least 20 years;
 - (g) provide a process for approvals for Connections to Unitywater's Water Infrastructure; and
 - (h) state fees and charges that may be levied for Connections to Unitywater's Water Infrastructure, including Unitywater's Trunk Infrastructure.
- 1.5 Part A of the Water Netserv Plan:
 - (a) outlines in Section 2 (Serving our Customers) Unitywater's responsibilities to its customers;

- (b) outlines in Section 3 (Planning Assumptions) the Planning Assumptions regarding future growth and urban development, including the assumptions of demand on each trunk infrastructure network;
- (c) outlines in Section 4 (Desired Standards of Service) the desired standards of service for each infrastructure network;
- (d) outlines in Section 5 (Schedule of Works) the Schedule of Works for Unitywater's development infrastructure and future trunk infrastructure for water and wastewater networks;
- (e) outlines in Section 6 (Demand Management) Unitywater's strategy for demand management for water; and
- (f) contains the following schedules:
 - Schedule 1 – Definitions and Interpretation
 - Schedule 2 – Connections Policy
 - Schedule 3 – Infrastructure Charges Information
 - Schedule 4 – Schedule of Works
 - Schedule 5 – Planning Assumptions
 - Schedule 6 – Network Demand Determination
 - Schedule 7 – Mapping;
 - Schedule 8 – Extrinsic Material
 - Schedule 9 – Accelerated Infrastructure

2. Serving our Customers

- 2.1 Unitywater's Customer Charter summarises our responsibilities to our customers.
- 2.2 The Customer Charter outlines how we intend to deliver value to customers, our community and the environment through a commitment to:
 - (a) providing safe and reliable water services and wastewater services;
 - (b) minimising customer inconvenience during planned and unplanned service interruptions;
 - (c) responding to our customers in a respectful, efficient and timely manner; and
 - (d) issuing and managing accounts.
- 2.3 The Water Netserv Plan purpose, desired standards of service, provision of water services and wastewater services, supports Unitywater's Customer Charter.
- 2.4 The Customer Charter can be viewed on Unitywater's website at www.unitywater.com/about-us/contact-us/customer-charter.

3. Planning Assumptions

- 3.1 The Planning Assumptions contained within Schedule 5 state the assumptions about the type, scale, location and timing of future development and future growth, including the demand for each infrastructure network.
- 3.2 The Planning Assumptions comprise forecasts as to the population, number of dwellings, floorspace (GFA), employment levels and network demand (stated in Equivalent Persons) within each of the local government areas that Unitywater serves.
- 3.3 The Planning Assumptions have been prepared for:
 - (a) the base date of mid 2021;
 - (b) mid 2026;
 - (c) mid 2031;
 - (d) mid 2036;
 - (e) mid 2041;
 - (f) mid 2046;
 - (g) ultimate; and
 - (h) intermediate years between mid 2021 and mid 2031, where available.
- 3.4 Unitywater's Participating Councils and the Planning Minister have:
 - (a) agreed that the Planning Assumptions contained in Schedule 5, being different to the assumptions stated in the Participating Councils' LGIPs, are appropriate for inclusion in this Water Netserv Plan; and
 - (b) endorsed Part A of this Water Netserv Plan, in accordance with the requirements of sections 99BK and 99BR of the *SEQ Water Act*.
- 3.5 The Planning Assumptions contained within Schedule 5 are published within the 'Netserv Plan Planning Assumptions' mapping portal at a property level, for the purposes of facilitating network demand determination in accordance with the process outlined in Schedule 6.
- 3.6 The Netserv Plan Planning Assumption mapping portal is accessible via the Reference Library on Unitywater's website at <https://www.unitywater.com/building-and-developing/reference-library>.
- 3.7 Details of the methodology and assumptions used to prepare the Planning Assumptions are stated in Schedule 8 (Extrinsic Material).

4. Desired Standards of Service

- 4.1 This section states the standards of service required for infrastructure to deliver Unitywater's water and wastewater services.
- 4.2 Unless stated otherwise in the extrinsic material contained in Schedule 8, the desired standards of service for new infrastructure are as detailed in the SEQ Code. A copy of the SEQ Code is available at www.seqcode.com.au.

5. Schedule of Works

- 5.1 The Schedule of Works is contained within Schedule 4.
- 5.2 The Planning Assumptions for development within the Connection Area, Restricted Connection Area and Future Connection Area, together with the desired standards of service, form a basis for the planning of the Schedule of Works.
- 5.3 The Schedule of Works is prepared having regard to the financial impact of Unitywater's infrastructure planning, based on the Infrastructure Charges Schedule (see Schedule 3) and Planning Assumptions within the Connection Area, Restricted Connection Area and Future Connection Area.
- 5.4 The year for delivery of the items in the Schedule of Works provides increased capacity of infrastructure networks to support existing and future customers within the Connection Area, Restricted Connection Area and Future Connection Area to service the timing of development demand anticipated by the Planning Assumptions up to 2046.
- 5.5 Existing and proposed Accelerated Infrastructure is identified in Schedule 9. Accelerated Infrastructure is non-trunk infrastructure and does not form part of the Schedule of Works. The capacity of Accelerated Infrastructure is identified in the Water Netserv Plan in accordance with sections 99BO(b) and 99BO(c) of the *SEQ Water Act*.

6. Demand Management

- 6.1 Unitywater and the Queensland Bulk Water Supply Authority, Seqwater, collaborate to ensure that water is utilised efficiently and to implement any restrictions on water supply that may be necessary in times of drought.
- 6.2 Part of Unitywater's strategy for demand management is the orderly provision of infrastructure, consistent with the Planning Assumptions, in a timely and sequential manner that avoids unplanned impacts on water demand.
- 6.3 To assist our customers to use water efficiently, Unitywater promotes water efficiency through a range of options for our customers including:
 - (a) water efficiency tips, checklist and advice on water efficient devices;
 - (b) the 'My Usage Tracker' tool to help customers calculate their daily water usage, compare it to previous bills and detect hidden leaks; and

- (c) information on alternative water sources such as rainwater tanks, use of grey water, bore water and/or recycled water in accordance with State Government regulations.

6.4 For more information, go to <https://www.unitywater.com/residential/manage-your-water-usage/water-efficiency>.

7. Schedules

Schedule 1 Definitions and Interpretation

SC1.1 Definitions

1. A term used in this Water Netserv Plan has the meaning given to it by:
 - (a) Table SC1.1 of this Water Netserv Plan;
 - (b) if not defined in this Water Netserv Plan, the *SEQ Water Act*;
 - (c) if not defined in the *SEQ Water Act*, the *Water Supply (Safety and Reliability) Act 2008* (Qld);
 - (d) if not defined in the *Water Supply (Safety and Reliability) Act 2008* (Qld), the *Planning Act 2016* (Qld);
 - (e) if not defined in the *Planning Act 2016* (Qld), its ordinary meaning.

Table SC1.1 Definitions

| Term | Meaning |
|----------------------------|--|
| Adopted Charge | In accordance with the <i>SEQ Water Act</i> , means charges that Unitywater's board decides to adopt for providing Trunk Infrastructure in relation to Unitywater's water service or wastewater service. |
| Alteration | In accordance with the <i>SEQ Water Act</i> , for a Connection, includes any material change in infrastructure or increase in demand for a water service or sewerage service at the Connection. |
| Accelerated Infrastructure | Means non-trunk infrastructure to support complex infrastructure delivery in development areas outside of Unitywater's Participating Councils' Priority Infrastructure Areas and Unitywater's Connection Area, Restricted Connection Area and Future Connection Area that are anticipated to experience out of sequence growth pressures and significant infrastructure demand beyond the statutory planning assumptions and financial position of individual developers or Unitywater. Existing and proposed Accelerated Infrastructure is identified in Schedule 9 of the Water Netserv Plan. Accelerated Infrastructure is non-trunk infrastructure and does not form part of the Schedule of Works in the Water Netserv Plan. |
| Charges Schedule | In accordance with the <i>SEQ Water Act</i> , means a schedule containing details of – <ol style="list-style-type: none"> (a) charges, including charges under section 99AV(2)(b) of the <i>SEQ Water Act</i>, to connect customers to Unitywater's water service and wastewater service; (b) charges for a customer's use of the services; (c) Connection Charges; (d) charges for Property Service Infrastructure; (e) Adopted Charges; |

| Term | Meaning |
|------------------------|---|
| | <p>(f) the way a Connection Charge, charge for Property Service Infrastructure and Adopted Charge is calculated;</p> <p>(g) the fees for an application or request under Chapter 4C of the <i>SEQ Water Act</i>; and</p> <p>(h) the charges breakup for all Adopted Charges.</p> <p>The Infrastructure Charges Schedule adopted by Unitywater is published on Unitywater's website at: https://www.unitywater.com/building-and-developing/reference-library</p> <p>See Schedule 3 for further information about Unitywater's Infrastructure Charges Schedule.</p> |
| Connection | In accordance with the <i>SEQ Water Act</i> , means a Property Service Connection or a Network Connection. |
| Connection Application | <p>Means an application for:</p> <p>(a) a Standard Connection;</p> <p>(b) a Staged Connection (being a first Staged Connection or a subsequent Staged Connection), including Network Works;</p> <p>(c) an Other Connection, including Network Works;</p> <p>(d) a Disconnection.</p> |
| Connection Area | <p>In accordance with the <i>SEQ Water Act</i>, means the areas in which Unitywater guarantees to provide Connections that comply with its decision criteria to its water service or wastewater service.</p> <p>The Connection Area for water services and the Connection Area for wastewater services are to be considered separately and inclusion in the Connection Area for one service does not guarantee or support a Connection for the other service.</p> <p>The Connection Area does not include or extend to the Future Connection Area.</p> <p>The Connection Area for water and Connection Area for wastewater are shown on the maps referred to in Schedule 7 and published on Unitywater's website.</p> |
| Connection Charge | In accordance with the <i>SEQ Water Act</i> , means a charge levied by Unitywater for a Property Service Connection or a Network Connection. |
| Development Approval | Means a development permit for a Material Change of Use or Reconfiguration of a Lot issued by a Participating Council. |
| Disconnection | Means a disconnection of a Property Service Connection or a Network Connection to stop supply of a water service or wastewater service. |
| Dual Occupancy | In accordance with the <i>Planning Regulation 2017</i> (Qld), means a residential use of premises involving: |

| Term | Meaning |
|---|---|
| | <p>(a) Two dwellings (whether attached or detached) on a single lot or two dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(b) any domestic outbuilding associated with the dwellings, but does not include a residential use of premises that involves a secondary dwelling.</p> <p><i>Note: A duplex is an example of a dual occupancy use.</i></p> |
| Dwelling House | <p>In accordance with the <i>Planning Regulation 2017</i> (Qld), means a residential use of premises involving:</p> <p>(a) One dwelling and any domestic outbuildings associated with the dwelling; or</p> <p>(b) Two dwellings, one of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p> |
| Fees and Charges Schedule | <p>Means Unitywater's Fees and Charges Schedule available on Unitywater's website: https://www.unitywater.com/building-and-developing/pricing-fees-and-charges</p> |
| Future Connection Area | <p>In accordance with the <i>SEQ Water Act</i>, means the areas in which Unitywater intends to extend its infrastructure network.</p> <p>The Future Connection Area only extends outside Participating Councils' Priority Infrastructure Areas where Unitywater intends to extend its network to support either a Water Approval and/or an executed water infrastructure agreement.</p> <p>The Future Connection Area for water services and the Future Connection Area for wastewater services are to be considered separately and inclusion in the Future Connection Area for one service does not guarantee or support a Connection for the other service. The Future Connection Area for water and the Future Connection Area for wastewater are shown on the maps referred to in Schedule 7 and published on Unitywater's website.</p> |
| Local Government Infrastructure Plan (LGIP) | <p>In accordance with the <i>Planning Act 2016</i> (Qld), means the part of a local government's planning scheme that:</p> <p>(a) has been prepared under the Minister's rules; and</p> <p>(b) does any or all of the following:</p> <ol style="list-style-type: none"> i. identifies a Priority Infrastructure Area; ii. states assumptions about population and employment growth; iii. states assumptions about the type, scale, location and timing of future development; iv. includes plans for trunk infrastructure; v. states the desired standards of service for development infrastructure. |
| Network Connection | <p>In accordance with the <i>SEQ Water Act</i>, means:</p> |

| Term | Meaning |
|--------------------------|---|
| | <p>(a) the Connection of network infrastructure to Unitywater’s water infrastructure to supply a water service or wastewater service; and</p> <p>(b) the Disconnection of network infrastructure from Unitywater’s water infrastructure to stop supply of a water service or wastewater service; and</p> <p>(c) the Alteration of network infrastructure; and</p> <p>(d) works for the matters mentioned in paragraph (a), (b) or (c) to extend or upgrade Unitywater’s water infrastructure.</p> |
| Network Infrastructure | <p>In accordance with the <i>SEQ Water Act</i>, means:</p> <p>(a) generally – water infrastructure, other than property service infrastructure; and</p> <p>(b) for Chapter 4C, Part 2 of the <i>SEQ Water Act</i> – trunk infrastructure or non-trunk infrastructure.</p> |
| Network Works | <p>Means works for a Network Connection involving the extension or upgrade of Unitywater’s network infrastructure.</p> <p>Network Works is an aspect of a water approval that deals with the detailed design and technical aspects of the works necessary for the Network Connection. Network Works may be approved as part of a Connection Application for an Other Connection or a Staged Connection.</p> |
| Other Connection | <p>Means any Connection (including an Alteration or Disconnection) that is not a Standard Connection or a Staged Connection.</p> <p>The distinguishing feature of an Other Connection is that a single Connection Application can be approved to authorise the Connection, including the Network Works aspects of the Connection.</p> |
| Participating Councils | <p>Means City of Moreton Bay, Noosa Council and Sunshine Coast Council.</p> |
| PDA development approval | <p>In accordance with the <i>Economic Development Act 2012 (Qld)</i>, means a decision notice that:</p> <p>(a) approves, wholly or partly, development applied for in a Priority Development Area (PDA) development application (whether or not the approval has conditions attached to it); and</p> <p>(b) is in the form of a PDA preliminary approval, a PDA development permit or a combination of both a PDA preliminary approval and a PDA development permit.</p> |
| Planning Assumptions | <p>In accordance with the <i>SEQ Water Act</i>, means the assumptions about the type, scale, location and timing of future development and future growth agreed between Unitywater, the Participating Councils and the Planning Minister to be appropriate for inclusion in this Water Netserv Plan.</p> |

| Term | Meaning |
|------------------------------------|---|
| | The Planning Assumptions are contained within Schedule 5. |
| Planned Demand | The stated demand (in Equivalent Persons) in the Planning Assumptions for a given cohort year. |
| Priority Infrastructure Area (PIA) | Means a Priority Infrastructure Area of a Participating Council Planning Scheme. |
| Property Service Connection | In accordance with the <i>SEQ Water Act</i> , means: (a) the Connection of Property Service Infrastructure to Unitywater's Water Infrastructure to supply a water service or wastewater service; and (b) the Disconnection of Property Service Infrastructure from Unitywater's Water Infrastructure to stop supply of a water service or wastewater service; and (c) the Alteration of Property Service Infrastructure that is part of Unitywater's Water Infrastructure. |
| Property Service Infrastructure | Means generally the infrastructure for connecting premises to Unitywater's infrastructure, as more particularly defined in the <i>SEQ Water Act</i> . |
| Property Service Works Charge | In accordance with the <i>SEQ Water Act</i> , means a charge levied by Unitywater for Property Service Infrastructure. |
| Proposed Demand | Means the network demand proposed in a Connection Application for a given cohort year, to be calculated in accordance with the network demand determination process outlined in Schedule 6. |
| Restricted Connection Area | Means the area comprising land of where Unitywater guarantees to provide for a single 20 or 25 mm (inner diameter (ID)) Property Service Connection within the Water Restricted Connection Area and a single 100mm Wastewater Property Service Connection within the Wastewater Restricted Connection Area if the connection complies with its decision criteria to its water service or wastewater service. The Restricted Connection Area is a sub-set of the Connection Area. The Restricted Connection Area is shown on the maps referred to in Schedule 7 and published on Unitywater's website. |
| Schedule of Works | In accordance with the <i>SEQ Water Act</i> , means a schedule including the following information: (a) a map of Unitywater's development infrastructure that is to be identified in the schedule as Trunk Infrastructure; (b) identification of proposed development infrastructure for Unitywater that is to be identified in the schedule as Trunk Infrastructure (<i>future trunk infrastructure</i>); |

| Term | Meaning |
|------------------------|---|
| | (c) the location, estimated cost and expected time of delivery of future trunk infrastructure. |
| Services Advice Notice | <p>In accordance with the <i>SEQ Water Act</i>, means a notice from Unitywater about a Connection.</p> <p>Unitywater may give a services advice notice stating:</p> <p>(a) advice about the proposed Connection having regard to Unitywater’s connection policy; and</p> <p>(b) the charges and conditions that may apply to the Connection; and</p> <p>(c) any other relevant matter about the Connection.</p> |
| SEQ Code | <p>Means the <i>South-East Queensland Water Supply and Wastewater Design and Construction Code</i> standards and codes as published on the SEQ Code website:</p> <p>https://www.seqcode.com.au/</p> |
| SEQ Water Act | <p>Means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> (Qld).</p> |
| Staged Connection | <p>Means a Connection (including an Alteration or Disconnection) where two or more applications and approvals are required to give effect to the Connection.</p> <p>A Water Approval for a Staged Connection only authorises connection to the extent specified in the approval.</p> <p>Ordinarily, the first application for a Staged Connection will involve assessment of the connection of a multi-stage development in its entirety, and subsequent applications for a Staged Connection will relate to the approval of Network Works for each stage of the development.</p> |
| Standard Connection | <p>Means a Connection (including an Alteration or Disconnection) that complies with the applicable decision criteria identified in Table SC2.3.</p> |
| Trunk Infrastructure | <p>In accordance with the <i>SEQ Water Act</i>, means Unitywater’s Water Infrastructure that is:</p> <p>(a) development infrastructure identified in this Water Netserv Plan as trunk infrastructure; or</p> <p>(b) development infrastructure that, because of a conversion application, becomes trunk infrastructure; or</p> <p>(c) development infrastructure that is required to be provided under a condition imposed under section 99BRCR(2) of the <i>SEQ Water Act</i>.</p> |
| Water Approval | <p>In accordance with the <i>SEQ Water Act</i>, means a decision notice that approves all or part of a Connection Application under Chapter 4C, Part 2 of the <i>SEQ Water Act</i>, with or without water approval conditions or water approval charges.</p> |

| Term | Meaning |
|----------------------|---|
| Water Infrastructure | In accordance with the <i>SEQ Water Act</i> , means infrastructure for a water service or wastewater service. |

SC1.2 Interpretation

1. Headings are for convenience only and do not affect interpretation.
2. Mentioning anything after the words 'includes', 'including', 'for example', or similar expressions, does not limit what else might be included.
3. The following rules apply:
 - (a) The singular includes the plural, and the converse also applies.
 - (b) If a word or phrase is defined, its other grammatical forms have a corresponding meaning.
 - (c) A reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it and a regulation or statutory instrument issued under it.
4. Unless otherwise stated, a reference to a document means the latest version of the document.
5. Notes within this Water Netserv Plan are identified by the title 'note' and are part of the Water Netserv Plan.
6. Editor's notes and footnotes are extrinsic material, in accordance with the *Acts Interpretation Act 1954 (Qld)* and are identified by the title 'editor's note' and 'footnote'. Editor's notes and footnotes are provided to assist in the interpretation of the Water Netserv Plan but they are not part of the Water Netserv Plan.

Schedule 2 Connections Policy

SC2.1 Purpose and Content

1. This Connections Policy states Unitywater's policy for Connections (including Alterations and Disconnections) to its infrastructure networks for its water services and wastewater services.
2. The Connections Policy includes:
 - (a) Unitywater's decision criteria for assessing an application for a Connection (including an Alteration or Disconnection) to its water service or wastewater service, including:
 - (i) Unitywater's decision criteria for a Standard Connection;
 - (ii) Unitywater's decision criteria for Other Connections and Staged Connections (including the Network Works aspects of Other Connections and Staged Connections);
 - (iii) Unitywater's additional decision criteria for Connections that are outside of the Connection Area, Restricted Connection Area and Future Connection Area, or that are inconsistent with the Planning Assumptions;
 - (i) Unitywater's additional decision criteria for Disconnections;
 - (b) Unitywater's Standard Connection conditions;
 - (c) the way to request a Services Advice Notice from Unitywater;
 - (d) the way to apply for a Water Approval;
 - (e) the categories of Connections to which Unitywater may delegate its decision function under section 53 of the *SEQ Water Act*;
 - (f) Unitywater's conditions for when a Water Approval lapses;
 - (g) the way to request a change to a Water Approval condition;
 - (h) Unitywater's fees and charges for Connections;
 - (i) Unitywater's requirements for construction maintenance and defects liability;
 - (j) information relating to internal reviews and appeals; and
 - (k) information relating to Water Infrastructure Agreements and Water Approval condition agreements.

SC2.2 Connection Areas

1. For the purposes of this Connections Policy, the Connection Area, Restricted Connection Area and Future Connection Area are:
 - (a) defined in Schedule 1; and
 - (b) identified in the mapping in Schedule 7.

SC2.3 Decision Criteria

1. This Connections Policy identifies the criteria for providing a Connection (including an Alteration or Disconnection) to Unitywater's water services or wastewater services. All applications are for a Water Approval, which can authorise a Property Service Connection or a Network Connection. The specific types of Connections dealt with in this connection policy are:
 - (a) Standard Connections;
 - (b) Staged Connections; and
 - (c) Other Connections.
2. Unitywater must approve a properly made application for a Standard Connection that:
 - (a) is for a water service or wastewater service in Unitywater's Connection Area or Restricted Connection Area for the relevant service(s); and
 - (b) complies with the decision criteria for a Standard Connection (see section 99BRAU of the *SEQ Water Act*).
3. A Water Approval for a Standard Connection is subject to the standard conditions stated in Table SC2.4.1 of this connections policy.
4. All other Connection Applications will be assessed and decided pursuant to the applicable decision criteria and sections 99BRAG and 99BRAH of the *SEQ Water Act*.
5. Table SC2.3 below identifies the applicable decision criteria for each type of Connection Application. For the purposes of Table SC2.3:
 - (a) the Connection Application types are defined in Schedule 1. Further detail on each Connection Application type is included in Unitywater's Connections Administration Manual;
 - (b) the Connection Area, Restricted Connection Area and Future Connection Areas are defined in Schedule 1 and identified in the mapping in Schedule 7; and
 - (c) the Network Demand Determination in Schedule 6 enables an applicant to determine whether a proposed Connection (including an Alteration) is consistent or inconsistent with the Planning Assumptions.
 - (d) If the Connection Application relates to both water services and wastewater services and the site is completely within the Connection Area, Restricted Connection Area or Future Connection Area for one of the services but not the other, then Table SC2.3 will yield different decision criteria for each service.



Table 1 SC2.1 Applicable decision criteria for each type of application

| Application Type | Area | Applicable Decision Criteria |
|--|--|--|
| Standard Connection (other than a Disconnection) | Completely within Connection Area or Restricted Connection Area for the relevant service(s) | Table SC2.3.1 – all decision criteria |
| Standard Connection (Disconnection) | Completely within Connection Area or Restricted Connection Area for the relevant service(s) | Table SC2.3.1 – SA1, SA2, SA4 to SA7, SA11, SA12, SA14 to SA18 and SA20 Table SC2.3.3 – all decision criteria |
| Other Connection | Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s) and consistent with the Planning Assumptions | Table SC2.3.2 – decision criteria OC1 to OC15 and OC17 |
| | Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s) or inconsistent with the Planning Assumptions | Table SC2.3.2 – decision criteria OC4 to OC12, OC14, OC15, OC17 and OC20 |
| First Staged Connection | Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s) and consistent with the Planning Assumptions | Table SC2.3.2 – decision criteria OC1 to OC17 |
| | Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s) or inconsistent with the Planning Assumptions | Table SC2.3.2 – decision criteria OC4 to OC12, OC14 to OC17 and OC20 |
| Subsequent Staged Connection | Completely within Connection Area, Restricted Connection Area or Future Connection Area for the relevant service(s) | Table SC2.3.2 – decision criteria OC18 and OC19 |
| | Outside Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s) | Table SC2.3.2 – decision criteria OC21 and OC22 |
| Non-standard Disconnection | Any location | Table SC2.3.3 – all decision criteria |

SC2.3.1 Standard Connection decision criteria

1. The purpose of the Standard Connection decision criteria is to assess an application for a Standard Connection.
2. A Connection that complies with all the relevant criteria in Table SC2.3.1 is a Standard Connection for the purposes of this connection policy.
3. A Standard Connection also includes any Alteration or Disconnection of an existing water service or wastewater service that complies with the relevant criteria in Table SC2.3.1

Table SC2.3.1 Standard Connection decision criteria

| Connections to Unitywater's water service | |
|---|--|
| SA1 | The Connection must service a single residential Dwelling House or Dual Occupancy with its own water meter per dwelling and no submetering. |
| SA2 | The Connection must be completely located within the water Connection Area or water Restricted Connection Area. |
| SA3 | The Connection must be a Property Service Connection and must not require works to Unitywater's Network Infrastructure. |
| SA4 | The Connection must comply with Unitywater's desired standards of service, including the SEQ Code, and achieve Unitywater's design and construction standards at the point of connection. Unitywater's desired standards of service are outlined at section 4 of this Water Netserv Plan. |
| SA5 | The Connection must be for a single 20 mm or 25 mm (inner diameter (ID)) water Property Service Connection. |
| SA6 | The Connection must be to a water reticulation main of 300mm (nominal diameter) or less that is located on the road directly fronting the site, excluding mains that are not suitable for individual Property Service Connections due to the function the main performs. |
| SA7 | The Connection must not have a depth at the point of connection greater than 1.5m to the invert level. |
| SA8 | The Connection must not have a length greater than 40m. |
| SA9 | Where the Connection crosses an existing on-ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be designed and constructed in accordance with the relevant provisions of the SEQ Code. |



| Connections to Unitywater's wastewater service | |
|---|--|
| SA10 | The Connection must service a single residential Dwelling House or Dual Occupancy with its property service connection per dwelling. |
| SA11 | The Connection must be completely located within the wastewater Connection Area or wastewater Restricted Connection Area. |
| SA12 | The Connection must be a Property Service Connection and must not require works to Unitywater's Network Infrastructure. |
| SA13 | <p>The Connection must comply with Unitywater's desired standards of service, including the SEQ Code, and achieve Unitywater's design and construction standards at the point of connection.</p> <p>Unitywater's desired standards of service are outlined at section 4 of this Water Netserv Plan.</p> |
| SA14 | The Connection must be for a single 100mm (nominal bore) wastewater Property Service Connection. |
| SA15 | The Connection must be to a wastewater reticulation main of less than 225mm (inner diameter (ID)) that is located on the site or on the road directly fronting the site and does not serve a combined drain. |
| SA16 | The Connection must not require works partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme. |
| SA17 | The Connection must not have a depth at the connection point greater than 1.5m to the invert level. |
| SA18 | The Connection must not require the shortening or lowering of the wastewater connection point. |
| SA19 | The property service connection must not be made to a wastewater main at depths greater than 3m to the invert level. |
| SA20 | The Connection must not have a length greater than 10m. |
| SA21 | The land topography must enable the property drainage to gravitate to the existing wastewater network. |
| SA22 | Where the Connection crosses an existing on-ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be designed and constructed in accordance with the relevant provisions of the SEQ Code. |

SC2.3.2 Other Connection and Staged Connection Decision Criteria

1. The purpose of the Other Connection and Staged Connection decision criteria is to assess an application for an Other Connection or Staged Connection (including a subsequent Staged Connection).

Table SC2.3.2 Other connection and Staged Connection decision criteria

| Other Connection or Staged Connection within the Connection Area, Restricted Connection Area or Future Connection Area | |
|---|---|
| OC1 | <p>The Connection is completely located within the Connection Area, Restricted Connection Area or Future Connection Area for the relevant service.</p> <p><i>Note: If the Connection Application relates to both water services and wastewater services and the site is completely within the Connection Area, Restricted Connection Area or Future Connection Area for one of the services but not the other, then this criterion would be satisfied for that part of the Connection Application which relates to the first service, but would not be satisfied for that part of the Connection Application which relates to the second service.</i></p> |
| OC2 | Where located within the Restricted Connection Area, the connection or alteration is for a single 20 or 25 mm (inner diameter (ID)) Property Service Connection within the Water Restricted Connection Area and a single 100mm Wastewater Property Service Connection within the Wastewater Restricted Connection Area. |
| OC3 | The Connection is consistent with the Planning Assumptions, as demonstrated through a network demand determination undertaken in accordance with the process outlined in Schedule 6 of this Water Netserv Plan. |
| OC4 | The Connection is consistent with the Schedule of Works. |
| OC5 | <p>The Connection complies with Unitywater's desired standards of service, including the SEQ Code, and achieves Unitywater's design and construction standards.</p> <p>Unitywater's desired standards of service are outlined at section 4 of this Water Netserv Plan.</p> |
| OC6 | The design and location of water mains (of diameter less than 300mm) addresses, to the satisfaction of Unitywater, the drinking water quality standards in the SEQ Code, including the minimisation of dead ends in the network. |
| OC7 | <p>The Connection addresses, to the satisfaction of Unitywater:</p> <ul style="list-style-type: none"> (a) the availability of relevant infrastructure to service the site; (b) the demands generated by the use or the proposed use of the land, including fire flow demands; (c) the demands (with respect to both quantity and quality) generated by the use or the proposed use of the land, including the biological/chemical loads; (d) the existing and planned capacity available in the relevant network; and |

| | |
|------|--|
| | (e) the high utilisation of planned capacity, having regard to the type and scale of Planned Demand compared to the Proposed Demand. |
| OC8 | A Connection for wastewater services must not require works partly or completely below the ARI 100 flood level (or equivalent) in the relevant Participating Council's planning scheme. |
| OC9 | Unless otherwise approved in writing by the relevant authority, water mains, wastewater gravity mains or wastewater rising mains are not located in a state transport corridor, high pressure gas pipeline corridor, electrical or bulk water supply corridor. |
| OC10 | The Connection is consistent with the total water cycle management plan for the relevant Participating Council. |
| OC11 | Unless otherwise approved in writing by the relevant authority, where the crossing of state transport, high pressure gas, electrical or bulk water supply corridor by a water main, wastewater gravity main or wastewater rising main cannot be avoided: <ul style="list-style-type: none"> (a) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (b) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (c) disturbed areas are reinstated and revegetated on completion of works; and (d) the crossing is at angles between 60 and 90 degrees to the State transport, electrical or bulk water supply infrastructure. |
| OC12 | Unless otherwise approved in writing by the relevant authority, where the crossing of an area of environmental significance, waterway or wetland by a water main, wastewater gravity main or wastewater rising main cannot be avoided: <ul style="list-style-type: none"> (a) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (b) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (c) disturbed areas are reinstated and revegetated on completion of works; and (d) the crossing of the area of environmental significance wetland or waterway is at smallest possible distance. |
| OC13 | Where in the Future Connection Area, all trunk water or wastewater infrastructure is designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified by a RPEQ and accepted by Unitywater as the best value cost option for servicing the development in terms of type, size and location of infrastructure: |



| | |
|------|--|
| | <ul style="list-style-type: none">(a) based on the life cycle cost of the infrastructure required to service future development at the desired standards of service;(b) having regard to the Schedule of Works in Schedule 4, including considerations of financial viability and feasibility of infrastructure provision;(c) having regard to Unitywater's existing infrastructure network, the Schedule of Works and the Planning Assumptions; and(d) having regard to any network master plan for the ultimate catchment. |
| OC14 | <p>The Connection considers, to Unitywater's satisfaction, the following approvals and agreements:</p> <ul style="list-style-type: none">(a) any current Development Approvals or PDA Development Approvals for the subject land and adjoining land;(b) any current Water Approvals for the subject land and adjoining land;(c) any infrastructure agreements or water infrastructure agreements relevant to the subject land, to which Unitywater is a party where:<ul style="list-style-type: none">i. the landowner or applicant is also a party to the infrastructure agreement or water infrastructure agreement; orii. the infrastructure agreement or water infrastructure agreement attaches to the subject land and binds the landowner and the landowner's successors in title; andiii. any infrastructure agreements or water infrastructure agreements to which Unitywater is a party with respect to the land surrounding the subject land. |
| OC15 | <p>The Connection Application is in compliance with the following:</p> <ul style="list-style-type: none">(a) the SEQ Water Act;(b) Unitywater's Connections Administration Manual; and(c) Unitywater's Accreditation and Certification Manual. |
| OC16 | <p>If the Connection Application is the first application for a Staged Connection:</p> <ul style="list-style-type: none">(a) the Connection Application includes a staging plan setting out the proposed stages upon a plan of development;(b) the Connection Application includes a servicing strategy that, to the satisfaction of Unitywater:<ul style="list-style-type: none">i. is prepared and certified by a RPEQ;ii. includes a sufficient level of detail to identify the demand for each stage and proposed servicing solution, including any Property Service Infrastructure or Network Infrastructure required; andiii. appropriately considers any network master plan for the ultimate catchment; and(c) the Staged Connection must be consistent with any requirements and conditions specified in a current Water Approval which applies to the property. |



| | |
|--|---|
| OC17 | To the extent the Connection Application involves Network Works, the Network Works are designed in accordance with: (a) Unitywater's Safety in Design Procedure; and (b) Unitywater's Safety in Design Guideline. |
| Subsequent Staged Connection within the Connection Area, Restricted Connection Area or Future Connection Area | |
| OC18 | Decision criteria OC1 – OC17, to the extent the matter has not already been addressed in the first or a previous Staged Connection application, for which a Water Approval was granted and remains current. |
| OC19 | Any matter required to be assessed under a condition imposed on a Water Approval for a previous stage. |



Other Connection or Staged Connection outside the Connection Area, Restricted Connection Area and Future Connection Area

OC20

Unitywater will not approve a Connection that is partially or completely outside the Connection Area, Restricted Connection Area and Future Connection Area for the relevant service(s), unless Unitywater is satisfied that:

- (a) the Connection does not utilise existing network capacity or network capacity that has been created by the Schedule of Works that is required to service Planned Demand within the Connection Area, Restricted Connection Area or Future Connection Area, in accordance with the Planning Assumptions;
- (b) the water infrastructure network is sufficient to service the Connection, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the Connection;
- (c) the Connection will not compromise or make more difficult:
 - i. the sequencing of Water Infrastructure to minimise the lifecycle cost for the Water Infrastructure;
 - ii. the delivery of Water Infrastructure in a logical and orderly location, form and sequence;
 - iii. the implementation of current Water Approvals;
 - iv. the operation of Water Infrastructure and the delivery of water services and wastewater services;
 - v. the delivery of the Schedule of Works; and
 - vi. achievement of Unitywater's desired standards of service for other customers;
- (d) the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the Connection and to protect and maintain the safety and efficiency of the water infrastructure network;
- (e) the Connection provides for a commensurate contribution to infrastructure provision, including but not limited to the provision of Accelerated Infrastructure identified in Schedule 9;
- (f) for any Connection that will be serviced by Accelerated Infrastructure identified in Schedule 9, the applicant can be conditioned to provide a contribution towards the establishment cost of that Accelerated Infrastructure that is commensurate with the Proposed Demand of the Connection and capacity of the Accelerated Infrastructure, or such contribution is provided by way of a water infrastructure agreement or other means in accordance with Unitywater's Accelerated Infrastructure Policy; and
- (g) any required Trunk or Accelerated Infrastructure does not require Unitywater to incur infrastructure costs.

Subsequent Staged Connection outside the Connection Area, Restricted Connection Area and Future Connection Area

| | |
|------|---|
| OC21 | Decision criteria OC4 to OC12, OC14 to OC17 and OC20, to the extent the matter has not already been addressed in the first or a previous Staged Connection application, for which a Water Approval was granted and remains current. |
| OC22 | Any matter required to be assessed under a condition imposed on a Water Approval for a previous stage. |

SC2.3.3 Disconnection decision criteria

1. The purpose of the Disconnection decision criteria is to assess an application to disconnect from Unitywater’s Water Infrastructure to stop supply of a water service or wastewater service.

Table SC2.3.3 Disconnection decision criteria

| All Disconnections | |
|--|--|
| D1 | The Disconnection must be for one of the following purposes: (a) to enable the demolition of buildings; or (b) to enable the alteration and installation of a new Property Service Connection or Network Connection; or (c) to enable a relocation of existing Property Service Infrastructure. |
| D2 | The Discontinuation of service must not adversely affect the capacity of the network to service existing or future development. |
| D3 | The Disconnection must reinstate the water or wastewater infrastructure to comply with Unitywater’s design and construction standards, including the SEQ Code. |
| Disconnection from a water service | |
| D4 | The service will be plugged, and the water meter will be removed in accordance with conditions determined by Unitywater. |
| D5 | The water meter must be returned to Unitywater. |
| Disconnection from a wastewater service | |
| D6 | The service will be plugged in accordance with conditions determined by Unitywater. |

SC2.4 Standard Connection Conditions

Table SC2.4.1 Standard Connection Conditions

| Condition | | Timing |
|--|---|--|
| All standard connections and alterations to standard connections (excluding disconnections) | | |
| 1 | <p>All works necessary for the connection may only be carried out by Unitywater or its authorised representatives.</p> <p><i>Note: Unitywater will not carry out the works necessary for the connection unless it is satisfied that all necessary approvals have been obtained.</i></p> | At all times |
| 2 | <p>The Applicant must pay to Unitywater:</p> <ul style="list-style-type: none"> (a) the connection charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (b) the property service work charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (c) all charges payable under an infrastructure charges notice that applies to the subject land; and (d) any overdue charge for water services or wastewater services supplied to the subject land. <p><i>Note: This may require the applicant to make requests for final water meter reading.</i></p> | Prior to connection to Unitywater network. |
| 3 | <p>Each property service connection must only be used for domestic purposes to supply a single residential lot for a class 1 or class 10 building.</p> <p><i>Note: If the use is intended to change and result in a higher demand for the service, the property owner must make a separate connection application to Unitywater and obtain approval for alterations to the service.</i></p> | At all times. |
| 4 | <p>This water approval lapses if the connection is not completed within 4 years after the date of this water approval.</p> | At all times. |
| 5 | <p>This water approval is subject to Unitywater (or its authorised representatives) being able to obtain any legislated third-party approvals for the works.</p> | At all times |
| 6 | <p>This water approval is subject to the landowner consenting to Unitywater (or its authorised representatives) entering upon the subject land to carry out work associated with the connection, and read, replace and or maintain the water meter(s) and or wastewater connection point, and all associated pipes and fittings.</p> | At all times |
| 7 | <p>Pegs must be installed on the subject land to delineate the real property boundary.</p> | Prior to construction |

| Condition | | Timing |
|--|--|--|
| Water service standard connections | | |
| 8 | If required, the landowner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow. | At all times |
| Wastewater service standard connections | | |
| 9 | The landowner must ensure that lot drainage gravitates to the property service infrastructure. Alternatively, the landowner must install and maintain pumps sufficient to discharge wastewater to property service infrastructure. | At all times |
| Disconnections of standard connections | | |
| 10 | All works necessary for disconnection must be carried out by Unitywater or its authorised representatives. | At all times |
| 11 | The applicant must pay to Unitywater: (a) the connection charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (b) the property service works charge stated in Unitywater's Fees and Charges Schedule in force at the time of payment; and (c) any overdue charge for water services or wastewater services supplied to the subject land. <i>Note: This may require the applicant to make requests for final water meter reading.</i> | Prior to disconnection from Unitywater network |
| 12 | This water approval lapses if the works for the disconnection have not completed within 1 year after the date of this water approval. | At all times |
| 13 | This water approval is subject to Unitywater (or its authorised representatives) being able to obtain any legislated third party approvals for the works. | At all times |
| 14 | This water approval is subject to the landowner consenting to Unitywater (or its authorised representatives) entering upon the subject land to carry out work associated with the disconnection. | At all times |

SC2.5 Request for a Services Advice Notice

1. Unitywater's Connections Administration Manual and Accreditation and Certification Manual provide information in relation to the process for making an application for a Service Advice Notice.
2. Further information is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>.

SC2.6 Application for a Water Approval

1. Unitywater's Connections Administration Manual and Accreditation and Certification Manual provide information in relation to the process for making an application for a Water Approval, including an application for a Standard Connection.
2. The process for obtaining and acting upon a Water Approval generally consists of:
 - (a) application;
 - (b) assessment;
 - (c) approval;
 - (d) construction; and
 - (e) compliance.
3. Further information is available on Unitywater website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>.

SC2.7 Statutory Delegations

1. Unitywater may delegate its decision functions in respect of applications for Standard Connections, Staged Connections and Other Connections under section 53 of the *SEQ Water Act*.

SC2.8 Timeframes for deciding Connection Applications

1. The decision period for an application for a Staged Connection or Other Connection is **20 business days** (or a longer period agreed between Unitywater and the applicant) commencing the day after Unitywater receives a properly made application, accompanied by the required fee and owner's consent (if applicable).
2. If Unitywater requests additional information from the applicant, the decision period will restart from the day after the applicant provides a complete response to the request.
3. If an application is required to be made to the local government or the state government for works in roads or on other publicly-controlled places, the decision period stops on the day that application is made and restarts the day after the public entity approval is obtained.
4. Unitywater must give the applicant notice of its decision within **5 business days** after the decision is made.

SC2.9 Conditions for when a Water Approval Lapses

1. A Water Approval has effect until it lapses under a condition of the Water Approval.
2. Unitywater's standard conditions for a Water Approval provide that all categories of Water Approval (including Standard Connections, Other Connections and Staged Connections) lapse if the relevant works have not been completed within 4 years after the date the Water Approval takes effect¹, except for Disconnections, which lapse if the disconnection works have not been completed within 1 year after the date on which the Water Approval takes effect.

¹ A Standard Connection takes effect in accordance with section 99BRAU(6) of the *SEQ Water Act*. A Water Approval takes effect in accordance with section 99BRAO of the *SEQ Water Act*.



3. An application to extend or otherwise alter the lapsing period of a Water Approval (other than for a Standard Connection) may be made in accordance with the terms of Unitywater's Connections Administration Manual and the Accreditation and Certification Manual.
4. Further information is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>

SC2.8 Request to Change a Water Approval Condition

1. A request to change a Water Approval Condition is limited to a minor change that would not result in substantially different development, approved demand or Property Service Infrastructure or Network Infrastructure required.
2. Unitywater's Connection Administration Manual and Accreditation and Certification Manual provide information in relation to requesting a change to a Water Approval condition.
3. Further information is available on Unitywater website: <https://www.unitywater.com/building-and-developing/developing/connecting-to-our-network>

SC2.9 Fees and Charges

1. The fees and charges for Connections are as set out in Schedule 3 Infrastructure Charges Schedule.

SC2.10 Construction Maintenance and Defects Liability

1. Unitywater's construction maintenance and defects liability requirements are specified in Unitywater's Connections Administration Manual and Accreditation and Certification Manual.

SC2.11 Reviews and Appeals

1. An applicant's rights of internal review and appeal will be identified in any decision notice for a Water Approval and in an amendment notice given for a request to amend a condition of a Water Approval.

SC2.12 Agreements

1. The *SEQ Water Act* provides for water infrastructure agreements to be entered into under section 99BRDK, and for Water Approval condition agreements to be entered into under section 99BRAL.
2. The period for executing any agreement referred to in section 99BRDK and section 99BRAL of the *SEQ Water Act* is 6 months, starting from the day after:
 - (a) for a Water Approval condition agreement — the Water Approval takes effect; and
 - (b) for a water infrastructure agreement — the infrastructure charges notice (or negotiated infrastructure charges notice) has been given.

However, a longer period for executing an agreement may be agreed by Unitywater.



Schedule 3 Infrastructure Charges Information

1. The Infrastructure Charges Schedule adopted by Unitywater is published on Unitywater's website at: <https://www.unitywater.com/building-and-developing/reference-library>.

SC3.1 Adopted Infrastructure Charges

1. Unitywater levies infrastructure charges for contribution to the capital cost of trunk water supply and wastewater infrastructure under Chapter 4C, Part 7, Division 3 of the *SEQ Water Act* and the Queensland Government's State Planning Regulatory Provision for 'Adopted Charges'.
2. Details of the contribution rates, method of calculation of Adopted Charges and breakdown of the charges between Unitywater and the Participating Councils are set out in the Infrastructure Charges Schedule as published on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.

SC3.2 Service Tariffs

1. Unitywater's charges for supply of water and collection and treatment of sewage (i.e., access and volumetric tariffs) are published on Unitywater's website <https://www.unitywater.com/residential/accounts-and-billing/pricing-fees-and-charges>.

SC3.2 Connecting Customers to Water Supply and Wastewater Networks

1. Charges for connection 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 development 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 an application or request made under Chapter 4C of the *SEQ Water Act*, such as:
 - (i) provision of a Services Advice Notice;
 - (ii) amending a Water Approval condition; or
 - (iii) preparing and entering into a water infrastructure agreement.

SC3.3 Calculation of Fees and Charges

SC3.3.1 Water Approvals

1. The Connection Charge for water supply and wastewater Network Connections is determined by preparing a detailed quotation for each individual Network Connection. This is the fairest approach because of the variability of the:
 - (a) scope of procurement and construction activity; and
 - (b) scale of such works.
2. Property Service Works Charges for supply and installation of Property Service Infrastructure such as water meters and wastewater connections are calculated based upon an assessment of all components of cost (e.g., labour and materials) involved in the administration of Connection Applications and in the procurement of materials, equipment and labour to effect the installation and commissioning of the Property Service Infrastructure.

SC3.4.2 Standard Connection - Water

1. For Standard Connection to Unitywater's water services (i.e., 20mm and 25mm water meters) the scope of work to install a water meter can vary from street to street depending upon factors such as; underground services, landscaping, location of road furniture (e.g., bus stops and concrete footpaths) and the location and depth of water mains. As such, the installation cost can vary depending upon the circumstances of individual properties. Accordingly, an average cost approach is used to set the charge for installation of Standard Connections. This is considered to be the most practical and cost-effective approach to installing Standard Connections within a 10 day period from the time of application, which is a service standard considered acceptable by the housing industry.
2. Larger diameter water meters are required to serve commercial and industrial land uses. For these Connections, Unitywater determines charges by preparing a detailed quotation for each individual Connection. The development industry and Unitywater consider this to be the fairest method of setting the charge for connection of commercial and industrial land uses.

SC3.4.3 Standard Connection - Wastewater

1. In instances where the wastewater connection is not installed at the time of construction of the subdivision Unitywater prepares individual quotations for installation of the wastewater connection. This is the fairest approach because of the variability of the:
 - (a) Scope of procurement and construction activity: and
 - (b) Scale of cost of such works.

Schedule 4 Schedule of Works

SC4.1 Determination of Establishment Cost

1. Establishment Costs have been developed using Unitywater's Capital Works Estimating Tool. The unit rates and estimating methodology used by this tool are reviewed annually by engineering and quantity surveyors and the tool is updated in accordance with the recommendations of the annual reviews.
2. Refer to Unitywater's Infrastructure Charges Schedule (see Schedule 3) for the process of offsets and refunds for Trunk Infrastructure.

SC4.2 Schedule of Works

Table SC4.1 Water Supply Schedule of Works

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|---|--------------------------|-------|--------------------|
| BIW-WMN-N-0091 | Bribie Island Road BRIBIE ISLAND New Duplicate Bribie Island Trunk Water Main | Pipelines (large >300mm) | 25/26 | \$2,850,019 |
| EMD-WMN-N-0056 | Aura Beerwah State Forest New 12ML Water Reservoir (RES-LBH005) and New 600mm Water Mains - Stage 1 | Pipelines (large >300mm) | 25/26 | \$77,866,266 |
| EMD-WMN-N-0056 | Aura Beerwah State Forest New 12ML Water Reservoir (RES-LBH005) and New 600mm Water Mains - Stage 1 | Water Reservoirs | 25/26 | \$22,969,084 |
| IMF-WMN-N-0101 | Ridges Boulevard, PEREGIAN SPRINGS Water Trunk Main | Pipelines (large >300mm) | 24/25 | \$15,860,000 |
| IMF-WMN-N-0110 | Finland Road MARCOOLA WMN Water Trunk Main New | Pipelines (large >300mm) | 29/30 | \$10,565,918 |
| LAN-WMN-N-0060 | Tanawha Road TANAWHA New 12ML Water Reservoir (RES-TAN047) and New 500mm Water Mains | Pipelines (large >300mm) | 25/26 | \$44,231,013 |



| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|---|-------|--------------------|
| LAN-WMN-N-0143 | School Road MAROOCHYDORE WMN New 560mm | Pipelines (large >300mm) | 29/30 | \$4,974,410 |
| LLW-WMN-N-0027 | Deception Bay Road DECEPTION BAY WMN New 400mm | Pipelines (large >300mm) | 30/31 | \$3,347,284 |
| PRS-WMN-N-0011 | Ira Buckby Road CASHMERE WMN New Isolation Valve | Pipelines (large >300mm) | 25/26 | \$515,781 |
| PRS-WMN-N-0019 | Hutton Road ARANA HILLS WMN 450mm New | Pipelines (large >300mm) | 28/29 | \$3,202,789 |
| PRS-WMN-N-0024 | South Pine Road/Apex Grove EATONS HILL LLZ DMA Configuration | Pipelines (small) | 26/27 | \$1,000,000 |
| PRS-WPS-U-0002 | Station Street STRATHPINE WPS-STP001 Booster Pumps & VFD Upgrade | Pump Stations & Valve Pits | 28/29 | \$1,568,488 |
| LAN-WPS-U-0001 | Sahara Road GLASSHOUSE MOUNTAINS WPS Upgrade 5.3kW | Pump Stations & Valve Pits | 25/26 | \$455,798 |
| PRN-WFM-N-0006 | Marsden Road KALLANGUR WFM New | Meter New & Replacement (retail & bulk) | 35/36 | \$427,499 |

Table SC4.2 Wastewater Schedule of Works

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|------------------------|-------|--------------------|
| BGE-SGM-N-0018 | Park Road DECEPTION BAY SGM New 300mm 222m | Sewer Gravity Main | 30/31 | \$1,100,000 |
| BGE-SGM-N-0019 | Deception Bay Road to Windlass Street DECEPTION BAY SGM New 225mm 725m | Sewer Gravity Main | 30/31 | \$1,828,865 |
| BGE-SGM-N-0021 | Webster Road DECEPTION BAY SGM New 225mm 92m | Sewer Gravity Main | 30/31 | \$600,000 |
| BGE-SPS-N-0010 | Adsett Road MORAYFIELD SPS (63L/s at 42m) Upgrade | Sewer Pump Station | 26/27 | \$4,211,170 |
| BGE-SPS-N-0015 | Henderson Rd BURPENGARY 3.0m Wet Well and New Pumps 66L/s UNKm New | Sewer Pump Station | 34/35 | \$5,389,000 |
| BGE-SPS-U-0021 | Station Road BURPENGARY SPS-BGY002 39L/s at 24m Upgrade | Sewer Pump Station | 25/26 | \$982,480 |
| BGE-SPS-U-0022 | Old Bay Road BURPENGARY SPS BGY003 Upgrade 200L/s at 400m | Sewer Pump Station | 35/36 | \$1,200,000 |
| BGE-SPS-U-0023 | Bantry Ave BURPENGARY SPS BGY006 Upgrade 36L/s at 73m | Sewer Pump Station | 35/36 | \$610,000 |
| BGE-SPS-U-0024 | Buckley Road BURPENGARY EAST SPS BGY017 Upgrade 160L/s at 77m | Sewer Pump Station | 31/32 | \$1,189,000 |
| BGE-SPS-U-0028 | Webster Road DECEPTION BAY SPS DBY001 Upgrade 185L/s at 76m | Sewer Pump Station | 35/36 | \$1,249,000 |
| BGE-SPS-U-0041 | Springfield Drive BURPENGARY SPS-BGY001 Upgrade | Sewer Pump Station | 26/27 | \$720,000 |
| BGE-SRM-N-0022 | Rowley Road to Henderson Road BURPENGARY SPS BGY006 New OD225 453m Diversion | Sewer Rising Main | 34/35 | \$1,401,000 |
| BGE-SRM-N-0029 | Henderson Rd BURPENGARY 600m of OD315 PE100 PN16 rising main | Sewer Rising Main | 34/35 | \$2,877,000 |
| BGE-STP-U-0006 | Uhlmann Road BURPENGARY EAST STP Upgrade | Sewage Treatment Plant | 27/28 | \$158,610,000 |
| BGE-STP-U-0007 | Uhlmann Road BURPENGARY EAST STP Outfall Upgrade | Sewer Gravity Main | 28/29 | \$37,603,056 |
| BGE-STP-U-0008 | BURPENGARY EAST STP Upgrade | Sewage Treatment Plant | 32/33 | \$90,000,000 |
| BRD-STP-U-0004 | Cribb Road BRENDALE STP Upgrade | Sewage Treatment Plant | 28/29 | \$134,000,000 |
| BRI-SPS-U-0004 | Spinnaker Drive SANDSTONE POINT SPS-NSP002 12L/s at 22m Upgrade | Sewer Pump Station | 25/26 | \$617,691 |
| BRI-STP-U-0008 | BRIBIE ISLAND STP Upgrade | Sewage Treatment Plant | 35/36 | \$10,400,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|-------------------------|-------|--------------------|
| BRN-SES-N-0002 | 28 Tanager St ALBANY CREEK SPS-BRN204 Emergency Storage Lower Inlet Pipe Level | Sewer Emergency Storage | 23/24 | \$94,515 |
| BRN-SES-N-0003 | Brendale St BRENDALE SPS-BRN241 Emergency Storage Tank – Fibreglass Vessel98kL Fibreglass Vessel | Sewer Emergency Storage | 26/27 | \$1,082,169 |
| BRN-SES-N-0004 | 11 Cabrilla St EVERTON HILLS SPS-BRN261 Emergency Storage Tank – Fibreglass Vessel74kL Fibreglass Vessel | Sewer Emergency Storage | 23/24 | \$817,148 |
| BRN-SES-N-0005 | Gordon Rd FERNY HILLS SPS-KED344 Emergency Storage Tank – Fibreglass Vessel8kL Fibreglass Vessel | Sewer Emergency Storage | 23/24 | \$88,340 |
| BRN-SPS-N-0001 | Bradford Ct BRENDALE SPS-BRN230 Upgrade103L/s at 8.2m | Sewer Emergency Storage | 23/24 | \$270,323 |
| BRN-SRM-N-0001 | Bradford Ct BRENDALE SPS-BRN230 Rising Main Upgrade46m OD355 PE100 PN16 | Sewer Rising Main | 23/24 | \$227,906 |
| BRN-SRM-N-0002 | Bradford Ct BRENDALE SPS-BRN241 Rising Main Upgrade65m OD315 PE100 PN16 | Sewer Rising Main | 24/25 | \$241,278 |
| CAB-SPS-N-0003 | Multiple Locations CABOOLTURE SPS-CAB030 CAB-004 & CAB006 Valve New | Sewer Emergency Storage | 27/28 | \$300,000 |
| CAB-SPS-U-0013 | Buchanan Road MORAYFIELD SPS MOR020 Upgrade Pump | Sewer Pump Station | 40/41 | \$146,000 |
| CAB-SPS-U-0032 | Market Drive MORAYFIELD SPS-MOR001 Upgrade | Sewer Pump Station | 27/28 | \$3,000,000 |
| CAB-SPS-U-0034 | Dux Street CABOOLTURE SPS-CAB005 Overflow Minor Works | Sewer Pump Station | 23/24 | \$34,653 |
| CAB-SRM-U-0004 | Weier Road MORAYFIELD SPS-MOR001 SRM Upgrade 900mm | Sewer Rising Main | 26/27 | \$1,988,276 |
| CAB-STP-N-0014 | Market Drive MORAYFIELD STP-CBS001 Cake Wasting Train New | Sewage Treatment Plant | 27/28 | \$300,000 |
| CAB-STP-U-0005 | SOUTH CABOOLTURE STP Upgrade | Sewage Treatment Plant | 29/30 | \$170,000,000 |
| CAB-STP-U-0010 | Market Drive CABOOLTURE SOUTH South Caboolture STP Inlet Works Capacity Upgrade | Sewage Treatment Plant | 25/26 | \$300,000 |
| COL-SPS-N-0001 | Lang Street COOLUM BEACH SPS Odour CLM088 New Cluster of E1 pump stations | Sewer Pump Station | 25/26 | \$100,507 |
| COL-SPS-U-0015 | Quanda Road COOLUM BEACH SPS-CLM100 Upgrade | Sewer Pump Station | 25/26 | \$928,860 |
| COL-SPS-U-0018 | Corbould Road COOLUM BEACH SPS-CLM099 Upgrade | Sewer Pump Station | 26/27 | \$2,849,599 |
| COL-STP-N-0002 | Marsh Road COOLUM STP New VSD | Sewage Treatment Plant | 27/28 | \$600,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|---|------------------------|-------|--------------------|
| COL-STP-U-0006 | Marsh Road COOLUM STP Upgrade | Sewage Treatment Plant | 27/28 | \$54,300,000 |
| CRY-SGM-U-0001 | Jarrah Street COOROY CRY009 SGM Upgrade 115m at 225m diameter | Sewer Gravity Main | 30/31 | \$650,000 |
| CRY-SPS-U-0007 | Garnet Street COOROY SPS-CRY030 23L/s Upgrade | Sewer Pump Station | 27/28 | \$204,000 |
| CRY-SPS-U-0009 | Station Street POMONA SPS-POM001 Upgrade | Sewer Pump Station | 26/27 | \$950,266 |
| KAW-SGM-N-0008 | Minchinton Street CALOUNDRA SGM New 300mm | Sewer Gravity Main | 35/36 | \$240,000 |
| KAW-SGM-N-0009 | Esplanade CALOUNDRA SGM New 450mm | Sewer Gravity Main | 31/32 | \$6,000,000 |
| KAW-SGM-N-0019 | Beerwah Parade, DICKY BEACH Sewer Gravity Main | Sewer Gravity Main | 45/46 | \$2,290,934 |
| KAW-SPS-N-0017 | Snowdrop Ave CURRIMUNDI SPS-CKS005 Flowmeter Pit & Gate Valve New | Sewer Pump Station | 26/27 | \$542,942 |
| KAW-SPS-N-0020 | Caloundra Road CALOUNDRA SPS-LMT002 Odour Control Upgrade | Sewer Pump Station | 25/26 | \$761,360 |
| KAW-SPS-N-0028 | Nicklin Way WARANA Sewage Pump Station KAW002 upgrade | Sewer Pump Station | 31/32 | \$2,235,866 |
| KAW-SPS-U-0004 | Onslow St GOLDEN BEACH Sewage Pump Station GLD003 upgrade | Sewer Pump Station | 31/32 | \$114,435 |
| KAW-SRM-N-0028 | Landsborough STP Upgrade | Sewage Treatment Plant | 28/29 | \$37,400,000 |
| KAW-SRM-N-0032 | Aura Bells Creek Arterial Road New SPS-LMT116 and New 710/900mm SRM - Stage 1 (SP1) | Sewer Rising Main | 25/26 | \$122,895,788 |
| KAW-SRM-N-0033 | AURA New Sewer Connecting Works SPS Upgrade and SRM Duplication - Stage 2 | Sewer Rising Main | 32/33 | \$90,000,000 |
| KAW-SRM-U-0006 | Esplanade GOLDEN BEACH Upgrade Rising Main | Sewer Rising Main | 24/25 | \$454,060 |
| KAW-STP-N-0003 | KAWANA STP Outfall Duplication | Sewer Gravity Main | 35/36 | \$169,675,733 |
| KAW-STP-U-0009 | Kawana STP Upgrade - K300 | Sewage Treatment Plant | 31/32 | \$225,000,000 |
| KAW-STP-U-0012 | Premier Circuit KAWANA STP Upgrade - Outfall Diffuser Augmentation | Sewage Treatment Plant | 26/27 | \$13,560,000 |
| KAW-STP-U-0013 | Premier Circuit KAWANA STP-KAW001 Digester - Recuperative Thickening Upgrade | Sewage Treatment Plant | 26/27 | \$1,200,000 |
| KAW-STP-U-0015 | Main Drive WARANA Kawana STP Upgrade Impellers on Outfall Pumps | Sewage Treatment Plant | 30/31 | \$1,278,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|------------------------|-------|--------------------|
| KAW-STP-U-0018 | Main Drive WARANA Kawana STP Pump Integration Upgrade | Sewage Treatment Plant | 24/25 | \$20,000 |
| KAW-STP-U-0019 | Main Drive WARANA Kawana STP Inlet Chamber Level Transmitter Upgrade | Sewage Treatment Plant | 24/25 | \$35,000 |
| KEN-STP-N-0002 | Kenilworth-Brooloo Road KENILWORTH STP Effluent Management Upgrade (Phase 2) | Sewage Treatment Plant | 26/27 | \$2,200,000 |
| LNB-SPS-U-0007 | Kello Road BEERWAH SPS BEW002 Upgrade Pump | Sewer Pump Station | 35/36 | \$1,000,000 |
| LNB-SPS-U-0012 | Bruce Parade GLASSHOUSE MOUNTAINS Sewage Pump Station GLH001 Upgrade | Sewer Pump Station | 40/41 | \$600,000 |
| LNB-SPS-U-0013 | Gympie Street North LANDSBOROUGH SPS-LBH002 Upgrade | Sewer Pump Station | 29/30 | \$800,000 |
| LNB-SPS-U-0014 | Paget Street MOOLOOLAH VALLEY Sewage Pump Station MLL001 Upgrade | Sewer Pump Station | 30/31 | \$600,000 |
| LNB-STP-U-0010 | Steve Irwin Way LANDSBOROUGH STP-LBH001 Install Air Gap Upgrade | Sewage Treatment Plant | 25/26 | \$10,000 |
| MAL-SPS-U-0003 | Bunya Street MALENY SPS MAL001 Upgrade Pump | Sewer Pump Station | 35/36 | \$900,000 |
| MAR-SGM-N-0008 | School Road MAROOCHYDORE SPS-MRD002 Gravity Mains New DN300 341m | Sewer Gravity Main | 41/42 | \$875,950 |
| MAR-SGM-N-0012 | North Shore Road TWIN WATERS SPS-TWW109 Rising Mains New DN225 232m | Sewer Gravity Main | 30/31 | \$548,822 |
| MAR-SGM-N-0017 | Amaroo Street MAROOCHYDOR SPS-MRD002 Gravity Mains New DN250 328m | Sewer Gravity Main | 50/51 | \$996,371 |
| MAR-SPS-U-0020 | Maroochydore Road KUNDA PARK SPS-KUN031 Upgrade 95L/s at 18m | Sewer Pump Station | 25/26 | \$265,639 |
| MAR-SPS-U-0021 | Maroochydore Road KUNDA PARK SPS KUN052 Upgrade | Sewer Pump Station | 28/29 | \$10,281,000 |
| MAR-SPS-U-0024 | Dalton Drive MAROOCHYDORE SPS-MRD034 20L/s at 50m Upgrade | Sewer Pump Station | 28/29 | \$600,000 |
| MAR-SPS-U-0025 | Southern Dr MAROOCHYDORE SPS-MRD041 Upgrade 14L/s at 21m | Sewer Pump Station | 35/36 | \$500,000 |
| MAR-SPS-U-0026 | Power Road BUDERIM SPS-MTN046 Upgrade | Sewer Pump Station | 28/29 | \$423,000 |
| MAR-SPS-U-0032 | North Buderim Boulevard BUDERIM SPS-MRD069 MHL & Storage Renewal | Sewer Pump Station | 27/28 | \$264,022 |
| MAR-SPS-U-0033 | Grammer School Way FOREST GLEN SPS-KUN176 35L/s at 77m Upgrade | Sewer Pump Station | 26/27 | \$1,188,340 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|------------------------|-------|--------------------|
| MAR-SPS-U-0034 | Old Maroochydore Rd FOREST GLEN SPS-KUN207 Upgrade 29L/s at 65m | Sewer Pump Station | 36/37 | \$600,000 |
| MAR-SPS-U-0036 | Broadwater Avenue MAROOCHYDORE SPS-MRD001 Upgrade 477L/s at 36m | Sewer Pump Station | 46/47 | \$1,307,394 |
| MAR-SPS-U-0037 | Commercial Road MAROOCHYDORE MRDSTP Inlet Works SPS-MRD003 830L/s at 11m Upgrade | Sewer Pump Station | 26/27 | \$944,980 |
| MAR-SPS-U-0038 | Sunshine Motorway BUDERIM SPS-MRD029 195L/s at 22m Upgrade | Sewer Pump Station | 31/32 | \$515,457 |
| MAR-SPS-U-0040 | Boomba Street PACIFIC PARADISE SPS-PAC101 147L/s at 34m Upgrade | Sewer Pump Station | 31/32 | \$740,687 |
| MAR-SPS-U-0041 | Twin Waters Drive TWIN WATERS SPS-TWW177 96L/s at 20m Upgrade | Sewer Pump Station | 31/32 | \$600,000 |
| MAR-SPS-U-0042 | Stillwater Dr TWIN WATERS SPS-TWW178 Upgrade 39L/s at 14m | Sewer Pump Station | 31/32 | \$600,000 |
| MAR-SPS-U-0043 | Wattlebird Dr TWIN WATERS SPS-TWW179 Upgrade 15L/s at 21m | Sewer Pump Station | 31/32 | \$600,000 |
| MAR-SPS-U-0044 | Oro Street BLI BLI SPS-BLI131 Upgrade 146L/s at 85m | Sewer Pump Station | 26/27 | \$1,183,635 |
| MAR-SPS-U-0045 | Vista Park Drive BUDERIM SPS-BUD055 Pump & Macerator Upgrade | Sewer Pump Station | 26/27 | \$600,000 |
| MAR-SRM-U-0005 | Mons Road FOREST GLEN SPS KUN176 SRM Upgrade DN250 2,790m | Sewer Rising Main | 28/29 | \$1,744,000 |
| MAR-SRM-U-0009 | Boomba Street PACIFIC PARADISE SPS - PAC101 Upgrade OD450 PE100 9m | Sewer Rising Main | 31/32 | \$114,617 |
| MAR-SRM-U-0010 | Lake View Drive TWIN WATERS SPS-TWW178 Rising Mains Upgrade OD225 PE100 406m | Sewer Rising Main | 31/32 | \$465,077 |
| MAR-SRM-U-0011 | Commercial Road MAROOCHYDORE SPS-MRD001 Rising Mains Upgrade OD900 New PE100 63m | Sewer Rising Main | 26/27 | \$577,020 |
| MAR-STP-N-0015 | Fishermans Road MAROOCHYDORE STP-MRD001 New containerised/package centrifuge | Sewage Treatment Plant | 26/27 | \$1,000,000 |
| MAR-STP-U-0019 | Commercial Road MAROOCHYDORE STP Odour Management Upgrade | Sewage Treatment Plant | 28/29 | \$7,500,000 |
| MAR-STP-U-0027 | Commercial Road MAROOCHYDORE STP-MRD001 E-Stop & Paddle Switch Upgrade | Sewage Treatment Plant | 27/28 | \$600,000 |
| MAR-STP-U-0028 | Commercial Road MAROOCHYDORE STP-MRD001 Ferrous Chloride Dosing System Upgrade | Sewage Treatment Plant | 26/27 | \$365,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|--|------------------------|-------|--------------------|
| MDW-SPS-U-0021 | Bickle Road MURRUMBA DOWNS SPS MDN102 and SPSMDN103 Upgrade 1232L/s at 28m | Sewer Pump Station | 30/31 | \$1,773,883 |
| MDW-SPS-U-0022 | Duffield Road KALLANGUR SPS MDN104 Upgrade 152L/s at 31m | Sewer Pump Station | 30/31 | \$1,278,000 |
| MDW-SPS-U-0029 | Gympie Road LAWNTON SPS MDN143 Upgrade 980L/s at 19m | Sewer Pump Station | 35/36 | \$1,572,000 |
| MDW-SPS-U-0031 | Peter Street STRATHPINE SPS MDN162 Upgrade 127L/s at 16m | Sewer Pump Station | 35/36 | \$700,000 |
| MDW-SPS-U-0035 | Daniel Rd MANGO HILL SPS MDN174 Upgrade 222L/s at 70m | Sewer Pump Station | 26/27 | \$1,773,883 |
| MDW-SPS-U-0036 | Vanilla Ave GRIFFIN SPS MDN175 Upgrade 352L/s at 45m | Sewer Pump Station | 36/37 | \$1,140,353 |
| MDW-SPS-U-0037 | Capestone Boulevard MANGO HILL SPS MDN179 Upgrade 117L/s at 27m | Sewer Pump Station | 36/37 | \$800,000 |
| MDW-SPS-U-0038 | Whitecedar Circuit NORTH LAKES SPS-MDN181 Pressure Transient Mitigation | Sewer Pump Station | 24/25 | \$363,138 |
| MDW-SPS-U-0042 | Old Dayboro Road PETRIE Sewage Pump Station MDN127 Upgrade | Sewer Pump Station | 25/26 | \$267,148 |
| MDW-SRM-N-0016 | Duffield Road KALLANGUR SRM 355mm Duplication | Sewer Rising Main | 30/31 | \$834,000 |
| MDW-STP-U-0003 | Bickle Road MURRUMBA DOWNS STP-MDN001 Strategy Upgrade | Sewage Treatment Plant | 33/34 | \$17,355,200 |
| MDW-STP-U-0006 | MURRUMBA DOWNS STP Upgrade | Sewage Treatment Plant | 41/42 | \$30,000,000 |
| MLS-STP-N-0026 | Duffield Road CLONTARF Redcliffe STP New Regional Biosolids Facility | Sewage Treatment Plant | 31/32 | \$99,600,000 |
| MLS-STP-N-0029 | Market Drive South Caboolture - South Caboolture STP New Autosampler | Sewage Treatment Plant | 27/28 | \$158,130 |
| NAM-SGM-N-0015 | Old Cobb & Co Lane YANDINA Sewage Pump Station YND163 New 225mm | Sewer Gravity Main | 30/31 | \$3,000,000 |
| NAM-SGM-N-0017 | Ann Street NAMBOUR Nambour STP Lift SPS New 225mm | Sewer Gravity Main | 35/36 | \$39,000 |
| NAM-SPS-N-0002 | Thomas Crescent NAMBOUR Sewage Pump Station NAM156 New | Sewer Rising Main | 25/26 | \$964,455 |
| NAM-SPS-N-0002 | Thomas Crescent NAMBOUR 375mm SGM upgrade | Sewer Gravity Main | 27/28 | \$964,455 |
| NAM-SPS-U-0015 | Napier Road EUMUNDI Sewage Pump Station EUM146 Upgrade | Sewer Pump Station | 24/25 | \$971,919 |
| NAM-SPS-U-0016 | Central Park Drive YANDINA Sewage Pump Station YND164 Upgrade | Sewer Pump Station | 25/26 | \$265,000 |
| NAM-SPS-U-0017 | Focus Lane YANDINA Sewage Pump Station YND167 Upgrade | Sewer Pump Station | 35/36 | \$1,121,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|---|------------------------|-------|--------------------|
| NAM-SPS-U-0018 | Nambour North Connection Road YANDINA Sewage Pump Station YND168 Upgrade | Sewer Pump Station | 35/36 | \$1,089,000 |
| NAM-SRM-U-0005 | Bruce Highway EUMUNDI SPS-EUM146 Rising Main Upgrade 10.5km OD280 | Sewer Rising Main | 35/36 | \$24,341,834 |
| NAM-STP-N-0002 | Bli Bli Road NAMBOUR STP-NAM001 Lagoon Pipe Bypass New | Sewage Treatment Plant | 26/27 | \$238,000 |
| NAM-STP-U-0003 | NAMBOUR STP Upgrade | Sewage Treatment Plant | 32/33 | \$47,000,000 |
| NOH-SGM-U-0003 | Noosa Parade NOOSA HEADS SPS NHD010 Upgrade SGM 225mm | Sewer Gravity Main | 25/26 | \$628,085 |
| NOH-SPS-U-0006 | Langura Street NOOSA HEADS SPS NHD014 Upgrade | Sewer Pump Station | 30/31 | \$25,200 |
| NOH-SPS-U-0007 | Bicentennial Drive SUNSHINE BEACH SPS SSB009 Upgrade | Sewer Pump Station | 25/26 | \$437,599 |
| NOH-SPS-U-0016 | Burgess Creek CASTAWAYS BEACH SPS-SSB001 Upgrade | Sewer Pump Station | 27/28 | \$4,300,000 |
| NOH-SPS-U-0017 | McKinnon Drive COOROIBAH SPS-TWN014 Switchboard & Pump Upgrade | Sewer Pump Station | 25/26 | \$92,198 |
| NOH-SRM-U-0001 | Langura Street NOOSA HEADS SRM Upgrade 200mm NHD014 | Sewer Rising Main | 30/31 | \$165,691 |
| NOH-STP-U-0004 | Wallum Lane NOOSA HEADS STP Upgrade | Sewage Treatment Plant | 30/31 | \$10,000,000 |
| NOH-STP-U-0007 | Wallum Lane NOOSA HEADS STP-NHD001 Main Switchboard Room Cooling System Upgrade | Sewage Treatment Plant | 25/26 | \$122,027 |
| RED-SGM-N-0010 | High Street KIPPA RING Sewage Pump Station RED018 New 300mm | Sewer Gravity Main | 30/31 | \$2,750,000 |
| RED-SGM-N-0011 | Hawthorne Street WOODY POINT Sewage Pump Station RED012 New 300mm | Sewer Gravity Main | 30/31 | \$150,000 |
| RED-SGM-N-0012 | Portwood Street REDCLIFFE Sewage Pump Station RED005 New 225mm | Sewer Gravity Main | 40/41 | \$2,600,000 |
| RED-SGM-N-0013 | Marine Parade REDCLIFFE Sewage Pump Station RED005 New 225mm | Sewer Gravity Main | 40/41 | \$510,000 |
| RED-SGM-N-0014 | Grimley Street REDCLIFFE Sewage Pump Station RED019 New 225mm | Sewer Gravity Main | 40/41 | \$1,000,000 |
| RED-SPS-U-0012 | McGahey St REDCLIFFE SPS-RED023 Upgrade | Sewer Pump Station | 26/27 | \$1,167,580 |
| RED-SPS-U-0013 | Humpybong Espl REDCLIFFE Upgrade SPS-RED005 | Sewer Pump Station | 40/41 | \$890,000 |

| Project ID | Project Title | Asset Class | Year | Establishment Cost |
|----------------|---|------------------------|-------|--------------------|
| RED-SPS-U-0028 | Thomas Crescent WOODY POINT Sewage Pump Station RED012 Upgrade | Sewer Pump Station | 31/32 | \$754,000 |
| RED-SRM-U-0006 | Kippa-Ring Sewerage Upgrade | Sewer Rising Main | 27/28 | \$15,447,000 |
| RED-STP-N-0002 | Duffield Road CLONTARF STP-RED001 Actuators x 4 New | Sewage Treatment Plant | 25/26 | \$80,000 |
| RED-STP-U-0003 | REDCLIFFE STP Upgrade - Future Stage | Sewage Treatment Plant | 36/37 | \$20,000,000 |
| RED-STP-U-0004 | REDCLIFFE STP Sewage outfall | Sewer Gravity Main | 26/27 | \$9,731,760 |
| RED-STP-U-0008 | Duffield Road REDCLIFFE STP-RED001 Nutrient Offset - Hays Inlet Upgrade | Sewage Treatment Plant | 30/31 | \$3,000,000 |
| RED-STP-U-0011 | Duffield Road CLONTARF STP-RED001 Control System Upgrade | Sewage Treatment Plant | 25/26 | \$1,467,888 |
| RED-STP-U-0014 | Duffield Road CLONTARF STP-RED001 Actuator & Valve Upgrade | Sewage Treatment Plant | 26/27 | \$150,000 |
| RED-STP-U-0016 | Duffield Road REDCLIFFE Redcliffe STP Poly Dosing Room & Tank Upgrade | Sewage Treatment Plant | 24/25 | \$180,000 |
| WFD-SRM-N-0005 | George Street WOODFORD SPS-WFD003 Sewer Rising Mains New 180mm | Sewer Rising Main | 27/28 | \$1,857,817 |
| WFD-STP-U-0002 | WOODFORD STP Upgrade - Future Stage | Sewage Treatment Plant | 35/36 | \$12,000,000 |
| BGE-SGM-N-0018 | Park Road DECEPTION BAY SGM New 300mm 222m | Sewer Gravity Main | 30/31 | \$1,100,000 |

Schedule 5 Planning Assumptions

SC5.1 Resident Population

Table SC5.1.1 Water Netserv Plan resident population Planning Assumptions by Local Government Area

| Local Government Area | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------|---------|---------|---------|---------|---------|---------|----------|
| City of Moreton Bay | 492,230 | 551,702 | 629,116 | 691,086 | 747,990 | 807,905 | 942,013 |
| Sunshine Coast | 349,020 | 398,656 | 445,181 | 498,129 | 535,122 | 584,854 | 666,816 |
| Noosa | 58,272 | 59,494 | 61,875 | 64,150 | 66,431 | 68,544 | 79,345 |

SC5.2 Population

Table SC5.1.2 Water Netserv Plan population Planning Assumptions by Local Government Area

| Local Government Area | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------|---------|---------|---------|---------|---------|---------|----------|
| City of Moreton Bay | 495,611 | 554,816 | 644,653 | 705,918 | 768,326 | 834,304 | 957,969 |
| Sunshine Coast | 369,821 | 422,587 | 472,232 | 527,737 | 566,878 | 619,712 | 709,072 |
| Noosa | 70,857 | 72,024 | 74,585 | 76,928 | 79,277 | 81,236 | 91,862 |

SC5.2 Dwellings

Table SC5.2.1 Water Netserv Plan dwelling Planning Assumptions by Local Government Area

| Local Government Area | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------|---------|---------|---------|---------|---------|---------|----------|
| City of Moreton Bay | 191,993 | 215,207 | 247,749 | 275,410 | 300,341 | 325,498 | 382,784 |
| Sunshine Coast | 153,300 | 177,404 | 200,449 | 225,849 | 244,463 | 270,124 | 313,049 |
| Noosa | 31,029 | 31,601 | 32,987 | 34,334 | 35,526 | 36,497 | 42,062 |

SC5.3 Floorspace (GFA)

Table SC5.3.1 Water Netserv Plan floorspace (GFA) Planning Assumptions by Local Government Area

| Local Government Area | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------|-----------|-----------|------------|------------|------------|------------|------------|
| City of Moreton Bay | 7,468,753 | 8,365,943 | 9,763,666 | 11,062,405 | 12,492,714 | 15,201,088 | 24,512,683 |
| Sunshine Coast | 7,353,621 | 8,512,471 | 9,847,031 | 10,483,015 | 10,910,502 | 11,594,316 | 13,905,896 |
| Noosa | 1,026,783 | 1,069,652 | 1,158,6812 | 1,230,230 | 1,303,376 | 1,371,778 | 1,545,272 |

SC5.4 Employment

Table SC5.4.1 Water Netserv Plan employment Planning Assumptions by Local Government Area

| Local Government Area | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------|---------|---------|---------|---------|---------|---------|----------|
| City of Moreton Bay | 158,929 | 175,709 | 198,391 | 220,837 | 241,558 | 282,936 | 406,968 |
| Sunshine Coast | 148,522 | 168,629 | 196,106 | 210,151 | 220,562 | 239,456 | 285,540 |
| Noosa | 27,276 | 27,825 | 30,247 | 31,977 | 33,211 | 33,984 | 36,867 |

SC5.5 Network demand

1. Network demand Planning Assumptions include residential and non-residential demand stated in equivalent persons (EP).
2. Network demand Planning Assumptions are for areas inside the Connection Area, Restricted Connection Area and Future Connection Area.
3. Network demand Planning Assumptions include separate demand for water supply and wastewater.
4. Consistency with network demand Planning Assumptions is determined as part of a network demand determination process outlined in Schedule 6.

Table SC5.5.1 City of Moreton Bay - Water Supply

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Albany Creek | 23,103 | 24,840 | 25,727 | 26,526 | 26,742 | 27,357 | 28,662 |
| Beachmere | 5,507 | 5,927 | 6,197 | 6,202 | 6,246 | 6,255 | 6,305 |
| Bribie Island | 25,515 | 26,043 | 26,880 | 27,444 | 27,878 | 28,172 | 30,426 |
| Bribie Mainland | 15,598 | 15,959 | 16,175 | 16,247 | 16,598 | 16,755 | 16,743 |
| Burpengary | 24,412 | 29,857 | 34,434 | 37,057 | 40,945 | 44,487 | 58,173 |
| Caboolture | 46,599 | 50,546 | 56,622 | 64,576 | 75,086 | 80,323 | 89,897 |
| Caboolture West | 128 | 128 | 5,595 | 6,796 | 6,988 | 7,028 | 7,072 |
| Clear Mountain | 16,677 | 16,748 | 16,754 | 16,772 | 16,813 | 16,851 | 17,168 |
| Dakabin | 6,615 | 7,552 | 8,223 | 9,136 | 10,700 | 11,780 | 13,557 |
| Dayboro | 2,620 | 2,892 | 3,075 | 3,198 | 3,418 | 3,783 | 4,274 |
| Deception Bay | 22,102 | 22,762 | 23,917 | 25,284 | 26,784 | 29,673 | 38,343 |
| Elimbah | 6,157 | 8,613 | 11,555 | 13,225 | 13,225 | 16,035 | 19,149 |
| Griffin | 26,129 | 31,243 | 35,270 | 39,145 | 39,385 | 39,442 | 40,212 |
| Hills District | 25,304 | 25,961 | 26,307 | 27,686 | 28,226 | 28,373 | 28,806 |
| Kallangur | 18,829 | 19,463 | 20,552 | 22,962 | 24,237 | 25,320 | 32,925 |
| Mango Hill | 32,575 | 35,078 | 38,323 | 39,118 | 39,830 | 39,965 | 44,118 |
| Morayfield | 48,840 | 63,241 | 81,421 | 91,279 | 96,140 | 100,859 | 110,997 |
| Murrumba Downs | 14,293 | 15,873 | 17,792 | 19,627 | 21,128 | 21,505 | 23,726 |
| Narangba | 34,077 | 38,246 | 46,651 | 52,681 | 60,535 | 66,964 | 91,588 |
| Petrie | 14,150 | 14,722 | 17,505 | 23,096 | 26,299 | 28,541 | 30,801 |
| Redcliffe | 78,655 | 81,926 | 88,011 | 94,313 | 99,875 | 101,512 | 112,957 |
| Samford | 5,218 | 5,347 | 5,520 | 5,582 | 5,744 | 5,886 | 6,108 |
| Strathpine / Lawnton | 55,283 | 62,772 | 67,317 | 71,940 | 76,617 | 83,067 | 101,291 |
| Wamuran | 3,349 | 3,436 | 3,557 | 3,727 | 3,954 | 4,072 | 5,636 |
| Woodford | 7,962 | 8,859 | 9,441 | 9,915 | 10,892 | 11,829 | 12,790 |
| Total | 559,698 | 618,036 | 692,819 | 753,532 | 804,283 | 845,833 | 971,726 |

Table 5.5.2 Sunshine Coast Region - Water Supply

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Beerwah | 11,237 | 12,695 | 15,481 | 16,381 | 17,705 | 18,888 | 21,868 |
| Bli Bli | 11,318 | 12,457 | 13,109 | 13,109 | 13,109 | 13,158 | 15,056 |
| Buderim | 17,935 | 19,221 | 19,385 | 19,884 | 20,201 | 20,270 | 24,249 |
| Caloundra | 75,680 | 83,943 | 91,201 | 98,368 | 103,729 | 110,131 | 145,325 |
| Caloundra South | 11,935 | 24,203 | 37,599 | 49,833 | 58,123 | 61,003 | 61,524 |
| Coolum | 35,167 | 38,664 | 40,264 | 44,010 | 44,321 | 45,029 | 56,900 |
| Eumundi | 1,840 | 2,022 | 2,177 | 2,334 | 2,350 | 2,534 | 3,157 |
| Glasshouse | 3,854 | 4,019 | 4,262 | 4,272 | 4,353 | 4,373 | 4,810 |
| Kawana | 43,972 | 51,795 | 58,208 | 63,470 | 70,192 | 73,469 | 79,288 |
| Kenilworth | 603 | 615 | 677 | 724 | 765 | 820 | 1,235 |
| Kiel Mountain | 719 | 738 | 746 | 757 | 761 | 761 | 738 |
| Kunda Park | 9,983 | 11,792 | 12,010 | 12,365 | 12,687 | 12,726 | 17,566 |
| Landsborough | 4,779 | 5,144 | 6,107 | 6,939 | 7,133 | 7,160 | 7,887 |
| Maleny | 4,424 | 4,797 | 4,990 | 5,186 | 5,401 | 5,642 | 8,053 |
| Maroochydore | 60,840 | 66,174 | 74,330 | 83,603 | 88,626 | 93,109 | 112,634 |
| Mooloolah | 3,058 | 3,133 | 3,356 | 3,684 | 3,760 | 3,760 | 4,196 |
| Nambour East | 10,360 | 11,217 | 11,503 | 11,819 | 12,722 | 13,333 | 18,230 |
| Nambour West | 18,550 | 21,225 | 23,032 | 23,762 | 24,890 | 25,387 | 28,998 |
| North Shore | 15,776 | 16,384 | 17,584 | 17,654 | 17,848 | 17,863 | 21,679 |
| Palmview | 4,858 | 10,389 | 15,508 | 16,145 | 16,145 | 16,145 | 16,977 |
| Sippy Downs / Mountain Creek | 38,069 | 40,428 | 43,124 | 44,914 | 45,220 | 45,339 | 47,593 |
| Woombye / Palmwoods | 9,801 | 11,268 | 11,596 | 12,422 | 12,644 | 12,799 | 15,267 |
| Yandina | 4,325 | 5,115 | 5,789 | 6,608 | 6,835 | 7,557 | 11,038 |
| Total | 399,086 | 457,437 | 512,039 | 558,245 | 589,520 | 611,259 | 724,269 |

Table 5.5.3 Noosa – Water Supply

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cooran | 1,122 | 1,136 | 1,160 | 1,171 | 1,289 | 1,338 | 1,430 |
| Cooroy | 6,226 | 6,492 | 6,775 | 7,444 | 8,088 | 8,410 | 9,467 |
| Noosa Heads | 11,673 | 11,777 | 12,646 | 12,926 | 13,162 | 13,369 | 13,921 |
| Noosaville | 18,277 | 18,584 | 19,519 | 20,721 | 21,243 | 21,895 | 24,014 |
| Peregian | 5,666 | 5,686 | 5,951 | 6,136 | 8,592 | 6,309 | 6,372 |
| Pomona | 2,061 | 2,154 | 2,333 | 2,681 | 2,898 | 3,020 | 3,265 |
| Sunshine Beach | 10,737 | 10,957 | 11,454 | 11,493 | 11,581 | 11,741 | 11,971 |
| Tewantin | 12,617 | 12,928 | 13,329 | 13,556 | 13,861 | 14,189 | 16,676 |
| Total | 68,378 | 69,713 | 73,169 | 76,129 | 80,714 | 80,271 | 87,114 |

Table 5.5.4 City of Moreton Bay - Wastewater

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-----------------------------------|--------|--------|--------|--------|--------|--------|----------|
| Brendale STP Albany Creek | 29,117 | 30,928 | 31,834 | 32,625 | 32,831 | 33,589 | 35,427 |
| Brendale STP Brendale | 6,682 | 7,770 | 8,248 | 8,824 | 9,671 | 10,183 | 15,582 |
| Brendale STP Cabbage Tree Creek | 10,870 | 11,338 | 11,473 | 12,461 | 12,771 | 12,839 | 13,143 |
| Brendale STP Kedron Brook | 13,277 | 13,406 | 13,584 | 13,975 | 14,205 | 14,284 | 14,413 |
| Brendale STP Samford | 1,311 | 1,382 | 1,425 | 1,487 | 1,650 | 1,783 | 1,946 |
| Brendale STP Warner | 65 | 712 | 752 | 752 | 752 | 752 | 752 |
| Bribie STP Island | 25,285 | 25,854 | 26,697 | 27,268 | 27,709 | 28,010 | 29,877 |
| Bribie STP Mainland | 11,611 | 11,937 | 12,135 | 12,207 | 12,519 | 12,575 | 12,563 |
| Burpengary East STP Beachmere | 5,126 | 5,541 | 5,804 | 5,809 | 5,853 | 5,860 | 5,907 |
| Burpengary East STP Burpengary | 14,755 | 20,424 | 31,360 | 33,075 | 35,972 | 38,545 | 47,897 |
| Burpengary East STP Deception Bay | 31,039 | 31,880 | 33,937 | 35,585 | 37,455 | 40,474 | 49,159 |
| Burpengary East STP Narangba | 19,843 | 21,118 | 22,793 | 23,562 | 26,316 | 26,652 | 30,936 |
| Burpengary East STP Narangba East | 1,454 | 2,975 | 4,156 | 5,073 | 5,450 | 5,450 | 5,456 |
| Burpengary East STP North Harbour | 3,392 | 3,745 | 3,900 | 4,055 | 4,210 | 4,365 | 4,643 |
| Dayboro STP | 1,684 | 1,897 | 2,079 | 2,203 | 2,422 | 2,767 | 3,249 |
| Murrumba Downs STP Dakabin | 6,433 | 7,366 | 8,035 | 8,948 | 10,267 | 11,347 | 11,522 |
| Murrumba Downs STP Griffin | 12,948 | 15,596 | 16,141 | 16,144 | 16,177 | 16,184 | 16,191 |
| Murrumba Downs STP Kallangur | 22,668 | 24,213 | 27,214 | 31,415 | 34,038 | 35,413 | 45,254 |
| Murrumba Downs STP Lawnton | 24,234 | 26,138 | 27,263 | 28,789 | 30,186 | 31,538 | 36,856 |
| Murrumba Downs STP Mango Hill | 45,613 | 50,574 | 57,297 | 61,963 | 62,882 | 63,067 | 67,944 |
| Murrumba Downs STP Murrumba | 12,355 | 13,078 | 13,338 | 13,423 | 13,576 | 13,667 | 14,066 |
| Murrumba Downs STP Petrie | 12,044 | 12,561 | 15,090 | 20,641 | 23,843 | 26,080 | 27,926 |
| Murrumba Downs STP Strathpine | 28,510 | 31,110 | 32,535 | 34,252 | 36,536 | 40,980 | 48,208 |
| Redcliffe STP SS01 | 16,667 | 17,374 | 18,039 | 18,526 | 19,340 | 19,404 | 19,719 |
| Redcliffe STP SS02 | 22,179 | 23,134 | 25,121 | 26,676 | 28,331 | 29,084 | 31,558 |
| Redcliffe STP SS03 | 15,981 | 16,153 | 16,670 | 17,259 | 17,908 | 18,157 | 20,904 |
| Redcliffe STP SS04 | 23,923 | 25,360 | 28,276 | 31,947 | 34,391 | 34,962 | 40,870 |

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| South Caboolture STP Caboolture | 38,368 | 43,331 | 50,473 | 58,130 | 63,791 | 68,515 | 75,338 |
| South Caboolture STP Caboolture West | 122 | 122 | 5,517 | 6,632 | 6,632 | 6,632 | 6,670 |
| South Caboolture STP Morayfield | 42,066 | 50,186 | 55,652 | 59,613 | 61,824 | 64,903 | 72,485 |
| Woodford STP | 3,305 | 3,970 | 4,194 | 4,589 | 5,436 | 6,273 | 6,484 |
| Total | 502,927 | 551,172 | 611,034 | 657,908 | 694,946 | 724,335 | 812,946 |

Table 5.5.5 Sunshine Coast Region – Wastewater

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Coolum STP North (Sunshine Coast part) | 10,661 | 11,197 | 11,220 | 11,225 | 11,225 | 11,198 | 11,835 |
| Coolum STP South | 23,007 | 25,954 | 27,526 | 31,267 | 31,578 | 32,313 | 43,480 |
| Kawana STP Caloundra South | 11,935 | 24,203 | 37,599 | 49,833 | 58,123 | 61,003 | 61,524 |
| Kawana STP Central | 62,357 | 69,373 | 75,025 | 81,920 | 87,360 | 93,762 | 127,956 |
| Kawana STP North | 42,272 | 50,095 | 56,508 | 61,771 | 68,493 | 71,769 | 77,588 |
| Kawana STP Palmview | 4,858 | 10,389 | 15,508 | 16,145 | 16,145 | 16,145 | 16,977 |
| Kawana STP Sippy Downs Mountain Creek | 39,624 | 42,486 | 45,194 | 47,031 | 47,369 | 47,488 | 50,005 |
| Kawana STP South | 14,418 | 15,604 | 17,210 | 17,482 | 17,403 | 17,403 | 18,402 |
| Kenilworth STP | 573 | 584 | 634 | 670 | 689 | 721 | 991 |
| Landsborough STP Beerwah | 6,209 | 7,293 | 9,353 | 9,837 | 10,945 | 11,366 | 13,405 |
| Landsborough STP Glasshouse | 2,162 | 2,461 | 2,745 | 2,788 | 2,892 | 2,906 | 3,676 |
| Landsborough STP Landsborough | 3,680 | 3,986 | 4,593 | 5,277 | 5,368 | 5,395 | 6,108 |
| Landsborough STP Mooloolah | 1,759 | 1,822 | 2,028 | 2,263 | 2,288 | 2,288 | 2,564 |
| Maleny STP | 4,283 | 4,655 | 4,848 | 5,044 | 5,260 | 5,501 | 7,900 |
| Maroochy STP Bli Bli | 10,203 | 10,798 | 11,267 | 11,267 | 11,267 | 11,317 | 12,222 |
| Maroochy STP Buderim | 10,894 | 11,487 | 11,638 | 11,846 | 11,954 | 11,992 | 16,931 |
| Maroochy STP Forest Glen | 1,983 | 3,080 | 3,181 | 3,253 | 3,313 | 3,323 | 4,158 |
| Maroochy STP Maroochydore | 71,417 | 77,469 | 85,705 | 95,269 | 100,452 | 104,956 | 126,591 |
| Maroochy STP Suncoast | 17,038 | 17,603 | 18,801 | 18,871 | 19,065 | 19,080 | 22,863 |
| Nambour STP Eumundi | 1,501 | 1,679 | 1,834 | 1,991 | 2,007 | 2,192 | 2,795 |
| Nambour STP Nambour | 26,554 | 29,872 | 31,624 | 32,516 | 34,128 | 35,236 | 44,498 |
| Nambour STP Woombye Palmwoods | 8,587 | 9,806 | 10,058 | 10,601 | 10,733 | 10,882 | 13,215 |
| Nambour STP Yandina | 4,418 | 5,015 | 5,401 | 6,206 | 6,259 | 6,967 | 10,391 |
| Total | 380,394 | 436,913 | 489,500 | 534,373 | 564,314 | 585,203 | 696,077 |

Table 5.5.6 Noosa – Wastewater

| Catchment | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | Ultimate |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Coolum STP North (Noosa part) | 1,247 | 1,247 | 1,264 | 1,274 | 1,274 | 1,274 | 1,276 |
| Cooroy STP Cooroy | 5,750 | 6,014 | 6,294 | 6,950 | 7,573 | 7,865 | 8,835 |
| Cooroy STP Pomona | 1,791 | 1,866 | 2,049 | 2,363 | 2,567 | 2,593 | 2,726 |
| Noosa STP Noosa Heads | 15,871 | 16,024 | 17,367 | 17,685 | 17,933 | 18,182 | 18,784 |
| Noosa STP Noosaville | 16,767 | 17,072 | 18,000 | 19,202 | 19,719 | 20,368 | 22,481 |
| Noosa STP Peregian | 4,419 | 4,439 | 4,687 | 4,862 | 7,318 | 5,035 | 5,096 |
| Noosa STP Sunshine Beach | 7,990 | 8,155 | 8,179 | 8,179 | 8,259 | 8,380 | 8,565 |
| Noosa STP Tewantin | 12,243 | 12,543 | 12,941 | 13,168 | 13,430 | 13,637 | 15,768 |
| Total | 66,078 | 67,359 | 70,782 | 73,683 | 78,073 | 77,333 | 83,532 |

SC5.6 Density and demand assumptions

1. The process that has been used for calculating residential development yield and demand using Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3 is as follows:
 - (c) Determine the unconstrained area of the subject property;
 - (d) Determine if the unconstrained area is less than or greater than the minimum unconstrained land area before the allowance applies (C);
 - (e) If the unconstrained area is greater, reduce the unconstrained area by the area allowance for internal infrastructure (B) and multiply by the residential density (A) to determine the number of dwellings;
 - (f) If the unconstrained area is less, multiply the unconstrained area by the residential density (A) to determine the number of dwellings;
 - (g) Determine the number of detached and attached dwellings by applying the attached dwelling % (D);
 - (h) Refer to Table SC6.2 for the conversion of ET (dwellings) to EP.
2. The process that has been used for calculating non-residential development yield and demand using Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3 is as follows:
 - (i) Determine the unconstrained area of the subject property;
 - (j) Determine if the unconstrained area is less than or greater than the minimum unconstrained land area before the allowance applies (C);
 - (k) If the unconstrained area is greater, reduce the unconstrained area by the area allowance for internal infrastructure (B) and multiply by the non-residential site cover (E) and then multiply by the number of non-residential floors (F) to determine the GFA;
 - (l) If the unconstrained area is less, multiply the unconstrained area by the non-residential site cover (E) and then multiply by the number of non-residential floors (F) to determine the m2 GFA;



- (m) Apply demand rate (EP/100m2 GFA) according to location within Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3. The Netserv Plan Planning Assumptions mapping portal contains a layer that shows the location of areas listed in Table SC5.6.1, Table SC5.6.2 or Table SC5.6.3.

Table SC5.6.1 City of Moreton Bay zone density and demand assumptions

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Caboolture Centre Precinct (10 storeys) 39m | 227 | 0% | 0 | 100% | 70% | 2 | Refer to Table SC6.2 | 1.6 |
| Caboolture Centre Precinct (3 storeys) 12m | 45 | 0% | 0 | 100% | 70% | 2 | Refer to Table SC6.2 | 1.6 |
| Caboolture Centre Precinct (5 storeys) 21m | 45 | 0% | 0 | 100% | 70% | 3 | Refer to Table SC6.2 | 1.6 |
| Caboolture Centre Precinct (6 storeys) 27m | 45 | 0% | 0 | 100% | 70% | 4 | Refer to Table SC6.2 | 1.6 |
| Community Facilities Airfield Precinct 12m | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Community Facilities Infras and Utilities | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0.9 |
| Community Facilities Special Use Precinct | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 1.22 |
| District Centre Precinct (3 storeys) 12m | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.6 |
| District Centre Precinct (4 storeys) 15m | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.6 |
| District Centre Precinct (6 storeys) 27m | 136 | 0% | 0 | 100% | 70% | 1 | N/A | 1.6 |
| General Industry Precinct 15m (1 storey) Boundary Rd Narangba North Lakes | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Brendale | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Caboolture Aerodrome | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Caboolture Henzell Rd | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Clontarf | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Elimbah East | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Narangba Old Gympie Rd | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| General Industry Precinct 15m (1 storey) Petrie | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.26 |
| Redcliffe Kippa-Ring Station Precinct | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0 |
| Redcliffe Kippa-Ring Village (5 storeys) 21m | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.3 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Boundary Rd Narangba North Lakes | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Brendale | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Bribie First Avenue | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Burpengary Bruce Hwy | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Caboolture Aerodrome | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Caboolture Henzell Rd | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Clontarf | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Elimbah | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Elimbah East | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|---------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Light Industry Precinct 8.5m,12m and15m (1 storey) The Hills District | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Lawnton Paisley Drv | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Morayfield PAC | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Narangba Old Gympie Rd | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Redcliffe | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Light Industry Precinct 8.5m,12m and15m (1 storey) Redcliffe Aerodrome | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.5 |
| Local Centre Precinct (2 storeys) 8.5m | 0 | 0% | 0 | 0% | 70% | 1 | N/A | 1.6 |
| Local Centre Precinct (3 storeys) 12m | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.6 |
| Local Centre Precinct (5 storeys) 21m | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.6 |
| Local Centre Precinct (6 storeys) 27m | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.6 |
| Marine Industry Precinct 15m (1 storey) Newport Marina | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Marine Industry Precinct 15m (1 storey) Sandstone Point | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.6 |
| Marine Industry Precinct 15m (1 storey) Scarborough Marina | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.6 |
| Morayfield Centre precinct | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.5 |
| Morayfield Centre Precinct (4 storeys) 15m | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.5 |
| Mixed Industry and Business Precinct 15m(2storey) Boundary Rd Narangba North Lakes | 0 | 15% | 0 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Brendale | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Burpengary Bruce Hwy | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Caboolture Henzell Rd | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Dakabin Kerr Rd West | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Deception Bay Rd | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) Lawnton Paisley Drv | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Mixed Industry and Business Precinct 15m(2storey) North East Business Park | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 1.26 |
| Mixed Industry and Business Precinct 15m(2storey) Petrie | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| North Lakes DCP Community Facilities | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| North Lakes DCP District Centre | 0 | 0% | 0 | 0% | 60% | 2 | N/A | 1.6 |
| North Lakes DCP Industry | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 1.26 |
| North Lakes DCP Local Centre | 0 | 0% | 0 | 0% | 70% | 1 | N/A | 1.6 |
| North Lakes DCP Mixed Industry and Business | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| North Lakes DCP Residential | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| North Lakes DCP Sport and Recreation | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Recreation and Open Space Zone 8.5m | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0 |
| Redcliffe Kippa-Ring Health (2 storeys) 8.5m | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 2.3 |
| Redcliffe Kippa-Ring Health (3 storeys) 12m | 0 | 0% | 0 | 0% | 60% | 2 | N/A | 2.3 |
| Redcliffe Kippa-Ring Health (5 storeys) 21m | 0 | 0% | 0 | 0% | 60% | 3 | N/A | 2.3 |
| Redcliffe Kippa-Ring Local Serv (1 storey) 8.5m | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.8 |
| Redcliffe Seaside Village Precinct (10 storeys) 39m | 273 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.6 |
| Redcliffe Seaside Village Precinct (3 storeys) 12m | 91 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Redcliffe Seaside Village Precinct (5 storeys) 21m | 136 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Redcliffe Seaside Village Precinct (6 storeys) 27m | 136 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.6 |
| General Residential - Coastal Villages Precinct 8.5m | 17 | 20% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| GenRes-Kallangur Urban Neighbourhood Fig 6.2.6.4.1 | 182 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| GenRes-Kippa Ring Urban Neighbourhood Fig 6.2.6.4.5 | 182 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| GenRes-Mango Hill Urban Neighbourhood Fig 6.2.6.4.2 | 182 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| GenRes-Mango Hill Urban Neigh Split Zone Fig 6.2.6.4.2 | 182 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Nxt Gen Neighbourhood (2 storeys) 8.5m | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Nxt Gen Neighbourhood (3 storeys) 12m | 45 | 20% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Nxt Gen Neighbourhood (4 storeys) 15m | 91 | 20% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Nxt Gen Neighbourhood (5 storeys) 21m | 136 | 20% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Suburban Neighbourhood Precinct 8.5m | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Subur Neigh Precinct 8.5m (400m of centre) | 30 | 20% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Restricted Industry Precinct 15m (1 storey) Boundary Rd Narangba North Lakes | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 1.6 |
| Gen Res - Urban Neighbourhood (4 storeys) 15m | 91 | 15% | 5000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Urban Neighbourhood (5 storeys) 21m | 136 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Gen Res - Urban Neighbourhood (6 storeys) 27m | 182 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Specialised Centre Precinct (1 storey) 12m | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.3 |
| Sport and Recreation Precinct (2 storeys) 8.5m | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0 |
| Sport and Recreation 1SP180303 Redcliffe Leagues Club | 0 | 0% | 0 | 0% | 40% | 2 | N/A | 1.95 |
| Strathpine Centre Precinct (10 storeys) 39m | 227 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.5 |
| Strathpine Centre Precinct (5 storeys) 21m | 91 | 0% | 0 | 100% | 70% | 1 | Refer to Table SC6.2 | 1.5 |
| Strathpine Centre Precinct (6 storeys) 27m | 136 | 15% | 2000 | 100% | 70% | 1 | Refer to Table SC6.2 | 1.5 |
| Strathpine Centre Precinct (8 storeys) 30m | 227 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.5 |
| Township Centre Precinct (2 storeys) 8.5m | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 2.04 |
| Township Convenience Precinct (2 storeys) 8.5m | 0 | 0% | 0 | 0% | 60% | 2 | N/A | 1.7 |
| Township Industry Precinct (1 storey) 15m | 0 | 15% | 10000 | 0% | 60% | 1 | N/A | 0.45 |
| Township Residential (within 800m of a centre) | 22 | 0% | 0 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Township Residential Precinct (2 storeys) 8.5m | 16 | 20% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Burpengary East Residential | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Burpengary East Local Planning Area Retirement | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Caboolture West NDP1 District Sports Park | 0 | 25% | 2500 | 0% | 5% | 1 | N/A | N/A |
| Caboolture West NDP1 Local Centre | 0 | 0% | 0 | 0% | 50% | 1 | N/A | 1.5 |
| Caboolture West NDP1 Next Generation Residential | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Caboolture West NDP1 School | 0 | 25% | 0 | 0% | 15% | 1 | N/A | 0.6 |
| Elimbah East Business & Industry | 0 | 15% | 5000 | 0% | 60% | 2 | N/A | 1 |
| Elimbah East Mixed Use | 14 | 20% | 5000 | 10% | 20% | 1 | Refer to Table SC6.2 | 1 |
| Elimbah East General Industry | 0 | 15% | 10000 | 0% | 50% | 1 | N/A | 0.9 |
| Joyner Emerging Community East - Medium Density Residential | 35 | 15% | 5000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Joyner Emerging Community West | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| SEQ Regional Plan Urban Footprint - Joyner | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Central High Density Residential | 136 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Kallangur Town Centre | 90 | 0% | 0 | 100% | 70% | 2 | Refer to Table SC6.2 | 1.6 |
| Kallangur Dakabin Neighbourhood Plan Kerr Rd Medium Density Residential | 50 | 15% | 5000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Northern Medium Density Residential | 50 | 15% | 5000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Nellies Lane Medium Density Residential | 45 | 15% | 5000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Northern High Density Residential | 182 | 20% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kallangur Dakabin Neighbourhood Plan Park | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Kinma Valley | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 1 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 2 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 3 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 4 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 5 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Next Generation Residential 7 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Morayfield South ISP Park 1 | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Morayfield South ISP School 5 | 0 | 25% | 0 | 0% | 50% | 2 | N/A | 0.6 |
| Narangba East District Centre | 182 | 15% | 5000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.8 |
| Narangba East Future Low Density Residential2 | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Future Low-Medium Density Residential | 35 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Future Mixed Business and Industry | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Narangba East Future Specialised Centre | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.3 |
| Narangba East High Density Residential | 136 | 15% | 5000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Local Planning Area Low Density Residential | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Low-Medium Density Residential1 | 35 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Low-Medium Density Residential2 | 35 | 20% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Narangba East Local Planning Area Medium Density Residential | 50 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Petrie Mill 1 Mill Central Mixed Use | 91 | 15% | 5000 | 100% | 70% | 2 | Refer to Table SC6.2 | 1.7 |
| Petrie Mill 1 Mill Central Park | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Petrie Mill 1 Mill Central University | 0 | 0% | 0 | 0% | 50% | 3 | N/A | 0.8 |
| Petrie Mill 2 Mill Innovation | 91 | 15% | 5000 | 100% | 50% | 2 | Refer to Table SC6.2 | 1 |
| Petrie Mill 3 Mill Urban | 136 | 15% | 5000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Petrie Mill 4 Mill Transit Health | 0 | 15% | 0 | 0% | 50% | 2 | N/A | 2.3 |
| Petrie Mill 4 Mill Transit Mixed Business | 0 | 15% | 10000 | 0% | 60% | 2 | N/A | 0.6 |
| Pine Valley Balance | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Redcliffe Kippa-Ring Interim Res (3 storeys) 12m | 91 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Redcliffe Kippa-Ring Interim Res Precinct (2 storeys) 8.5m | 50 | 15% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Warner Development Area | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Warner Future Development Area | 22 | 20% | 3000 | 20% | 0% | 0 | Refer to Table SC6.2 | N/A |

Table SC5.6.2 Sunshine Coast zone density and demand assumptions

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Open Space Zone | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 1 |
| Community Facilities Zone - Child Care Centre | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.4 |
| Community Facilities Zone - Community Use 21-25m | 0 | 0% | 0 | 0% | 50% | 5 | N/A | 1 |
| Community Facilities Zone - Community Use 37.5m | 0 | 0% | 0 | 0% | 50% | 10 | N/A | 1 |
| Community Facilities Zone - Community Use 8.5-12m | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 1 |
| Community Facilities Zone - Caloundra West Residential Community | 91 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Community Facilities Zone - Educational Establishment | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0.6 |
| Community Facilities Zone - Emergency Services | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1 |
| Community Facilities Zone - General | 0 | 0% | 0 | 0% | 50% | 1 | N/A | 0.87 |
| Community Facilities Zone - Maleny LPP-1 Precinct | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0.87 |
| Community Facilities Zone - MNS LPP-1 Precinct | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 0.87 |
| Community Facilities Zone - Hospital 25m | 0 | 0% | 0 | 0% | 50% | 6 | N/A | 2.1 |
| Community Facilities Zone - Hospital 8.5-15m | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 2.1 |
| Community Facilities Zone - Mooloolaba / Alexandra Headland Local Plan (MAH LPP-2) (Mooloolaba Spit Government Uses) (8.5m) | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.46 |
| Community Facilities Zone - Place of Worship | 0 | 0% | 0 | 0% | 50% | 1 | N/A | 1 |
| Community Facilities Zone - Residential Care Facility 15m | 109 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Community Facilities Zone - Residential Care Facility 15m | 109 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Community Facilities Zone - Residential Care Facility 21-25m | 182 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Community Facilities Zone - Tourist Park | 45 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Community Facilities Zone - Utility | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 2 |
| District Centre Zone - Buderim Local Plan (8.5m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 2.09 |
| District Centre Zone - Coolool Local Plan (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.9 |
| District Centre Zone - Caloundra West Local Plan (12m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 1.95 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 21m | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.09 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) 8.5m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 2.09 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-1) (Lot 2 SP202887) (Kawana Shopping World) 21m | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 1.68 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 21m | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.09 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-2) 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 2.09 |
| District Centre Zone - Kawana Waters Local Plan (Precinct KAW LPP-3) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.73 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| District Centre Zone - Maleny Local Plan (8.5m) | 45 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (18m) | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 1) (45m) | 426 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.36 |
| District Centre Zone - Golden Beach/Pelican Waters (12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 2.09 |
| Emerging Community Zone - Buderim Local Plan (lot 46 C31729) | 11 | 30% | 12500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - Palmer Coolum Resort and The Coolum Res (COL LPP1) | 50 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - Caloundra West (within 800m of the proposed Aroona transit station - Figure 7.2.8A) | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - General 12m | 30 | 30% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - General 8.5m | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - Pelican Waters Southern Lakes Area | 25 | 30% | 3000 | 30% | 0% | 2 | Refer to Table SC6.2 | 1.96 |
| High Density Residential Zone (not min frontage) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone (not min size) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone (not min size) 18-21m | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone (not min frontage) 12m | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone (not min frontage) 14-16m | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Beerwah Local Plan | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Caloundra Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Caloundra Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Caloundra Local Plan (21m) | 182 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Caloundra Local Plan (25m) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Golden Beach/Pelican Waters Local Plan (18m) | 182 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Kawana Waters Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Kawana Waters Local Plan (30m) | 364 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4a (21m) Amalgamated lot | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Maroochydore Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Maroochydore Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Maroochydore Local Plan (25m) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Maroochydore Local Plan (37.5m) | 364 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (18m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (25m) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (30m) | 364 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Impact Industry Zone - Coolum Local Plan | 0 | 20% | 20000 | 0% | 50% | 1 | N/A | 2.06 |
| High Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park) | 0 | 20% | 25000 | 0% | 50% | 1 | N/A | 2.06 |
| High Impact Industry Zone - Nambour Local Plan | 0 | 20% | 20000 | 0% | 50% | 1 | N/A | 2.06 |
| High Impact Industry Zone - Yandina Local Plan | 0 | 20% | 20000 | 0% | 50% | 1 | N/A | 2.06 |
| Local Centre Zone - Bli Bli Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Beerburrum Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Beerwah Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Coolum Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Caloundra Local Plan 8.5&12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Eumundi Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Eumundi Local Plan LPP-1 Precinct | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Forest Glen Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Local Centre Zone - General 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - General 8.5m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Golden Beach Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Kenilworth Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Kawana Waters Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Maroochydore Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Maroochydore Local Plan 25m | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.96 |
| Local Centre Zone - Maroochydore Local Plan (along Maroochydore Road) 8.5m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Mooloolaba / Alexandra Headland Local Plan 18m | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 1.96 |
| Local Centre Zone - Maroochy North Shore Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Nambour Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Nambour Local Plan (NAM LPP-4 (Nambour Health Hub) 8.5 | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Palmwoods Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Peregian South Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Sippy Downs Local Plan (Chancellor Park West) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Sippy Downs Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Woombye Local Plan 12m | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Local Centre Zone - Yandina Local Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.96 |
| Low Density Residential Zone - Bli Bli Local Plan | 17 | 30% | 3500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Beerburrum Local Plan | 7 | 30% | 7500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Beerwah Local Plan | 16 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Buderim Local Plan | 17 | 30% | 3500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Buderim Local Plan (Precinct BUD LPP-1) | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Low Density Residential Zone - Caloundra Local Plan (Precinct CAL LPP-3) (Moffat Beach/Shelley Beach) | 17 | 30% | 3500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Coolool LPP1 Precinct | 30 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Coolool Local Plan (135 Yandina Coolool Rd, Lot26RP80884) | 20 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.1 |
| Low Density Residential Zone - Caloundra West Local Plan (Precinct CAL LPP-1) (lots fronting discovery drive, homestead drive and manor court) | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| Low Density Residential Zone - Eumundi Local Plan | 16 | 30% | 3500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - General (12m) | 30 | 30% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Low Density Residential Zone - General (8.5m) | 16 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Glass House Mountains Local Plan | 16 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Kenilworth Local Plan | 13 | 30% | 4000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-1) | 13 | 30% | 3750 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2) on land between Toorbul St - Forestdale Rd | 10 | 30% | 5000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Landsborough Local Plan (Precinct LAN LPP-2) | 16 | 30% | 3250 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Maleny Local Plan | 16 | 30% | 4000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Maleny Local Plan (Precinct MAL LPP-2) | 8 | 30% | 6000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Maroochydore Local Plan (Precinct MAR LPP-3) Maud St/Sugar Rd | 0 | 30% | 3000 | 0% | 40% | 1 | N/A | 1.1 |
| Low Density Residential Zone - Maroochy North Shore LPP-2 Precinct | 30 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Mooloolah Local Plan | 10 | 30% | 5000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Palmwoods Local Plan | 16 | 30% | 4000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Woombye Local Plan | 16 | 30% | 4000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Zone - Yandina Local Plan | 16 | 30% | 3500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Impact Industry Zone - General 8.5m | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach) | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| Low Impact Industry Zone - Caloundra Local Plan (Moffat Beach) (within 20m of a low density residential zone) | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.55 |
| Low Impact Industry Zone - Forest Glen Local Plan | 0 | 25% | 20000 | 0% | 60% | 1 | N/A | 0.58 |
| Low Impact Industry Zone - Maroochydore Local Plan | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| Low Impact Industry Zone - Nambour Local Plan | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| Low Impact Industry Zone - Yandina Local Plan (12m) | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| Major Centre Zone - Beerwah Local Plan (12m) | 45 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Beerwah Local Plan (15m) | 45 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Beerwah Local Plan (8.5m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Key Site 5) Town Square Redevelopment | 0 | 0% | 0 | 0% | 25% | 5 | N/A | 1 |
| Major Centre Zone - Caloundra Local Plan 14m LPSP-1b | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Major Centre Zone - Caloundra Local Plan 16m LPSP-1b | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan 18m | 91 | 30% | 3000 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan 8.5m | 64 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Key Site 1) Top of Town | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.97 |
| Major Centre Zone - Caloundra Local Plan (Key Site 2) Western Sites | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.23 |
| Major Centre Zone - Caloundra Local Plan (Key Site 3) Bulcock / Maloja | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.23 |
| Major Centre Zone - Caloundra Local Plan (Key Site 4) Cooma Terrace Bus Station | 364 | 30% | 3000 | 100% | 50% | 2 | Refer to Table SC6.2 | 2.97 |
| Major Centre Zone - Caloundra Local Plan (Key Site 6) Kronks Motel | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.03 |
| Major Centre Zone - Caloundra Local Plan (Key Site 7) Stockland Shopping Centre | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1a) 18m | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.68 |
| Major Centre Zone - Caloundra Local Plan 21m LPSP-1a | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1a) 30m | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.97 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1b) 25m | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.23 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1b) 30m | 0 | 30% | 3000 | 0% | 50% | 7 | N/A | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1c) 18m | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 25m | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.68 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 30m | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.64 |
| Major Centre Zone - Caloundra Local Plan (Precinct CAL LPSP-1d) 15m | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Major Centre Zone - Caloundra Local Plan Caloundra RSL Club | 0 | 30% | 3000 | 0% | 50% | 3 | N/A | 2.5 |
| Major Centre Zone - Nambour Local Plan (15m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2 |
| Major Centre Zone - Nambour Local Plan (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2 |
| Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(15m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.66 |
| Major Centre Zone - Nambour Local Plan NAM LPP-1 (Nambour Hospitality Area)(25m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.66 |
| Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(15m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.16 |
| Major Centre Zone - Nambour Local Plan NAM LPP-2 (former mill site and hospitality area)(25m) | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2.16 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (12m) | 45 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.14 |
| Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (15m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.14 |
| Major Centre Zone - Nambour Local Plan NAM LPP-3 (town centre frame) (25m) | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.14 |
| Medium Density Residential Zone (not min frontage) | 30 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone (not min size) | 50 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Caloundra Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Caloundra Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Caloundra Local Plan (18m) | 182 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Coolum Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Coolum Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Caloundra West (zone within 800m of proposed Aroona transit station- Figure 7.2.8A (25-50 dwells/ha) | 45 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone Eumundi LPP-1 Precinct | 45 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Forest Glen Local Plan (Retirement Village) (Lot 1 RP213264, Lot 1 RP28272 and Lot 1 RP28168) | 45 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - General (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - General (8.5m) | 70 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Golden Beach (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Golden Beach (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Kawana Waters Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-5) | 70 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Kawana Waters Local Plan (KAW LPP-6) | 70 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Landsborough Local Plan | 50 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Maleny Local Plan max 20dwell/ha | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Maroochydore Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Maroochydore Local Plan (25m) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Medium Density Residential Zone - Mooloolaba / Alexandra Headland Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Maroochy North Shore Local Plan (12&15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Sippy Downs Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Density Residential Zone - Sippy Downs Local Plan (15m) | 136 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Impact Industry Zone - Beerwah Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Coolool Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Caloundra Local Plan (11m) | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Caloundra West Local Plan (Sunshine Coast Industrial Park) | 0 | 20% | 12500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Kunda Park Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Kawana Waters Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Landsborough Shore Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Maroochy Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Maroochy North Shore Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Nambour Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Palmwoods Local Plan | 0 | 20% | 7500 | 0% | 50% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Yandina Local Plan (12m) | 0 | 20% | 7500 | 0% | 60% | 1 | N/A | 0.76 |
| Medium Impact Industry Zone - Yandina Local Plan (15m) | 0 | 20% | 7500 | 0% | 60% | 1 | N/A | 0.76 |
| Specialised Centre Zone - Beerwah Local Plan (12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Beerwah Local Plan (8.5m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Caloundra Local Plan (8.5&12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Caloundra West Local Plan (12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Kawana Waters Local Plan (12&15m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Landsborough Local Plan (8.5m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Maroochy/Kuluin Local Plan (8.5&12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Nambour Local Plan (12m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Nambour Local Plan (8.5m) | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 0.93 |
| Specialised Centre Zone - Sippy Downs Local Plan (no growth) | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 0.93 |
| Sport and Recreation Zone - Caloundra West (Lot 200 SP189338) Corbould Park Racecourse | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 1 |
| Sport and Recreation Zone - General 8.5m | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 1 |
| Tourist Accommodation Zone (not min frontage) | 50 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Caloundra Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Caloundra Local Plan (15m) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Tourist Accommodation Zone - Caloundra Local Plan (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.48 |
| Tourist Accommodation Zone - Caloundra Local Plan (30m) | 318 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Caloundra Local Plan (8.5m) | 50 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Caloundra Local Plan (Key Site 10) Golden Beach Oaks Oasis Resort | 182 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 15m Bulcock Beach Hospitality Area | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.97 |
| Tourist Accommodation Zone - Caloundra Local Plan (Precinct CAL LPSP-1e) 30m Bulcock Beach Hospitality Area | 318 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Caloundra Local Plan (Lot 1 RP106064) 15m | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.21 |
| Tourist Accommodation Zone - Caloundra Local Plan (Key Site 8) Kings Beach Tavern 25m | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Caloundra Local Plan (Key Site 9) (Lot 230 RP43053) Kings Beach Shops 21m | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Caloundra Local Plan (Key Site 9) Kings Beach Shops 15m | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Coolum Local Plan (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourism Area Zone | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 1 |
| Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan(18m) | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Golden Beach and Pelican Waters Local Plan (30m) | 318 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Kawana Waters Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4b) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Kawana Waters Local Plan (Buddina Urban Village KAW LPP-4c) | 227 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Maroochydore/Kuluin Local Plan (37.5m) | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (15m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) - 1 Mooloolaba Esplanade | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.82 |
| Tourist Accommodation Zone - Mooloolaba / Alexandra Headland Local Plan (37.5m) LPP-1 Mooloolaba Hospitality Area | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.22 |
| Tourism Area Zone - Mooloolaba / Alexandra Headland Local Plan (Key site 2) (12m) | 0 | 0% | 0 | 0% | 0% | 1 | N/A | 1 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (12m) | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (8.5m) | 45 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (12m) | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (21m) | 136 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (Precinct MNS LPP-3) (25m) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (12m) | 0 | 30% | 0 | 0% | 50% | 2 | N/A | 2.59 |
| Tourist Accommodation Zone - Maroochy North Shore Local Plan (Twin Waters Resort) (8.5m) | 0 | 30% | 0 | 0% | 50% | 2 | N/A | 2.59 |
| SEQ Regional Plan Urban Footprint addition - Bli Bli Area 1 | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Caloundra Aerodrome Master Plan | 0 | 30% | 3000 | 0% | 50% | 1 | N/A | 1.2 |
| Caloundra Centre Master Plan Community and Creative Hub Transit Centre 18m | 136 | 30% | 3000 | 100% | 50% | 2 | Refer to Table SC6.2 | 1 |
| Caloundra South | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| SEQ Regional Plan Urban Footprint addition - Chevallum | 0 | 25% | 5000 | 0% | 60% | 1 | N/A | 0.58 |
| SEQ Regional Plan Urban Footprint addition - Coolum Area 1 | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | 1 |
| SEQ Regional Plan Urban Footprint addition - Forest Glen | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Kawana DCP Master Plan No. 12 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | 1 |
| Kawana DCP Master Plan No. 14 Prec 10 | 0 | 0% | 0 | 0% | 70% | 3 | N/A | 2.1 |
| Kawana DCP Master Plan No. 14 Prec 11 | 0 | 0% | 0 | 0% | 70% | 3 | N/A | 1.1 |
| Kawana DCP Master Plan No. 14 Prec 12 | 0 | 0% | 0 | 0% | 50% | 3 | N/A | 1 |
| Kawana DCP Master Plan No. 14 Prec 13 | 0 | 0% | 0 | 0% | 25% | 3 | N/A | 1.7 |
| Kawana DCP Master Plan No. 14 Prec 14 | 0 | 0% | 0 | 0% | 25% | 3 | N/A | 1 |
| Kawana DCP Master Plan No. 14 Prec 15 | 0 | 0% | 0 | 100% | 11% | 8 | N/A | 1.9 |
| Kawana DCP Master Plan No. 14 Prec 15 | 0 | 0% | 0 | 100% | 11% | 8 | N/A | 1 |
| Kawana DCP Master Plan No. 14Prec 1a | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 14Prec 1b | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Kawana DCP Master Plan No. 14 Prec 2-4 | 39 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 14 Prec 5 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 14 Prec 6 | 0 | 0% | 0 | 0% | 50% | 4 | N/A | 1.6 |
| Kawana DCP Master Plan No. 14 Prec 8 | 0 | 0% | 0 | 0% | 50% | 3 | N/A | 1.4 |
| Kawana DCP Master Plan No. 16 Residential 1 | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 16 Residential 2 | 55 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 18 Residential 2 | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 20 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 20 Residential 2 | 40 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 22 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 22 Residential 2 | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 24 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 24 Residential 2 | 56 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 27 Neighbourhood Centre | 50 | 0% | 0 | 100% | 10% | 1 | Refer to Table SC6.2 | 2.2 |
| Kawana DCP Master Plan No. 27 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 27 Residential 2 | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 30 Neighbourhood Centre | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 2.2 |
| Kawana DCP Master Plan No. 30 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 30 Residential 2 | 60 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 35 Residential 2 | 30 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 39 Residential 1 | 20 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 39 Residential 2a | 60 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 39 Residential 2c | 46 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 39 Village Centre | 50 | 0% | 0 | 100% | 8% | 4 | Refer to Table SC6.2 | 2.2 |
| Kawana DCP Master Plan No. 5 Prec 1 | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.1 |
| Kawana DCP Master Plan No. 5 Prec 2 | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 0.9 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Kawana DCP Master Plan No. 5 Prec 3 | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.3 |
| Kawana DCP Master Plan No. 5 Prec 4 | 50 | 0% | 0 | 100% | 70% | 1 | Refer to Table SC6.2 | 1.9 |
| Kawana DCP Master Plan No. 5 Prec 5 | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 1.5 |
| Kawana DCP Master Plan No. 5 Prec 6 | 0 | 0% | 0 | 0% | 70% | 2 | N/A | 0.7 |
| Kawana DCP Master Plan No. 5 Prec 7 | 155 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 5 Prec 8 | 100 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 7 Residential 1 | 30 | 0% | 0 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Master Plan No. 7 Residential 2 | 40 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Kawana DCP Structure Plan | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 1.5 |
| SEQ Regional Plan Urban Footprint addition - Landsborough Area 3 | 16 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Mass Transit Corridor Activity Centre Context-Core(200m of a station) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2.535 |
| Mass Transit Business Village | 0 | 25% | 5000 | 0% | 50% | 2 | N/A | 0.58 |
| Mass Transit Urban Village -Primary walking catchment (200m-400m of a station) | 136 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Mass Transit Urban Village-Secondary walking catchment (400m-800m of a station) | 45 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Mdore PAC Prec 10.Sunshine Plaza | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.1 |
| Mdore PAC Prec 2. Dalton Drive West 4 storeys | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 2 |
| Mdore PAC Prec 2. Dalton Drive West 6 storeys | 0 | 30% | 3000 | 0% | 50% | 2 | N/A | 2 |
| Mdore PAC Prec 3. Dalton Drive South | 73 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.6 |
| Mdore PAC Prec 4. Aerodrome Road 4 storeys | 136 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.5 |
| Mdore PAC Prec 4. Aerodrome Road 6 storeys (generally where not fronting first ave) | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.5 |
| Mdore PAC Prec 4. Aerodrome Road 6 storeys (First Ave) North | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.5 |
| Mdore PAC Prec 4. Aerodrome Road 6 storeys (First Ave) South | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.5 |
| Mdore PAC Prec 5. Government | 227 | 30% | 3000 | 100% | 50% | 3 | Refer to Table SC6.2 | 1.8 |
| Mdore PAC Prec 6. Ocean Street | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2 |
| Mdore PAC Prec 6. Ocean Street 6a | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 2 |
| Mdore PAC Prec 7. Maroochydore North 3 storeys | 91 | 30% | 3000 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Mdore PAC Prec 7. Maroochydore North 4 storeys | 91 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.7 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|---|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Mdore PAC Prec 7. Maroochydore North 6 storeys | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.7 |
| Mdore PAC Prec 8. Maroochy Boulevard 4 storeys | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.7 |
| Mdore PAC Prec 8. Maroochy Blvd 6 storeys (north) | 136 | 0% | 0 | 100% | 50% | 3 | Refer to Table SC6.2 | 1.7 |
| Mdore PAC Prec 8. Maroochy Blvd 6 storeys (south) | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.7 |
| Mdore PAC Prec 9. Plaza Parade (12 storey) | 364 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.7 |
| Mdore PAC Prec 9. Plaza Parade (6 storey) | 182 | 30% | 3000 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.7 |
| Palmview Structure Plan | 0 | 0% | 0 | 0% | 0% | 0 | N/A | N/A |
| MPDA Prec 1 Community Facilities Building | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 1.6 |
| MPDA Prec 2 Community Facilities & Entertainment | 0 | 0% | 0 | 0% | 70% | 1 | N/A | 1.8 |
| MPDA Prec 2 Iconic Building | 1100 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.8 |
| MPDA Prec 2 Iconic Building | 1100 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 1 |
| MPDA Prec 3 Core Business Precinct 12 storeys | 91 | 0% | 0 | 100% | 50% | 6 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 3 Core Business Precinct 15 storeys | 91 | 0% | 0 | 100% | 50% | 8 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 3 Core Business Precinct 20 storeys | 272 | 0% | 0 | 100% | 50% | 10 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 3 Core Business Precinct 25 storeys | 364 | 0% | 0 | 100% | 50% | 10 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 3 Core Business Precinct 6 storeys | 45 | 0% | 0 | 100% | 50% | 3 | Refer to Table SC6.2 | 1.7 |
| MPDA Prec 3 Core Business Precinct 8 storeys | 45 | 0% | 0 | 100% | 50% | 4 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 3 Core Business Precinct Park | 0 | 0% | 0 | 0% | 0% | 1 | N/A | N/A |
| MPDA Prec 4 Commercial Precinct 8 storeys | 0 | 0% | 0 | 0% | 50% | 5 | N/A | 1.7 |
| MPDA Prec 5 Main Street South Precinct 15 storeys | 364 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 5 Main Street South Precinct 8 storeys | 182 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.6 |
| MPDA Prec 6 Main Street North Precinct 15 storeys | 364 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 2.2 |
| MPDA Prec 6 Main Street North Precinct 20 storeys | 426 | 0% | 0 | 100% | 50% | 3 | Refer to Table SC6.2 | 2.2 |
| MPDA Prec 6 Main Street North Precinct 8 storeys | 182 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 2.2 |
| MPDA Prec 7 Residential Precinct 2 storeys | 91 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| MPDA Prec 7 Residential Precinct 8 storeys | 273 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| MPDA Prec 7 Residential Precinct 8 storeys | 0 | 0% | 0 | 0% | 50% | 1 | N/A | 1.8 |

| Description | Residential Density (dwellings/dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|--|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Emerging Community Zone - Buderim Local Plan (lot 46 C31729) Local Planning Area | 11 | 30% | 12500 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - General 12m Local Planning Area | 30 | 30% | 3000 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Emerging Community Zone - General 8.5m Local Planning Area | 20 | 30% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Sippy Downs Town Centre Core | 182 | 0% | 0 | 100% | 50% | 2 | Refer to Table SC6.2 | 2 |
| Sippy Downs Business and Technology Sub-precinct | 64 | 30% | 3000 | 100% | 50% | 2 | Refer to Table SC6.2 | 1.2 |
| Sippy Downs West Neighbourhood | 182 | 30% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |

Table SC5.6.3 Noosa zone density and demand assumptions

| Description | Residential Density (dwellings /dev ha) (A) | Area allowance for internal infrastructure (B) | Minimum unconstrained land area before allowance applies (C) | Attached Dwelling % (D) | Non-residential site cover (E) | Number of non-residential floors (F) | Demand Rate | |
|--|---|--|--|-------------------------|--------------------------------|--------------------------------------|----------------------|--------------------------------|
| | | | | | | | Residential (EP/ET) | Non-residential (EP/100m2 GFA) |
| Community Facilities | 0 | 20% | 2500 | 100% | 50% | 1 | N/A | 1 |
| Community Facilities Childcare Centre | 0 | 20% | 2500 | 0% | 50% | 1 | N/A | 1.4 |
| Community Facilities Healthcare Services | 0 | 20% | 2500 | 0% | 50% | 1 | N/A | 2.1 |
| Community Facilities Hospital | 0 | 0% | 0 | 0% | 50% | 2 | N/A | 2.1 |
| Community Facilities Place of Worship | 0 | 0% | 0 | 0% | 0% | 0 | N/A | 1 |
| Community Facilities Residential Care Facility | 30 | 15% | 2500 | 100% | 10% | 1 | Refer to Table SC6.2 | 4.3 |
| District Centre | 43 | 0% | 0 | 100% | 60% | 1 | Refer to Table SC6.2 | 1.55 |
| District Centre >2000m2 | 25 | 0% | 0 | 100% | 19% | 1 | Refer to Table SC6.2 | 1.55 |
| District Centre Doonella ST Precinct | 140 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| District Centre Mary Thomas Precinct | 17 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.1 |
| District Centre Mary Thomas Precinct 14-16 Mary Street | 173 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| District Centre Noosaville Mainstreet Precinct | 71 | 0% | 0 | 100% | 34% | 1 | Refer to Table SC6.2 | 1.55 |
| High Density Residential | 100 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| High Density Residential Mixed Use 247-257 Gympie Terrace Noosaville | 75 | 0% | 0 | 100% | 34% | 1 | Refer to Table SC6.2 | 2.6 |
| High Density Residential Noosa Junction | 146 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Innovation | 0 | 15% | 2500 | 0% | 60% | 2 | N/A | 0.4 |
| Innovation zone Noosa Business Centre | 0 | 15% | 2500 | 0% | 45% | 2 | N/A | 0.4 |
| Local Centre | 67 | 0% | 0 | 100% | 50% | 1 | Refer to Table SC6.2 | 1.55 |
| Local Centre >2000m2 | 53 | 0% | 0 | 100% | 40% | 1 | Refer to Table SC6.2 | 1.55 |
| Local Centre Peregian Beach | 93 | 0% | 0 | 100% | 70% | 1 | Refer to Table SC6.2 | 1.55 |
| Low Density Residential | 17 | 20% | 3000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential - Hinterland Village | 10 | 20% | 20000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential - Pomona | 16 | 20% | 10000 | 0% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Secondary Dwelling | 35 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Cooroy Secondary Dwelling | 20 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Secondary Dwelling >800m2 | 25 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Hinterland Secondary Dwelling | 15 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Density Residential Pomona Secondary Dwelling | 15 | 0% | 0 | 50% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Low Impact Industry | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 0.5 |
| Low Impact Industry Factory ST Business and Industry Precinct | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 0.4 |
| Low Impact Industry Hoffman Drive Business and Industry Precinct | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 0.4 |
| Low Impact Industry Lionel Donovan Dr Precinct | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 0.4 |
| Major Centre Noosa Junction | 191 | 0% | 0 | 100% | 72% | 1 | Refer to Table SC6.2 | 1.55 |
| Major Centre Noosa Junction Precinct >2000m2 | 33 | 0% | 0 | 100% | 12% | 1 | Refer to Table SC6.2 | 1.55 |

| | | | | | | | | |
|--|-----|-----|------|------|-----|---|----------------------|------|
| Major Centre Noosa Junction Hospitality Precinct | 191 | 0% | 0 | 100% | 72% | 1 | Refer to Table SC6.2 | 2.6 |
| Medium Density Residential | 55 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Medium Impact Industry | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 1.03 |
| Medium Impact Industry Venture Drive Precinct | 0 | 15% | 5000 | 0% | 60% | 1 | N/A | 1.03 |
| Neighbourhood Centre | 53 | 0% | 0 | 100% | 40% | 1 | Refer to Table SC6.2 | 1.55 |
| Neighbourhood Centre >2000m2 | 53 | 0% | 0 | 100% | 40% | 1 | Refer to Table SC6.2 | 1.55 |
| Neighbourhood Centre Duke Street | 71 | 0% | 0 | 100% | 34% | 1 | Refer to Table SC6.2 | 1.55 |
| Major Centre Noosa Business Centre Business Park Precinct | 0 | 0% | 0 | 0% | 80% | 1 | N/A | 0.4 |
| Major Centre Noosa Business Centre Retail Precinct | 0 | 0% | 0 | 0% | 30% | 1 | N/A | 1.1 |
| Major Centre Noosa Business Centre Showroom Precinct | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 0.3 |
| Major Centre Noosa Business Centre Small Scale Business Precinct | 0 | 0% | 0 | 0% | 60% | 1 | N/A | 1.1 |
| Major Centre Noosa Business Centre Village Mixed Use Precinct | 101 | 0% | 0 | 100% | 66% | 1 | Refer to Table SC6.2 | 1.55 |
| Tourist Accommodation | 58 | 0% | 0 | 100% | 13% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Hastings ST Mixed Use | 100 | 0% | 0 | 100% | 22% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation 94 Noosa Drive | 58 | 0% | 0 | 100% | 13% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Noosa Springs | 45 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Tourist Accommodation Peregian Beach | 58 | 0% | 0 | 100% | 13% | 1 | Refer to Table SC6.2 | 1.55 |
| Tourist Accommodation Serenity Close | 88 | 0% | 0 | 100% | 20% | 1 | Refer to Table SC6.2 | 3.35 |
| Tourist Accommodation Viewland Drive | 44 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |
| Tourist Accommodation Halse Lane | 44 | 0% | 0 | 100% | 0% | 0 | Refer to Table SC6.2 | N/A |

Schedule 6 Network Demand Determination

For the proposed Connection to be classified as 'consistent' with the Planning Assumptions, the Proposed Demand calculated in accordance with this Schedule 6 must be:

- (a) within 80% (20% under) to 110% (10% over) of the ultimate Planned Demand (stated in Equivalent Persons) from the Planning Assumptions; and
- (b) consistent with the timing of growth in Planned Demand (stated in Equivalent Persons) from the Planning Assumptions.

The process for undertaking a network demand determination and assessing the consistency of a proposed Connection against the Planning Assumptions is set out in Table SC6.1.

Table SC6.1 Network Demand Determination Process

| Process Number | Process Description |
|----------------|--|
| ND1 | <p>(a) Proceed to ND2 if residential development is not proposed.</p> <p>(b) Calculate the proposed residential demand in Equivalent Persons (EP) based upon the proposed plan of development lodged as part of the Connection Application by applying EP/ET conversion factors according to location in accordance with Table SC6.2 to the proposed number of detached and attached dwellings.</p> <p>(c) Interactive mapping showing 2021 ABS Census SA2 catchment boundaries is available through the Unitywater's Netserv Plan Planning Assumptions mapping portal.</p> <p>(d) EP conversion factors for attached dwellings are based on a two (2) bedroom equivalent dwelling. A detached dwelling is defined as a Dwelling House. An attached dwelling is defined as a Multiple Dwelling, Dual Occupancy, Short-term Accommodation or Dwelling Unit. Land use types are defined based on Participating Council planning schemes unless specifically defined in Unitywater's Connections Policy.</p> <p><i>Example: Proposed subdivision with 50 dwelling house lots and 6 dual occupancy lots in the Burpengary SA2 catchment. Proposed demand is $50 \times 2.86EP/ET + 6 \times 1.97EP/ET = 154.82 EP$.</i></p> |
| ND2 | <p>(a) Proceed to ND3 if non-residential development is not proposed.</p> <p>(b) Calculate the proposed non-residential demand in equivalent persons (EP) based upon the proposed plan of development lodged as part of the Connection Application by applying EP/100m² Gross Floor Area (GFA) conversion factors to proposed GFA for non-residential land use/s in accordance with Table SC6.3.</p> <p>(c) Land use types are defined based on Participating Council planning schemes unless specifically defined in Unitywater's Connections Policy.</p> <p><i>Example: Proposed 2000m² shop and 500m² office. Proposed demand is $2000m^2/100 \times 1.5 + 500m^2/100 \times 0.8 = 34EP$.</i></p> |
| ND3 | <p>(a) Calculate the timing of the Proposed Demand as four (4) years from the date of the Connection Application (Water Approval currency period).</p> <p>(b) Determine the applicable demand forecast cohort in Table SC6.4.</p> <p>(c) If the connection approval is a staged connection, document the proposed demand and timing of stages supplied as part of the connection application materials.</p> <p><i>Example: Connection approval in 2027, connection approval currency period is 2031.</i></p> |

| Process Number | Process Description |
|----------------|--|
| ND4 | <p>(a) Look up the properties subject to the Connection Application by lot on plan or address details within Unitywater’s Netserv Plan Planning Assumption mapping portal and document the:</p> <ul style="list-style-type: none"> i. existing residential and or non-residential demand (first cohort year); ii. the timing (demand forecast cohort year) and amount of growth in forecast residential and/or non-residential demand across cohort years; and iii. the ultimate residential and or non-residential demand <p><i>Note: Refer to the Netserv Plan Planning Assumptions mapping portal User Guide for guidance in the use of the mapping portal.</i></p> |
| ND5 | <p>(a) Determine the consistency of the Proposed Demand against the forecast and ultimate residential and/or non-residential demand.</p> <p>(b) To be consistent with the Planning Assumptions, the Proposed Demand must be within 80% (20% under) to 110% (10% over) of the ultimate Planned Demand (stated in Equivalent Persons) from the Planning Assumptions.</p> <p><i>Example: Connection approval for 154.82 EP. Ultimate demand is 180EP. $154.82EP / 180EP = 86\%$. Proposed demand is consistent with the planning assumptions.</i></p> |
| ND6 | <p>(a) Determine the consistency of the timing of the Proposed Demand and Planned Demand by comparing:</p> <ul style="list-style-type: none"> i. the Water Approval timing of Proposed Demand growth (refer to ND3) against the timing of Planned Demand growth; ii. the Proposed Demand and Planned Demand at different cohort years; <p>(b) To be consistent with the Planning Assumptions, the Proposed Demand must be within 80% (20% under) to 110% (10% over) of the Planned Demand (stated in Equivalent Persons) at the applicable demand forecast cohort/s.</p> <p><i>Example: Connection approval in 2026 for 154.82 EP. In accordance with Table SC6.4 the connection approval currency period is 2030 and the applicable demand forecast cohort is 2031. In 2031, the planned demand is 100EP. Approved demand (154.82EP) is greater than 10% than the planned demand (110EP) in 2031 and is not consistent with the planning assumptions. However, if the connection approval is staged and the approved demand in 2031 is between 80EP and 110EP it is consistent with the planning assumptions.</i></p> |
| ND7 | <p>(a) Document the consistency between the Proposed Demand and the Planning Assumptions as part of the network demand assessment process outlined with Unitywater’s Connection Administration Manual and Accreditation and Certification Manual.</p> |

Table SC6.2 EP/ET Conversion Factors

| 2021 ABS Census SA2 Catchment Code | 2021 ABS Census SA2 Catchment Name | Detached Dwelling EP/Dwelling | Attached Dwelling EP/Dwelling |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 314011382 | Albany Creek | 2.96 | 1.67 |
| 316021417 | Aroona - Currimundi | 2.68 | 1.63 |
| 313011362 | Beachmere - Sandstone Point | 2.46 | 1.65 |
| 316061439 | Beerwah | 2.77 | 1.95 |
| 316071545 | Bli Bli | 2.77 | 1.99 |
| 314031391 | Bray Park | 2.84 | 1.65 |
| 313011363 | Bribie Island | 2.20 | 1.52 |
| 316021418 | Buddina - Minyama | 2.67 | 1.81 |
| 316011413 | Buderim - North | 2.60 | 1.57 |
| 316011414 | Buderim - South | 2.89 | 1.96 |
| 313041372 | Burpengary | 2.86 | 1.97 |
| 313021364 | Burpengary - East | 3.10 | 2.92 |
| 313021572 | Caboolture - East | 2.91 | 1.89 |
| 313021366 | Caboolture - South | 2.79 | 2.04 |
| 313021573 | Caboolture - West | 2.82 | 1.43 |
| 316021419 | Caloundra - Kings Beach | 2.54 | 1.73 |
| 316061440 | Caloundra Hinterland | 2.32 | 1.60 |
| 316021580 | Caloundra West - Baringa | 2.92 | 2.18 |
| 314011383 | Cashmere | 3.08 | 1.91 |
| 313051377 | Clontarf | 2.51 | 1.54 |
| 316031425 | Coolum Beach | 2.67 | 1.81 |
| 314021576 | Dakabin | 2.98 | 2.16 |
| 314011384 | Dayboro | 2.98 | 2.18 |
| 313041373 | Deception Bay | 2.58 | 2.09 |
| 316071546 | Diddillibah - Rosemount | 2.80 | 1.67 |
| 314011385 | Eatons Hill | 3.10 | 1.81 |
| 313021367 | Elimbah | 3.11 | 2.05 |
| 316071547 | Eumundi - Yandina | 2.81 | 1.76 |
| 316061441 | Glass House Mountains | 2.71 | 1.83 |
| 316021421 | Golden Beach - Pelican Waters | 2.50 | 1.74 |
| 314021577 | Kallangur | 2.76 | 1.94 |
| 316061442 | Landsborough | 2.88 | 2.16 |
| 314031392 | Lawnton | 2.71 | 1.86 |
| 314021578 | Mango Hill | 3.32 | 2.32 |
| 316031426 | Marcoola - Mudjimba | 2.57 | 1.93 |
| 313051378 | Margate - Woody Point | 2.37 | 1.54 |
| 316061443 | Maroochy Hinterland | 2.47 | 1.63 |

| 2021 ABS Census SA2 Catchment Code | 2021 ABS Census SA2 Catchment Name | Detached Dwelling EP/Dwelling | Attached Dwelling EP/Dwelling |
|------------------------------------|--|-------------------------------|-------------------------------|
| 316031427 | Maroochydore - Kuluin | 2.56 | 1.82 |
| 316021581 | Meridan Plains - Little Mountain (North) | 2.75 | 1.82 |
| 316021422 | Moffat Beach - Battery Hill | 2.60 | 1.67 |
| 316031428 | Mooloolaba - Alexandra Headland | 2.67 | 1.80 |
| 313041374 | Morayfield | 2.97 | 2.22 |
| 313021368 | Morayfield - East | 2.89 | 1.95 |
| 316011415 | Mountain Creek | 2.95 | 2.18 |
| 314021389 | Murrumba Downs - Griffin | 3.01 | 2.09 |
| 316071548 | Nambour | 2.73 | 1.70 |
| 313041375 | Narangba | 3.13 | 2.33 |
| 316051434 | Noosa Heads | 2.42 | 1.83 |
| 316041433 | Noosa Hinterland (Noosa part) | 2.63 | 1.72 |
| 316041433 | Noosa Hinterland (Sunshine Coast part) | 2.63 | 1.72 |
| 316051435 | Noosaville | 2.44 | 1.72 |
| 314021579 | North Lakes | 3.01 | 2.14 |
| 316061444 | Palmwoods | 2.78 | 1.83 |
| 316021423 | Parrearra - Warana | 2.75 | 1.72 |
| 316051543 | Peregian Beach - Marcus Beach | 2.65 | 1.75 |
| 316051544 | Peregian Springs | 2.94 | 2.17 |
| 314031393 | Petrie | 2.81 | 1.80 |
| 313051379 | Redcliffe | 2.44 | 1.53 |
| 313051380 | Rothwell - Kippa-Ring | 2.73 | 1.74 |
| 314011387 | Samford Valley | 3.03 | 1.65 |
| 313051575 | Scarborough - Newport | 2.64 | 1.61 |
| 316011416 | Sippy Downs | 3.05 | 1.79 |
| 314031394 | Strathpine - Brendale | 2.75 | 2.02 |
| 316051437 | Sunshine Beach | 2.63 | 1.92 |
| 316051438 | Tewantin | 2.47 | 1.40 |
| 314011386 | The Hills District | 2.82 | 1.95 |
| 313041376 | Upper Caboolture | 2.99 | 2.25 |
| 313021369 | Wamuran | 3.02 | 2.25 |
| 313031371 | Woodford - D'Aguilar | 2.71 | 1.67 |
| 316021424 | Wurtulla - Birtinya | 2.84 | 1.77 |

Source: 2021 ABS Census Table G36 by SA2

Table SC6.3 EP Conversion Factors for Non-Residential Land Use GFA

| Land use | Demand Rate (EP/100m2 GFA) |
|--|-------------------------------|
| Adult store | 2.0 |
| Agricultural supplies store | 0.3 |
| Air services | 0.2 |
| Animal keeping | 1.4 |
| Aquaculture | 2.3 |
| Bulk landscape supplies | 1.1 |
| Call Centre | 0.8 |
| Car wash | 20.3 |
| Child care centre | 1.5 |
| Club | 2.6 |
| Community care centre | 2.7 |
| Community residence | 2.0 |
| Community use | 1.1 |
| Concrete batching plant | 58.6 |
| Crematorium | 1.5 |
| Educational establishment | 0.6 |
| Emergency services | 0.6 |
| Extractive Industry | 1.2 |
| Food and drink outlet | 5.4 |
| Function facility | 2.9 |
| Funeral parlour | 1.1 |
| Garden centre | 2.5 |
| Hardware and trade supplies | 0.2 |
| Health care services | 0.8 |
| High impact industry | 4.0 |
| Home based business | 1.1 |
| Hospital | 2.4 |
| Hostel | 2.9 |
| Hotel | 2.4 |
| Indoor sport and recreation | 1.1 |
| Intensive animal industries | 0.8 |
| Low impact industry | 0.4 |
| Major sport, recreation and entertainment facility | 6.5 |
| Marine industry | 0.4 |
| Market | 1.5 |
| Medium impact industry | 0.8 |

| Land use | Demand Rate (EP/100m2 GFA) |
|----------------------------------|---------------------------------------|
| Motor sport facility | 6.5 |
| Nature based tourism | 2.9 |
| Nightclub entertainment facility | 2.6 |
| Office | 0.8 |
| Outdoor sales | 1.0 |
| Outdoor sport and recreation | 6.5 |
| Place of worship | 0.5 |
| Port services | 2.1 |
| Research and technology industry | 0.4 |
| Residential care facility | 2.2 |
| Resort complex | 2.9 |
| Sales office | 1.2 |
| Service industry | 0.4 |
| Service station | 1.4 |
| Shop | 1.5 |
| Shopping centre | 1.3 |
| Short-term accommodation | 2.9 |
| Showroom | 0.4 |
| Special industry | 4.0 |
| Theatre | 0.6 |
| Tourist attraction | 1.7 |
| Transport depot | 1.1 |
| Utility installation | 2.0 |
| Veterinary services | 1.6 |
| Warehouse (other) | 1.1 |
| Warehouse (self storage) | 0.2 |
| Waste management facility | 0.4 |
| Wholesale nursery | 2.2 |

Table SC6.4 Alignment between Water Approval Currency Period and timing of Planning Assumption growth

| Connection Approval Currency Period | Applicable Demand Forecast Cohort |
|--|--|
| 2023 | 2026 |
| 2024 | 2026 |
| 2025 | 2026 |
| 2026 | 2026 |
| 2027 | 2031 |
| 2028 | 2031 |
| 2029 | 2031 |
| 2030 | 2031 |
| 2031 | 2031 |
| 2032 | 2036 |
| 2033 | 2036 |
| 2034 | 2036 |
| 2035 | 2036 |
| 2036 | 2036 |
| 2037 | 2041 |
| 2038 | 2041 |
| 2039 | 2041 |
| 2040 | 2041 |
| 2041 | 2041 |
| 2046 | 2046 |

Schedule 7 Mapping

1. Mapping for the Connection Area, Restricted Connection Area and Future Connection Area is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.
2. Mapping for the Schedule of Works is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.
3. Mapping for the Planning Assumptions is available on Unitywater's website: <https://www.unitywater.com/building-and-developing/reference-library>.

Schedule 8 Extrinsic Material

1. The following extrinsic material has been relied upon to inform the contents of this Water Netserv Plan:

- (a) Technical Note on Moreton Bay Netserv Plan Planning Assumptions;
- (b) Technical Note on Sunshine Coast Netserv Plan Planning Assumptions; and
- (c) Technical Note on Noosa Netserv Plan Planning Assumptions.

Schedule 9 Accelerated Infrastructure

Table SC9.1 Accelerated Infrastructure – Water Supply

| Project ID | Project Title | Asset Class | Year |
|----------------|--|--------------------------|-------|
| LLW-WMN-N-0010 | Forest Hills Drive MORAYFIELD WMN Outlet 750mm | Pipelines (large >300mm) | 27/28 |
| LLW-WRS-N-0003 | Jacko Place NARANGBA Reservoir New 10ML | Water Reservoirs | 26/27 |
| LLW-WRS-N-006 | Jacko Place NARANGBA Reservoir New 10ML | Water Reservoirs | 31/32 |
| LLW-WRS-N-007 | Jacko Place NARANGBA Reservoir New 10ML | Water Reservoirs | 45/46 |
| LLW-WMN-N-0031 | Forest Hills Drive MORAYFIELD WMN Outlet - Stage 2 | Pipelines (large >300mm) | 30/31 |
| LLW-WMN-N-0030 | Duncombe Road NARANGBA WMN Inlet - Stage 2 | Pipelines (large >300mm) | 30/31 |
| LLW-WMN-N-0009 | Duncombe Road NARANGBA WMN Inlet 600mm | Pipelines (large >300mm) | 25/26 |
| LLW-WMN-N-0010 | Forest Hills Drive MORAYFIELD WMN Outlet 750mm | Pipelines (large >300mm) | 25/26 |

Table SC9.2 Accelerated Infrastructure – Wastewater

| Project ID | Project Title | Asset Class | Year |
|----------------|--|------------------------|-------|
| BGE-SRM-N-0004 | Sewer Rising Main Mackie Road, Narangba (200mm x 2240m) | Sewer Gravity Main | 28/29 |
| BGE-SRM-N-0028 | Adsett Road MORAYFIELD SRM 2050m New 250mm | Sewer Rising Main | 27/28 |
| BGE-SRM-U-0004 | Mumford Road NARANGBA SRM Upgrade 150mm | Sewer Rising Main | 28/29 |
| BGE-SRM-U-0005 | Creek Road BURPENGARY SPS-NBA001 SRM Upgrade 500mm | Sewer Rising Main | 28/29 |
| CAB-SGM-N-0015 | Buchanan Road CABOOLTURE SGM Trunk Sewer 1350mm | Sewer Gravity Main | 28/29 |
| CAB-SGM-N-0023 | Buchanan Road CABOOLTURE SGM Trunk Sewer - Stage 2 | Sewer Gravity Main | 28/30 |
| CAB-SGM-U-0003 | Grogan Road MORAYFIELD SGM Upgrade 600mm | Sewer Gravity Main | 30/31 |
| CAB-SMS-N-0011 | Caboolture West Water and Sewer Network Infrastructure | Sewer Gravity Main | 25/26 |
| CAB-SRM-N-0020 | Petersen Road MORAYFIELD SRM 710mm New | Sewer Rising Main | 25/26 |
| CAB-SRM-U-0003 | Coach Road SPS-MOR010 SRM Upgrade 450mm | Sewer Rising Main | 26/27 |
| CAB-SRM-U-0003 | Coach Road SPS-MOR010 Upgrade 227L/s @ 33m (75kW) | Sewer Rising Main | 26/27 |
| CAB-STP-U-0007 | Captain Whish Ave SOUTH CABOOLTURE STP Upgrade | Sewage Treatment Plant | 35/36 |
| KAW-STP-U-0010 | Kawana STP Upgrade (Future Stage) - K400 | Sewage Treatment Plant | 37/38 |
| LNB-SRM-N-0002 | Steve Irwin Way LANDSBOROUGH SPS-BEMDA New OD710 SRM to Kawana STP | Sewer Rising Main | 35/36 |
| LNB-STP-U-0012 | Landsborough STP Stage 2 Upgrade | Sewage Treatment Plant | 32/33 |
| MDW-SGM-N-0044 | Oxford Street JOYNER Sewer Augmentation 450mm and SPS-MDN153 New | Sewer Gravity Main | 31/32 |
| NAM-SGM-N-0014 | Pioneer Road YANDINA Sewage Pump Station YND167 New 375mm | Sewer Gravity Main | 35/36 |