



## **AGENDA**

### **CITY INFRASTRUCTURE COMMITTEE**

**Meeting No: 822**

**Tuesday, 11 June, 2024**

**10:00 am**

**Logan Meeting Room**

**Level 3, Logan City Council Administration Centre**

**150 Wembley Road, Logan Central**

**Pages****ORDER OF BUSINESS**

1. **Acknowledgement of Country**
2. **Welcome**
3. **Attendances and Leaves of Absence**
4. **Confirmation of Previous Committee Meeting Minutes** 4
5. **Declarations of Conflicts of Interest**
6. **Committee Reports**
  - 6.1 Capital Roadworks and Drainage Program Quarterly Report January to March 2024 10
  - 6.2 Trunk Road and Stormwater Infrastructure Refunds 40
  - 6.3 Response to ePetition about Flood Awareness Mapping 44
  - 6.4 Endorsement of Water Netserv Plan (Part A) 48
  - 6.5 Confidential Report - Critical Infrastructure Risk Management Program Approval
 

This report is considered confidential under Section 254J (3) (i) of the *Logan Government Regulation 2012*
7. **Late Reports**
8. **Confidential Documentation**

This section includes any supporting confidential documentation relating to specified Committee reports.

  - 8.1 Confidential Report Critical Infrastructure Risk Management Program Approval
9. **General Business**

## Logan City Council

### Committee Business Papers - Use of Information by Councillors

Please retain the attached Business Paper as it will be considered in conjunction with the recommendations of the relevant Committee meeting by Council.

Councillors are reminded that if a person is convicted of an offence against the following section 171 of the *Local Government Act 2009* (Qld) (Use of information by councillors), that penalties apply.

#### **171 Use of information by councillors**

- (1) *A person who is, or has been, a councillor must not use information that was acquired as a councillor to—*
- (a) *gain, directly or indirectly, a financial advantage for the person or someone else;*  
*or*
  - (b) *cause detriment to the local government.*

*Maximum penalty—100 penalty units or 2 years imprisonment.*

- (2) *Subsection (1) does not apply to information that is lawfully available to the public.*
- (3) *A councillor must not release information that the councillor knows, or should reasonably know, is information that is confidential to the local government.*

*Note—*

*A contravention of subsection (3) is misconduct that is dealt with by the tribunal.*





## City Infrastructure Committee

### Meeting Minutes

Meeting #: 821  
Date: 14 May 2024  
Time: 10:00 am  
Location: Logan Meeting Room  
Level 3, Logan City Council Administration Centre  
150 Wembley Road, Logan Central

Present: Councillor Bannan (Chairperson)  
Councillor St Ledger (Deputy Chairperson)  
His Worship the Mayor, Councillor Raven (*left the meeting at 10:08 am*)  
Councillor Bradley  
Councillor Lane  
Councillor Russell  
Councillor Jackson  
Councillor Hall  
Councillor Frazer  
Councillor Heremaia  
Councillor Stemp  
Councillor Willcocks  
Councillor Murphy

In Attendance: Chief Executive Officer - D Scott  
Director, Transport and Water Services - S Trinca  
Road Infrastructure Delivery Manager - D Reilly  
A/Corporate Meetings Officer - B Cooper  
A/Corporate Meetings Officer - G Winspear

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## UNCONFIRMED

### 1. Acknowledgement of Country

The Chairperson, Councillor Bannan, opened the meeting by acknowledging the Traditional Custodians of the land on which the meeting was gathered, including Elders past, present and emerging.

### 2. Welcome

The Chairperson, Councillor Bannan, welcomed attendees to the City Infrastructure Committee and declared the meeting open at 10:00 am.

Councillor Bannan advised meeting attendees that the meeting was being webcast and audio recorded.

### 3. Attendances and Leaves of Absence

There were no Leaves of Absence recorded.

### 4. Confirmation of Previous Committee Meeting Minutes

There were no previous Committee meeting minutes to be confirmed.

### 5. Declarations of Conflicts of Interest

There were no conflicts of interest declared.

**6. Committee Reports****6.1 Confidential Report - Proposed Acquisition and Disposal of Land in Kingston and Berrinba****Moved** Councillor St Ledger**Seconded** Councillor Jackson

That the meeting move into Closed Session at 10:02 am, pursuant to Section 254J (3) of the *Local Government Regulation 2012*, for the consideration of the following items for the reasons shown:

Item	Matter to be discussed	Statutory basis for closing meeting	Overview of what is to be discussed
6.1	Confidential Report - Proposed Acquisition and Disposal of Land in Kingston and Berrinba	The matter relates to Section 254J (3):(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	It is considered necessary to take the discussion of this report into closed session as the matter is commercial-in-confidence.
6.2	Confidential Report - Greenbank Transport Study Zone 2 - Road Alignment	(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.	It is considered necessary to take the discussion of this report into a closed session as it contains information in relation to a potential new road alignment and could benefit or prejudice individuals in regard to land acquisition.

The general discussions, opinions of others and documentation presented to the closed meeting are to be kept confidential until otherwise resolved by Council.

## UNCONFIRMED

	For	Against	Abstain	Absent
Mayor Raven	X			
Councillor Bradley	X			
Councillor Lane	X			
Councillor Russell	X			
Councillor St Ledger	X			
Councillor Jackson	X			
Councillor Hall	X			
Councillor Frazer	X			
Councillor Heremaia	X			
Councillor Bannan	X			
Councillor Stemp	X			
Councillor Willcocks	X			
Councillor Murphy	X			
<b>Results</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Carried (13 to 0)**

Mayor Raven left the meeting at 10:08 am.

**Moved** Councillor Hall

That the meeting be re- opened to the public in accordance with Section 254J of the *Local Government Regulation 2012* at 10:34 am.

	For	Against	Abstain	Absent
Mayor Raven				X
Councillor Bradley	X			
Councillor Lane	X			
Councillor Russell	X			
Councillor St Ledger	X			
Councillor Jackson	X			
Councillor Hall	X			
Councillor Frazer	X			
Councillor Heremaia	X			
Councillor Bannan	X			
Councillor Stemp	X			
Councillor Willcocks	X			
Councillor Murphy	X			
<b>Results</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>1</b>

**Carried (12 to 0)**

## UNCONFIRMED

**Moved** Councillor Lane

**Seconded** Councillor Russell

1. That the property described as Parcel A be acquired by negotiation as detailed in the confidential report titled Proposed Acquisition and Disposal of Land in Kingston and Berrinba.
2. That Council apply the exception in section 236(1)(b)(ii) of the *Local Government Regulation 2012* to dispose of the property described as Parcel B to a community organisation as detailed in the confidential report titled Proposed Acquisition and Disposal of Land in Kingston and Berrinba.
3. That at the discretion of the Director, Transport and Water Services, the confidential report titled Proposed Acquisition and Disposal of Land in Kingston and Berrinba, be placed into the public records.

	For	Against	Abstain	Absent
Mayor Raven				X
Councillor Bradley		X		
Councillor Lane	X			
Councillor Russell	X			
Councillor St Ledger	X			
Councillor Jackson	X			
Councillor Hall		X		
Councillor Frazer	X			
Councillor Heremaia			X	
Councillor Bannan	X			
Councillor Stemp		X		
Councillor Willcocks		X		
Councillor Murphy			X	
<b>Results</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>1</b>

**Equal (6 to 6)**

As the vote was equal following the initial vote, the Chairperson, Councillor Bannan, exercised his casting vote.

The Chairperson advised he would like his vote to remain as for.

On that basis, pursuant to clause 7.1(b)(ii) of the Local Government and Committee Meeting Code, the vote was:

**Carried (6 to 6, with the Chairperson having exercised casting vote)**

**6.2 Confidential Report - Greenbank Transport Study Zone 2 - Road Alignment**

**Moved** Councillor Willcocks

**Seconded** Councillor St Ledger

1. That preliminary design Option 2A in Zone 2 of the Greenbank Transport Study, be endorsed.
2. That, at the discretion of the Director, Transport and Water Services, the confidential report titled Greenbank Transport Study Zone 2 - Road Alignment, and associated attachments, be placed into the public records.

	For	Against	Abstain	Absent
Mayor Raven				X
Councillor Bradley	X			
Councillor Lane	X			
Councillor Russell	X			
Councillor St Ledger	X			
Councillor Jackson	X			
Councillor Hall	X			
Councillor Frazer	X			
Councillor Heremaia	X			
Councillor Bannan	X			
Councillor Stemp	X			
Councillor Willcocks	X			
Councillor Murphy	X			
<b>Results</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>1</b>

**Carried (12 to 0)**

**7. Late Reports**

There were no late reports to discuss.

**9. General Business**

There were no general business matters to vote on.

The meeting concluded at 10:38 am.

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Chairperson of the City Infrastructure Committee

## **ITEM 6.1 – CAPITAL ROADWORKS AND DRAINAGE PROGRAM QUARTERLY REPORT JANUARY TO MARCH 2024**

**REPORT OF:** Director, Transport and Water Services

### **1. PURPOSE OF REPORT**

The purpose of this report is to advise of Council's Capital Roadworks and Drainage Program delivery status for the January to March Quarter of the 2023/24 financial year.

### **2. INTERESTED PARTIES**

Not applicable.

### **3. CONFIDENTIALITY**

This is a public report.

### **4. EXECUTIVE SUMMARY**

Not applicable.

### **5. PREVIOUS COUNCIL DECISIONS**

There are no previous Council decisions in relation to this matter.

### **6. DISCUSSION**

The Capital Roadworks and Drainage Program delivers enhanced transport and drainage infrastructure across the City of Logan. The program delivers infrastructure upgrades to cater for improvements and growth across the city as well as renewal of the existing infrastructure network.

#### Quarter 3 2023/2024 Expenditure

The planning, survey, detailed design and construction of road and drainage infrastructure projects has generally progressed in alignment with adopted priorities and programmed budget allocation. Delivery of these projects has achieved the following network enhancements to date:

- \$50.7 million on upgrades to the trunk road network to improve safety and support network growth.
- Upgrades to existing urban drainage catchments to improve immunity from storm events at a total cost of \$12.7 million.
- \$3.6 million on the upgrade and enhancement of shared pedestrian paths, cycleways and other infrastructure.
- \$7.1 million on enhancements to the local road network to improve road geometry, new kerb and channelling and drainage infrastructure.
- Pavement rehabilitation, asphalt, and spray seal resurfacing across more than 105 streets at a cost of more than \$19.6 million.
- \$1.4 million of rehabilitation and improvement works for bridges, stormwater drainage and other minor infrastructure.

- Kerb and Channel rehabilitation at selected locations across more than 55 streets at a total cost of \$3.8 million.

Total expenditure of Council's Capital Roadworks and Drainage Program at the end of the January to March 2024 quarter is as per the following:

Branch	Q3 Delivery Expenditure	Total Q3 Delivery	Q3 Amended Programmed Budget	% of Q3 Budget Delivered
Road Infrastructure Delivery (RID)	\$86,012,063	\$98,967,225	\$96,472,850	103%
Road Construction and Maintenance (RCM)	\$12,955,791			

The third quarter of the financial year saw notable progress on key construction activities and expenditure at the end of the quarter was ahead of projected expenditure.

#### Quarter 3 2023/2024 Construction

Significant projects, which were underway in the January to March 2024 Quarter, include the following:

- Loganlea Road Upgrade from University Drive to Pacific Motorway (6 lanes).
- Chambers Flat Road Upgrade, Chambers Flat from Mount Lindesay Highway to Kings Way.
- Mundoolun Road Pavement Rehabilitation.
- Stormwater drainage upgrades to Stage 1 and 2 of the Cowper Avenue Catchment Master Drainage Project, Eagleby.
- Stormwater drainage upgrades to Stage 1 to 5 of the Kelly Street Catchment Master Drainage Project, Eagleby.
- Stage 2 of local road kerbing and stormwater drainage upgrades to streets in Jimboomba (Anders Street, Cross Street, Spring Street and Manning Street).
- Station Road Cycleway Upgrade, Loganlea.
- Bobermein Road Upgrade (LWIA Co-Delivered).
- Storey Road and Manuka Road Logan Village local road kerbing and stormwater drainage upgrade.
- Blackbean Street and Teak Street Cedar Vale pavement reconstruction.
- Leopardwood Road Local Road Upgrade, Cedar Grove.
- Chambers Flat Road and Muchow Road Intersection Upgrade, Marsden.
- Cedar Pocket Road and Cedar Grove Road, Cedar Grove Pavement Reconstruction.

Rehabilitation of Council's existing road and drainage infrastructure network included but was not limited to:

- Asphalt resurfacing, spray sealing works and pavement rehabilitation at numerous locations across the city.
- Kerb and Channel and stormwater pit rehabilitation at numerous locations to support future asphalt resurfacing works.
- Footpath and Bus Stop Upgrades as part of the Road Construction and Maintenance branches ongoing program of works.

A table of rehabilitation projects that were progressed throughout the second quarter of the 2023/24 financial year are shown in Attachment 1 - Quarter 3 Rehabilitation Projects.

#### Upcoming Major Construction Projects

The 2024/25 financial year is anticipated to see ongoing significant delivery of infrastructure upgrades with several projects progressing through pre-construction planning anticipated to commence construction during the upcoming financial year. Projects anticipated to commence construction throughout the 2024/25 financial year (subject to project approvals and program scheduling) have been detailed within Attachment 2 of this report.

#### Project Delivery Risks

Whilst noting the large volume of works in hand there are several factors external to Council, which have been previously reported and continue to impact project delivery timing. Below is a summary of key issues that may impact the timing of project delivery throughout the 2023/24 financial year and beyond.

- Inflation impacts on construction resources are evident on project costs and on civil contractors across the industry.
- Availability of Engineering Resources for Project Management.
- Construction Material Availability (including Reinforced Concrete Pipe).
- State and Federal Government Approval Periods.

## **7. STRATEGIC IMPLICATIONS**

### **7.1 Corporate Plan**

<b>Report Criteria:</b>	Direction - It requires Council to make a decision of a strategic nature
<b>Corporate Plan Priority:</b>	Infrastructure (IN)

### **7.2 Financial and Resource Implications**

There are no financial and resource implications in relation to this matter.

### **7.3 Risk Management Implications**

There are no risk management implications in relation to this matter.

### **7.4 Compliance Implications**

There are no compliance implications in relation to this matter.



## **7.5 Legal/Policy Implications**

There are no legal/policy implications in relation to this matter.

## **7.6 Human Rights Act**

Under the *Human Rights Act 2019*, Council must not make a decision without considering and assessing the potential impact to human rights, and giving consideration to any impacts before making a decision.

Officers consider that there are no human rights implications relevant to Council's decision in this matter.

## **8. CONSULTATION**

### **8.1 Community**

Community consultation was not required for this matter.

### **8.2 Councillor**

Councillor consultation was not required for this matter.

### **8.3 Internal**

Internal consultation was not required for this matter.

## **9. CONCLUSION**

The Capital Roadworks and Drainage Program is currently tracking ahead of planned works having achieved a third quarter 2023/24 performance of \$98.9 million in delivered works (103%) against an amended budgeted delivery year to date (YTD) of \$96.5 million.

Compared to the original adopted budget for the year delivery is at 106% of a YTD budget of \$93.3 million.

## **10. RECOMMENDATION**

It is recommended:

That the report titled Capital Roadworks and Drainage Program Quarterly Report January to March 2024, be noted.

## **11. ATTACHMENTS**

Attachment 1	Quarter 3 Rehabilitation Projects
Attachment 2	Quarter 3 Capital Roadworks and Drainage Delivery Performance Presentation

## **12. REPORT AUTHORS**

- Craig Smith - A/Principal Engineer
- Paul Wilson - A/Road Program Management Office Program Leader
- Daryl Reilly - Road Infrastructure Delivery Manager

**Attachment 1****Rehabilitation Projects in Quarter 3****2023/24**

<b>Street / Suburb</b>	<b>Division</b>	<b>Treatment Type</b>
Desiree Court, Springwood	1	Kerb & Channel Rehabilitation
Entra Court, Springwood	1	Kerb & Channel Rehabilitation
Drake Road, Springwood	1	Kerb & Channel Rehabilitation
Glengala Dr, Rochdale South	1	Pavement Rehabilitation
Deputor Street, Rochdale South	1	Pavement Rehabilitation
Finfoot Street, Rochdale South	1	Pavement Rehabilitation
Minutus Street, Rochdale South	1	Pavement Rehabilitation
Nule Street, Rochdale South	1	Pavement Rehabilitation
West Bega Road, Kingston	2	Footpath Rehabilitation
Antares Avenue, Kingston	2	Footpath Rehabilitation
Redwood Street, Kingston	2	Kerb & Channel Rehabilitation
Cedar Court, Kingston	2	Kerb & Channel Rehabilitation
Dunns Road, Wolffdene	4	Pavement Rehabilitation
Luscombe Crescent, Wolffdene	4	Pavement Rehabilitation
Allspice Street, Crestmead	5	Kerb & Channel Rehabilitation
Ari Street, Marsden	5	Pavement Rehabilitation
Pescara Street, Marsden	5	Pavement Rehabilitation
Myrtle Street, Waterford West	5	Pavement Rehabilitation
Hydrangea Street, Waterford West	5	Pavement Rehabilitation
Carnation Street, Waterford West	5	Pavement Rehabilitation
Clarissa Street, Loganlea	6	Pavement Rehabilitation
Jellicoe Street, Loganlea	6	Pavement Rehabilitation
Ryan Street, Loganlea	6	Pavement Rehabilitation
Timms Street, Loganlea	6	Pavement Rehabilitation
Eastbourne Rd, Bethania	6	Pavement Rehabilitation
Kilsay Cres, Meadowbrook	6	Pavement Rehabilitation
Federation Drive, Hillcrest	7	Footpath Rehabilitation
Staff Place, Forestdale	7	Kerb & Channel Rehabilitation
Dampier Court, Boronia Heights	7	Kerb & Channel Rehabilitation
Tasman Court, Boronia Heights	7	Kerb & Channel Rehabilitation
Kirwan Court, Boronia Heights	7	Kerb & Channel Rehabilitation
Lutton Court, Boronia Heights	7	Kerb & Channel Rehabilitation
Westwood Drive, Hillcrest	7	Pavement Rehabilitation
Windsong Court, Hillcrest	7	Pavement Rehabilitation
Winslow Court, Hillcrest	7	Pavement Rehabilitation
Conifer Street, Hillcrest	7	Pavement Rehabilitation
Stag Court, Crestmead	8	Kerb & Channel Rehabilitation
Cygnus Court, Regents Park	7	Kerb & Channel Rehabilitation
Lindenthal Road, Park Ridge	8	Pavement Rehabilitation
Auburn Court, Park Ridge South	8	Pavement Rehabilitation
Belair Close, Park Ridge South	8	Pavement Rehabilitation
Sylvan Road, Park Ridge South	8	Pavement Rehabilitation
Alvisio Court, Cedar Grove	9	Kerb & Channel Rehabilitation
Blackbean Street, Cedar Vale	9	Pavement Rehabilitation
Teak Street, Cedar Vale	9	Pavement Rehabilitation

<b>Street / Suburb</b>	<b>Division</b>	<b>Treatment Type</b>
Russell Court, Cedar Grove	9	Pavement Rehabilitation
Morrison Court Cedar Grove	9	Pavement Rehabilitation
Norfolk Drive, Cedar Vale	9	Pavement Rehabilitation
Fern Tree Court, Cedar Vale	9	Pavement Rehabilitation
Ashwood Drive, Cedar Vale	9	Pavement Rehabilitation
Whitman Road, Cedar Vale	9	Pavement Rehabilitation
Dennis Road, Cedar Vale	9	Pavement Rehabilitation
Kenny Road, Chambers Flat	9	Pavement Rehabilitation
Grandview Road, Jimboomba	9	Pavement Rehabilitation
Blackwood Road, Jimboomba	9	Pavement Rehabilitation
Cardwell Close, Munruben	9	Pavement Rehabilitation
Carter Road, Munruben	9	Pavement Rehabilitation
Teresa Drive, Munruben	9	Pavement Rehabilitation
Conway Court, Munruben	9	Pavement Rehabilitation
Eildon Close, Munruben	9	Pavement Rehabilitation
Leewun Court, Munruben	9	Pavement Rehabilitation
Tara Court, Munruben	9	Pavement Rehabilitation
Five Oak Green Court, South Maclean	9	Pavement Rehabilitation
Cedar Pocket Road, Cedar Grove	9	Pavement Rehabilitation
Cedar Grove Road, Cedar Grove	9	Pavement Rehabilitation
Anakie Drive, Cornubia	10	Pavement Rehabilitation
Ballan Court, Cornubia	10	Pavement Rehabilitation
Barep Court, Cornubia	10	Pavement Rehabilitation
Concorde Drive, Loganholme	10	Pavement Rehabilitation
Coorang Road, Carbrook	10	Pavement Rehabilitation
German Church Road, Carbrook	10	Pavement Rehabilitation
Stern Road, Carbrook	10	Pavement Rehabilitation
Daniel Court, Greenbank	11	Pavement Rehabilitation
Serengetti Drive, Munruben	11	Pavement Rehabilitation
Gorky Place, Munruben	11	Pavement Rehabilitation
Stanley Court, Munruben	11	Pavement Rehabilitation
Madison Court, Munruben	11	Pavement Rehabilitation
Kensington Drive, Munruben	11	Pavement Rehabilitation
Koorinal Road, Munruben	11	Pavement Rehabilitation
Equestrian Drive, New Beith	11	Pavement Rehabilitation
Goodenia Close, New Beith	11	Pavement Rehabilitation
Horseshoe Crescent, New Beith	11	Pavement Rehabilitation
Scott Lane, North Maclean	11	Pavement Rehabilitation

# Capital Roadworks & Drainage Program

## 2023/24 Q3 Progress Update

# Q3 Budget & Expenditure Update

# 2023/24 Q3 Budget & Expenditure

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Program	Original Budget (YTD)	Revised Budget Target (YTD)	Delivery Expenditure (YTD)
Capital Road and Drainage Programs	\$48.8m	\$61.6m	\$74.1m
Infrastructure Rehabilitation Programs	\$44.5m	\$34.8m	\$24.8m
<b>TOTAL</b>	<b>\$93.3m</b>	<b>\$96.4m</b>	<b>\$98.9m</b>

*106% of original target budget expenditure achieved for Q3*

*103% of revised target budget expenditure achieved for Q3*

# 2023/24 Q3 Delivery Expenditure

By Program	Delivery Expenditure (YTD)
<b>Capital Construction:</b> <ul style="list-style-type: none"> <li>- Trunk Roads</li> <li>- Local Roads</li> <li>- Stormwater Drainage</li> <li>- Other (Cycleways, Blackspot, Grant Projects, Etc)</li> </ul>	<b>\$74.1m</b> \$50.7m \$7.1m \$12.7m \$3.6m
<b>Rehabilitation:</b> <ul style="list-style-type: none"> <li>- Pavement (reconstructions, asphalt, spray seal resurfacing)</li> <li>- Kerb &amp; Channel</li> <li>- Other (stormwater, retaining walls, bridges)</li> </ul>	<b>\$24.8m</b> \$19.6m \$3.8m \$1.4m
By Business	Delivery Expenditure (YTD)
RID - Design and Construction Management	<b>\$86.0m</b>
RCM – Road Construction	<b>\$12.9m</b>

# Q3 Major Projects Under Construction



# Loganlea Road Upgrade

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## University Drive to Pacific Motorway

Widening of Loganlea Road to six lanes (three in each direction) from the Logan Motorway to the Ray Hodgson Bridge, improving traffic flow and reducing congestion.

**Approximately:** \$73 million

**Division:** 3 & 6

**Status:** Main construction continuing with earthworks, pavement and drainage works in progress. Bridge works are well progressed with deck units forecast to be installed in May 2024.



# Chambers Flat Road Upgrade, Munruben & Chambers Flat

## Mount Lindesay Highway to Kings Way

Two lane arterial road upgrade including road widening and intersection reconfigurations. Upgrade will provide a safer, more reliable road corridor with reduced flooding impacts.

**Approximately:** Approximately \$38 million

**Division:** 9

**Status:** Major bridge structural components are now complete. Pedestrian and drainage structure works now underway.





# Mundoolun Road Rehabilitation, Mundoolun

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## Jimboomba & Mundoolun

Rehabilitation and widening 4.5 kilometres of Mundoolun Road, from the East Street / Edelsten Road roundabout to just north of Monmouth Court, and from John Collins Drive to Collins Creek Road

**Approximately:** \$17.4 million

**Division:** 9

**Status:** Finishing works are currently underway



# Cowper Avenue Catchment Master Drainage

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## Eagleby

Upgrade of local stormwater network including installation of new pipes, manholes, culverts and drainage inlet / outlet structures to reduce localised flooding impacts.

**Division:** 12

**Status:** Contractor entered voluntary administration in March 2024. A new contractor has been secured with works scheduled to recommence in May.



# Kelly Street Catchment Master Drainage

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## Eagleby

Upgrade of local stormwater network including installation of new pipes, manholes, culverts and drainage inlet / outlet structures to reduce localised flooding impacts.



**Division:** 12

**Status:** Contractor entered voluntary administration in March 2024. A new contractor has been secured with works scheduled to recommence in May.



# Jimboomba Local Road Upgrades – Stage 2

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## Anders St, Cross St, Spring St & Manning St

Stage 2 works including road widening, footpath and kerb installation, stormwater infrastructure and road resurfacing works.

**Approximately:** \$6.8 million

**Division:** 9

**Status:** Main construction works are continuing to progress.



# Station Road Cycleway, Loganlea

## Kingston Road to Haig Road

Off road shared path cycleway.

**Approximately:** \$1.6 million

**Division:** 6

**Status:** Works have reached practical completion





# Bobermein Road Upgrade (LWIA Co-Delivered)

## Stockleigh

Widening of road, improving road safety and resident amenity.

**Approximately:** \$4.9 Million

**Division:** 4 & 9

**Status:** Construction (LWIA)





# Storey Road and Manuka Road Upgrade

## Logan Village

Road widening, footpath and kerb installation, stormwater infrastructure and road resurfacing works.

**Approximately** : \$3.2 Million

**Division:** 4

**Status:** Works have reached practical completion



# Blackbean and Teak Street Reconstruction

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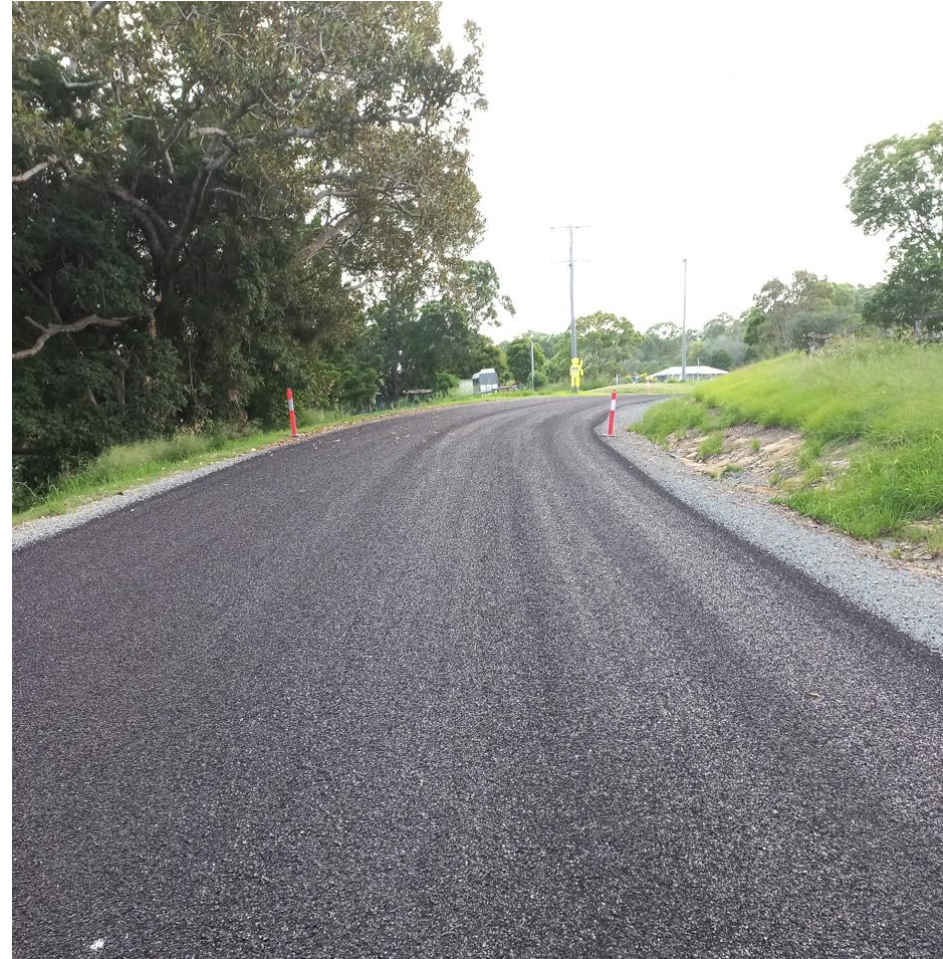
## Cedar Vale

Pavement reconstruction and resurfacing works.

**Approximately:** \$2.5 million

**Division:** 9

**Status:** Works are now complete





# Leopardwood Road Upgrade

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## Cedar Grove

Widening of road, improving road safety and resident amenity.

**Est Cost:** \$1.9 Million

**Division:** 9

**Status:** Main construction works are underway.





# Chambers Flat Road & Muchow Road

## Marsden & Waterford West

Vehicular and Pedestrian Safety  
Improvements

**Approximately:** \$555,000

**Division:** 5

**Status:** Works are now complete





# Cedar Pocket Road & Cedar Grove Road

## Cedar Grove

Pavement reconstruction and resurfacing works.

**Approximately:** \$1.8 million

**Division:** 9

**Status:** Pavement reconstruction works are underway.



# 2023/24 Q3 Rehabilitation Programs

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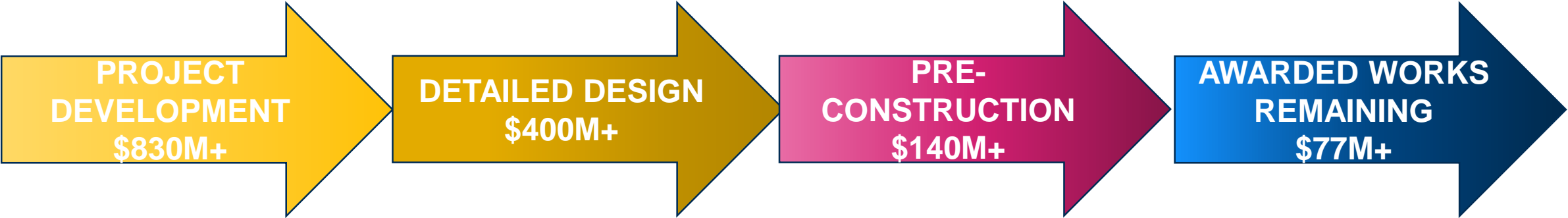
Program	# Sites
Footpath Rehabilitation	3
Kerb Rehabilitation	14
Pavement Rehabilitation	66
Bridge Rehabilitation	-
Stormwater Rehabilitation	-
Car Park Rehabilitation	-
<b>Total</b>	<b>83</b>

# Forward Look Ahead

# 2023/24 Forecast Delivery Expenditure

Program	Amended Budget
Capital Road and Drainage Programs	\$95.4M
Infrastructure Rehabilitation Programs	\$43M
<b>TOTAL</b>	<b>\$139.4M</b>

End of Financial Year Capital Delivery anticipated to be approx. \$130M-\$140m



Work in Progress at the end of the 2023/2024 Q3 Period



# Upcoming Major Construction Projects

Construction Commencing in 2023/24 (pending final project approvals and program scheduling)	Division
Cinderella Drive Cycleway & Dennis Road Intersection Upgrade, Springwood	1
Grand Plaza Drive & Eastern Drive Cycleway, Browns Plains	7
Park Ridge Road, Clarke Road and Lindenthal Road Intersection Upgrade, Park Ridge	8
Chambers Flat Road Black Spot Upgrades (Holloway Road to Kenny Road), Chambers Flat	8 & 9
Teviot Road and Cusack Lane Intersection Upgrade, Riverbend	9 & 11
Construction Commencing in 2024/25 (pending final project approvals and program scheduling)	Division
Woodlands Drive Stages 10, 11 & 12, Rochedale South	1
Underwood Road Bus Turnaround, Priestdale	1
Beenleigh Road Upgrade, Underwood	2
Third Avenue Upgrade Early Works, Berrinba / Kingston / Marsden	2 & 5
Bethania to Logan Village Rail Trail	4 & 6
Armstrong Road Cycleway, Meadowbrook	6
Chambers Flat Road (Park Ridge Road to Derby Road), Park Ridge / Logan Reserve	8
Jimboomba Local Road Kerb & Stormwater Upgrades – Stage 3	9
Freeman Bridge Timber Replacement, Veresdale Scrub	9
Teviot Road Upgrade, Greenbank	11
Alamein Street, Main Street, George Street Intersections, Beenleigh	12

# Project Delivery Risks

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## **Current identified risks which may impact on the delivery of the ongoing Capital Works Program:**

- Inflationary impacts on materials and services placing financial pressures on project costs and Contractors.
- Availability of Engineering Resources
- Construction Material Availability
- State & Federal Government Approval Periods

# Thank you

3412 3412  
council@logan.qld.gov.au  
logan.qld.gov.au

## ITEM 6.2 –TRUNK ROAD AND STORMWATER INFRASTRUCTURE REFUNDS

REPORT OF: Director, Transport and Water Services

### 1. PURPOSE OF REPORT

To authorise the Road Infrastructure Delivery Manager to add projects to the Capital Roads and Drainage Program in the Priority Infrastructure Area (PIA) Sub-Programs for refund obligations arising through development approval assessments.

### 2. INTERESTED PARTIES

Not applicable.

### 3. CONFIDENTIALITY

This is a public report.

### 4. EXECUTIVE SUMMARY

Not applicable.

### 5. PREVIOUS COUNCIL DECISIONS

There are no previous decisions in relation to this matter.

### 6. DISCUSSION

Under section 129 of the *Planning Act 2016*, Council must reimburse developers for trunk infrastructure they are conditioned to provide with their development. For roads, trunk infrastructure is typically the higher order roads providing network connection (e.g. collector roads). Lower order roads, typically providing access to properties, are not, eligible for trunk offsets. There is a similar dissection for trunk and non-trunk infrastructure in Council's stormwater network.

On most occasions, the value of trunk road or drainage infrastructure, developers are conditioned to construct in conjunction with their development, are of a value less than the infrastructure charges they are obligated to pay Council. In these cases, the developer is given an **offset** equal to the value of the trunk infrastructure the developer provided. The offset reduces the quantum of infrastructure charges the developer pays Council by the value of the trunk infrastructure the developer provides.

*e.g., If a developer was required to pay \$30,000 in infrastructure charges, but they were also conditioned to construct \$10,000 of trunk infrastructure, then they would receive a \$10,000 offset, reducing their infrastructure charges to \$20,000.*

In more limited circumstances Council may condition a developer to construct trunk infrastructure which has a cost higher than the infrastructure charges payable by the developer. In these circumstances the developer would still receive the offset against infrastructure charges up to the full value of the infrastructure charges payable. The balance of the cost incurred by the developer remains payable by Council and is termed a **refund**.

In circumstances where trunk infrastructure is conditioned and a refund is applicable, Council will enter into an Infrastructure Agreement with the developer which, among other matters, articulates the arrangement in respect to the refund which is applicable for the trunk infrastructure works. A number of Council officers hold a delegation under Chapter 4 Part 4 of the *Planning Act 2016* to enter into Infrastructure Agreements on behalf of Council.

The payment of a refund to a developer will be from a constrained income reserve containing infrastructure charges collected for trunk road or stormwater purposes. Constrained income from infrastructure charges for trunk purposes are utilised to fund the PIA Road or Stormwater sub-programs of the overall Capital Roads and Drainage Program. The PIA sub-programs primarily deliver the projects Council has adopted in its Local Government Infrastructure Plan (LGIP) in the Planning Scheme. Currently the Council adopted LGIP projects are added to PIA Road and Stormwater sub-programs in line with the priority order endorsed by Council.

In previous situations where Council has conditioned infrastructure in excess of the infrastructure charges amount and a refund was payable to a developer, Council has received a development specific report advising the requirement to add a project to the LGIP. This has been necessary as the LGIP is the statement of intent (SOI) endorsing projects for inclusion in the PIA Roads and Stormwater sub-programs. This then facilitated raising a payment order to pay the developer refund.

The process of having Council adopt an amended Local Government Infrastructure Plan to progress a project to a PIA sub-program to pay a refund which Council is already legally obligated to pay, is a significant undertaking, requiring considerable resourcing from several branches of Council.

On the basis that the obligation to refund the developer arose when an Infrastructure Agreement including a refund was entered into, this event could also be the trigger to include a matching project in the PIA Road or Stormwater sub-program of Council. To affect this, the Road Infrastructure Delivery Manager could be endorsed by Council to add projects to the Capital Roads and Drainage Program in the PIA Road or Stormwater sub-programs with funding from trunk infrastructure constrained income where an obligation for a refund exists in an Infrastructure Agreement.

## **7. STRATEGIC IMPLICATIONS**

### **7.1 Corporate Plan**

<b>Report Criteria:</b>	Direction - It requires Council to make a decision of a strategic nature
<b>Corporate Plan Priority:</b>	Infrastructure (IN)

### **7.2 Financial and Resource Implications**

There is an opportunity to streamline the process by which projects, to make non-discretionary refunds to developers for trunk road or stormwater infrastructure works, are added to the capital program. This will reduce officer time and Council costs in managing non-discretionary refunds.

### **7.3 Risk Management Implications**

There are no risk management implications in relation to this matter.

#### **7.4 Compliance Implications**

Section 129 of the *Planning Act 2016* obliges Council to offset the establishment cost of the trunk infrastructure delivered by a developer against the charges payable and, in those circumstances where the cost of the trunk infrastructure exceeds the charges payable, refund the developer the difference between the charges payable and the establishment cost of the trunk infrastructure.

#### **7.5 Legal/Policy Implications**

There are no legal/policy implications in relation to this matter.

#### **7.6 Human Rights Act**

Under the *Human Rights Act 2019*, Council must not make a decision without considering and assessing the potential impact to human rights and giving consideration to any impacts before making a decision.

Officers consider that there are no human rights implications relevant to Council's decision in this matter.

### **8. CONSULTATION**

#### **8.1 Community**

Community consultation was not required for this matter.

#### **8.2 Councillor**

Councillor consultation was not required for this matter.

#### **8.3 Internal**

Internal consultation occurred with the following branches:

- Road Infrastructure Delivery
- Economic Development and City Planning
- Corporate Governance

### **9. CONCLUSION**

To streamline the process of providing non-discretionary refunds for trunk road or stormwater infrastructure committed in Infrastructure Agreements. It is appropriate that there be appropriate authorisations in place.

### **10. RECOMMENDATION**

It is recommended:

That where there is an obligation for a refund in an Infrastructure Agreement, the Road Infrastructure Delivery Manager be authorised to add the corresponding project to the Capital Roads and Drainage Program in the PIA Road or Stormwater sub-program, with funding for the refund to be made available from the constrained income reserve for trunk infrastructure.

## **11. ATTACHMENTS**

No attachments.

## **12. REPORT AUTHOR**

- Daryl Reilly - Road Infrastructure Delivery Manager
- David Radich - Economic Development and City Planning Manager

## ITEM 6.3 – RESPONSE TO EPETITION ABOUT FLOOD AWARENESS MAPPING

REPORT OF: Director, Transport and Water Services

### 1. PURPOSE OF REPORT

This report responds to 2 ePetitions raised following the release of Flood Awareness Mapping in October 2022.

### 2. INTERESTED PARTIES

Not applicable.

### 3. CONFIDENTIALITY

This is a public report.

### 4. EXECUTIVE SUMMARY

Not applicable.

### 5. PREVIOUS COUNCIL DECISIONS

On 23 February 2022 (Minute No. 13/2022) Council resolved that:

1. *That the use of Representative Concentration Pathway (RCP) 4.5 to support climate change mitigation, adaptation and resilience considerations in strategic planning, infrastructure design and flood hazard management, as detailed in the report of the Road Infrastructure Planning Manager dated 15 February 2022, be endorsed for flood studies and mapping.*
2. *That the Road Infrastructure Planning Manager be requested to revise Council's current flood studies and associated mapping to incorporate the selected climate change scenario, as detailed in Clause 1 above.*

### 6. DISCUSSION

In October 2022, Council released Flood Awareness Mapping for the Logan and Albert Rivers floodplain and for the Slacks and Scrubby Creek catchments. The flood maps presented a revision of the 1% Annual Exceedance Probability floodplain, based on updated flood studies. Previous flood mapping had been developed and released in conjunction with the 2015 planning scheme and was publicly available on Council's corporate website.



The mapping of flood risk can raise concern for the community. In response to the release, 2 ePetitions were raised.

Name of ePetition	Details	No. of signatures
Change the new flood mapping	<p>I am petitioning to have the Logan City Council correct the new flood mapping.</p> <p>The mapping is not accurate for the flood levels that happened in the 2022 rain event. Its showing a mapping of something no one could ever predict could happen. I want this placed on public record.</p>	107
Review of the new flood mapping data	<p>The latest Flood Mapping Data that has been released is showing levels of flooding that has not occurred and flooding at properties where there previously has not been any flood risk. This will impact property values and increase home owners insurance for those effected as a result.</p> <p>This data needs to be re reviewed and an adequate explanation given to residents of Logan around what data the council are using to form the flood map.</p>	81

### Why Council Updates Flood Studies and Flood Mapping

Our understanding of flood risk evolves and changes over time as we obtain new data and experience more flood events.

Council has a rolling Flood Studies Review Program to help us improve our understanding of the flood risk across Logan's different catchments. We take into account state legislation, current policies and guidelines and a range of factors such as climate change, new rainfall and river level information from recent flood events, growth in our city, changed catchment conditions, new technology and industry best practice.

Flood studies are delivered by specialist consultants (Registered Professional Engineer of Queensland – RPEQ specialised in design flood estimation) complying to standard industry methodologies as required by legislation. Unless a study is for a small or low risk catchment, an independent peer review is undertaken by another specialist consultant of similar calibre. Council flood engineers also undertake comprehensive reviews of flood study outputs at various stages of a study. Council considers the flood mapping to be fit for the purpose of identifying and managing a flood risk.

*Australian Rainfall and Runoff: A guide to flood estimation (ARR)* (Commonwealth of Australia (Geoscience Australia, 2019) is the industry guideline for flood risk estimation.

A significant revision of ARR was published in 2019, incorporating new methodologies and referencing an additional 30 years of rainfall data. This revision has contributed to the requirement to update our flood data to current standards.

## Historic Flood Comparison

When considering the risk of flooding we need to look at long term-trends. Logan experienced particularly large floods in the late 1880s, 1947 and 1974. It is possible some residents have not witnessed floods like those in the time they have lived here. But that does not mean a flood of that size won't happen again.

Council uses rainfall records, river level records and historic flood events to understand the catchment and understand what could happen under a range of flood events, from frequent floods through to a very unlikely, but large, flood. The released flood awareness mapping for Logan and Albert rivers referenced historic flood events up to the year 2020. A more recent revision has considered the 2022 flood event as an extra validation event. This information was incorporated in the 2023 release of flood data.

The 2017 and 2022 floods were large flood events, with a likelihood of between 5% and 2% of occurring in any given year. The flood awareness maps show a flood event with a 1% likelihood of occurring in any given year. For the Logan and Albert Rivers floodplain, the mapping also incorporates a future increase in the risk due to climate change, as required by State Planning Policy.

## Why Council Releases Flood Mapping Publicly

*The Queensland Floods Commission of Inquiry (QFCOI)* occurred following the significant flood events of 2010 and 2011. It is an important reference for best practise flood risk management. The commission's report outlines strong recommendations for local governments to consider, including that flood risk information be shared with the community as soon as practicable following completion of a flood study.

In line with the recommendations, Council shares new information with our community to help keep people and property safe. Updated flood study reports are published on Council's corporate website which provide full details of the data referenced and methodologies employed in the delivery of the flood studies. Property maps are available in the free online Flood Report in our Logan PD Hub to help our community be flood aware, ready and resilient.

As a community it is important that we understand the risk fully. The release of flood mapping enables the community to be aware of and prepared for what could happen.

## 7. STRATEGIC IMPLICATIONS

### 7.1 Corporate Plan

<b>Report Criteria:</b>	Request - Council has requested
<b>Corporate Plan Priority:</b>	Infrastructure (IN)

### 7.2 Financial and Resource Implications

There are no financial and resource implications in relation to this matter.

### 7.3 Risk Management Implications

There are no risk management implications in relation to this matter.

### 7.4 Compliance Implications

There are no compliance implications in relation to this matter.

## **7.5 Legal/Policy Implications**

There are no legal/policy implications in relation to this matter.

## **7.6 Human Rights Act**

Under the *Human Rights Act 2019*, Council must not make a decision without considering and assessing the potential impact to human rights, and giving consideration to any impacts before making a decision.

Officers consider that there are no human rights implications relevant to Council's decision in this matter.

## **8. CONSULTATION**

### **8.1 Community**

The report responds to community concerns raised via ePetitions.

### **8.2 Councillor**

Councillor consultation was not required for this matter.

### **8.3 Internal**

Internal consultation was not required for this matter.

## **9. CONCLUSION**

This report has responded to the ePetitions raised following the release of flood awareness mapping in October 2022. Whilst the petitions raised community concern, no technical challenge was presented in relation to a potential error or omission in the methodology. It is recommended that no changes be made to the flood modelling or flood mapping.

## **10. RECOMMENDATION**

It is recommended:

That the report titled Response to ePetition about Flood Awareness Mapping, be noted.

## **11. ATTACHMENTS**

No attachments.

## **12. REPORT AUTHORS**

- Megan Gould - A/Road Infrastructure Planning Manager
- Silvio Trinca - Director, Transport and Water Services

## ITEM 6.4 – ENDORSEMENT OF WATER NETSERV PLAN (PART A)

**REPORT OF:** Director, Transport and Water Services

### 1. PURPOSE OF REPORT

This report seeks Council's endorsement of the interim 'Water Netserv Plan (Part A)' and 'Connections Policy' that was developed in close alignment to the interim Local Government Infrastructure Plan (LGIP) (LGIPv1.3), for submission to the Planning Minister for endorsement.

### 2. INTERESTED PARTIES

Not applicable.

### 3. CONFIDENTIALITY

This is a public report.

### 4. EXECUTIVE SUMMARY

Not applicable.

### 5. PREVIOUS COUNCIL DECISIONS

On 18 October 2023 (Minute No. 93/2023), Council resolved:

- 1. That Council endorse the Draft Water Netserv Plan (Part A) including the Connections Policy for public consultation for a period of 20 business days.*
- 2. That following consultation, a report be prepared to a future City Infrastructure Committee meeting for endorsement by Council.*

### 6. DISCUSSION

As a water service provider, every 5 years Logan Water must review, adopt and maintain a Water Netserv Plan (Part A) about its water and wastewater networks and providing its water service and wastewater service.

A central requirement of the Netserv Plan is to be consistent with the South East Queensland (SEQ) Regional Plan (ShapingSEQ) and the planning assumptions of its establishing council's local government area - 99BK of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act). Both the interim Plan and interim LGIPv1.3 reflect Council's current planning and infrastructure assumptions and are based on ShapingSEQ 2017. Logan Water intentionally aligned the Plan to the interim LGIPv1.3 by providing references to specific sections and schedules of the LGIP for ease of reference and future amendments. This policy approach to the Plan and its referencing to the LGIP will reduce administrative burden when, in the future, the Council amends its LGIP. It will also reduce the risk of divergence between the Plan and the LGIP document.

The Queensland Government released a new Regional Plan (ShapingSEQ 2023) which took effect 15 December 2023. In January 2024, Logan Water consulted with the Department of Housing, Local Government, Planning and Public Works on alignment to the latest version of ShapingSEQ. The Department advised Council that “The consideration of the Water Netserv Plan (Part A) in relation to the planning assumptions of ShapingSEQ 2017, is supported”. Any misalignment of the planning assumptions between Water Netserv Plan and LGIPv1.3 and ShapingSEQ 2023, will need to be addressed as part of the draft Logan Plan 2025 and a new Netserv Plan to follow with updated planning assumptions.

## **7. STRATEGIC IMPLICATIONS**

### **7.1 Corporate Plan**

<b>Report Criteria:</b>	Legislative - It is a legislative requirement that cannot be delegated
<b>Corporate Plan Priority:</b>	Maintaining current levels of service (MS)

### **7.2 Financial and Resource Implications**

There are no financial and resource implications in relation to this matter.

### **7.3 Risk Management Implications**

There are no risk management implications in relation to this matter.

### **7.4 Compliance Implications**

Under the Act, a SEQ service provider must adopt, maintain and review (every 5 years) a ‘Water Netserv Plan (Part A)’ about its water and wastewater networks and providing its water service and wastewater service. Council’s water service provider is Logan Water.

Section 99BM of the Act outlines the purposes of a Water Netserv Plan.

Section 99BO of the Act provides the content that must be included in the Water Netserv Plan (Part A).

Section 99BR(3) and (4) of the Act provides information requirements, at Attachment 1, for the Planning Minister’s endorsement of the Plan. Information required and proposed to be included in the Letter to Planning Minister is contained in Attachment 2.

### **7.5 Legal/Policy Implications**

There are no legal/policy implications in relation to this matter.

### **7.6 Human Rights Act**

Under the *Human Rights Act 2019*, Council must not make a decision without considering and assessing the potential impact to human rights, and giving consideration to any impacts before making a decision.

Officers consider that there are no human rights implications relevant to Council’s decision in this matter.



## **8. CONSULTATION**

### **8.1 Community**

The draft 'Water Netserv Plan (Part A)' (the Plan) at Attachment 3, 'Connections Policy' at Attachment 4 and draft interim LGIP (LGIPv1.3) were approved by Council in October 2023 for concurrent public consultation for 20 days (13 November – 8 December 2023). During this time, all documentation was available on Council's website. The public could also call, send an e-mail or visit Council's offices to get more information. Submission could be made via e-mail, online (using the Have Your Say platform), by mail, or by hand delivering it to Council's offices. To inform the public, an advertisement was published in the Courier Mail on Friday 10 November 2023.

Submissions on the Plan were received from 12 parties. Each submission was considered on its merits to decide whether it required an amendment to the Plan. None of the submissions required amendment to the version that was released for public consultation. A written response was prepared and sent to each submitter.

### **8.2 Councillor**

There was no Councillor consultation in relation to this matter.

### **8.3 Internal**

Extensive consultation has occurred within Logan Water to develop the Plan alongside consultation with Council's Economic Development and City Planning team to ensure alignment (content and timing) with the interim LGIPv1.3.

## **9. CONCLUSION**

Logan Water has prepared an updated Netserv Plan and Connections Policy in accordance with legislative requirements. The Plan was developed in alignment with Councils LGIPv1.3 and ShapingSEQ 2017. Following Council endorsement of the Plan, it will be submitted to the Planning Minister for endorsement. Following endorsement of the Plan by the Minister, a further report will be brought to Council seeking adoption.

## **10. RECOMMENDATION**

It is recommended:

1. That Council endorse the interim Water Netserv Plan (Part A) and Connections Policy for submission to the Planning Minister for endorsement.
2. That Council notes, in accordance with section 99BR(1)(c) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, evidence (such as meeting minutes) will need to be submitted to the Planning Minister to advise that the Plan has been endorsed by Council.
3. That Council note the Department of Housing, Local Government, Planning and Public Works has agreed a future Water Netserv Plan (Part A) and Connections Policy will be consistent with the ShapingSEQ 2023 following the development of Council's LGIPv2 and its planning assumptions after commencement of Logan Plan 2025.

4. That Council note that following Planning Minister endorsement, a report be prepared to a future City Infrastructure Committee meeting providing the history of the process (including attachment of any Ministerial endorsement) and request Council adopt the interim Water Netserv Plan (Part A) and Connections Policy as per section 99BRAB of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
5. That Council note the revised interim Water Netserv Plan (Part A) and Connections Policy will replace the current Water Netserv Plan (Part A) 2017 – 2021 and will need another formal review in alignment with Logan Plan 2025 and LGIPv2 amendments to the Planning Scheme.

## 11. ATTACHMENTS

Attachment 1	Information Requirements
Attachment 2	Letter to the Planning Minister
Attachment 3	Water Netserv Plan - Part A
Attachment 4	Connections Policy Document

## 12. REPORT AUTHOR

Paul Heaton - Group Manager Logan Water

# Fact sheet: Water netserv plan – guidance for SEQ service providers

NOVEMBER 2019

## Endorsement under section 99BR(3) and (4) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

### Purpose

This fact sheet provides guidance to South East Queensland (SEQ) service providers about consistency between a water netserv plan (netserv plan) and the South East Queensland Regional Plan (SEQ regional plan), when seeking endorsement by the Planning Minister under sections 99BR(3) and (4) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act).

### Consistency with the SEQ regional plan

SEQ service providers must review their netserv plan, within each 5-year period starting on 1 October 2014, to ensure the netserv plan is consistent with the SEQ regional plan and relevant planning assumptions, and achieves the purpose of section 99BM of the Act.

Under section 99BK of the Act, a SEQ service provider must ensure its netserv plan is consistent with and aligned to the SEQ regional plan and any relevant planning assumptions for the relevant geographic area.

The current SEQ regional plan was released on 11 August 2017.

### Information requirements

Information submitted to the Planning Minister for endorsement under section 99BR(4) of the Act should include:

- evidence that proposed Part A has been endorsed in accordance with section 99BR(1)(c) of the Act
- an electronic copy of Part A of the proposed netserv plan, including schedule of works
- relevant parcel-level or SA2-level geographical information system (GIS) spatial files, including:
  - planning assumptions (population, dwellings and employment)
  - desegregation into consolidation and expansion areas (where relevant) that reflect the areas identified in the SEQ regional plan.
- a summary of the relationship to the SEQ regional plan including:
  - consistency with a relevant planning scheme/s
  - information about the areas into which the water and sewerage networks are to be extended and consistency with the relevant priority infrastructure areas in accordance with section 99BO(2) of the Act
  - the preferred regional settlement pattern, which for the SEQ regional plan includes:
    - dwelling supply benchmarks to 2041 and
    - employment planning baselines to 2041.

- how the SEQ service provider intends to:
  - prioritise planning, demand management, technology or other innovative solutions which do not require building of new or upgraded infrastructure, thereby reducing costly infrastructure investments
  - integrate infrastructure and local land use planning to maximise access to, use of and benefits from infrastructure and service upgrades
  - reduce greenhouse gas emissions and be more resilient to the projected effects of climate change by building infrastructure networks that are flexible, reliable and secure
  - provide a secure, high-quality water supply
  - plan for a water sensitive region by supporting innovation in water cycle management that increases the efficient use of water, security of supply, addresses climate change and manages impacts on waterways and Moreton Bay.

## Process for endorsement by Planning Minister

Section 99BRAA of the Act sets out the process for amending a netserv plan for administrative, minor or major amendments. An amendment to the netserv plan other than an administrative or minor amendment, is considered a major amendment.

Section 99BR of the Act sets out the process for making a netserv plan or a major amendment to part A of the netserv plan. This includes the requirement for SEQ service providers to have proposed part A endorsed by the Planning Minister.

The Planning Minister must endorse proposed part A of the netserv plan if it is consistent with the SEQ regional plan.

### Planning Minister's consideration of the plan

Following submission of a plan to the department, the Planning Minister has 30 business days to:

- review the plan in accordance with the Act
- advise of any changes to proposed Part A
- decide whether to approve or refuse the plan.

It is recommended that SEQ service providers engage early with their relevant department office on drafts of the plan, prior to lodgement, to ensure the state's review is streamlined.

Under section 99BR(5) of the Act, the proposed part A is taken to be endorsed if the Planning Minister has not refused or asked the SEQ service provider to make changes to the proposed part A within 30 business days of receiving it.

The SEQ service provider cannot adopt a netserv plan if proposed part A of the netserv plan is not endorsed by the Planning Minister.

Once the proposed part A is endorsed, the Planning Minister should be provided with notice of adoption of the netserv plan, or a major amendment to the netserv plan, as soon as practicable.

## Submitting the plan to the Planning Minister

Requests for plan endorsement should be sent to the Planning Minister and the relevant department office. Department contact details are provided in the table below:

SEQ service provider	Department Regional office	Contact details
Queensland Urban Utilities (QUU)	SEQ West	IpswichSARA@dsdmip.qld.gov.au (07) 3432 2400

SEQ service provider	Department Regional office	Contact details
		PO Box 129, Ipswich Qld 4305
Gold Coast City Council Logan City Council Redland City Council	SEQ South	SEQSouthPlanning@dsdmip.qld.gov.au (07) 5644 3202 PO Box 3290, Australia Fair, Southport Qld 4215
UnityWater	SEQ North	SEQNorthSARA@dsdmip.qld.gov.au (07) 5352 9706 PO Box 1129, Maroochydore Qld 4558

## Further questions

Please contact your respective departmental regional office using the details provided in the above table.

For further information on local government infrastructure planning and charging matters, please visit the [Queensland Planning System website](#).

## Disclaimer

While every care has been taken in preparing this publication, the State of Queensland accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Please refer to the departmental disclaimer at <http://www.dsdmip.qld.gov.au/disclaimer/> which also applies to this fact sheet.



Your Ref:  
Enquiry Phone:  
File No:  
Document Ref:



17 June 2024

The Honourable Meghan Scanlon MP,  
Minister for Housing, Local Government and Planning  
GPO Box 5078  
BRISBANE QLD 4001

Dear Minister

**Endorsement of Logan City Council Water Network Services (Netserv) Plan (Part A) and Connections Policy**

I am writing to formally request your endorsement of the interim 'Water Netserv Plan (Part A)' (the Plan) and its 'Connections Policy', which play a crucial role in planning for the delivery of infrastructure to support development. As you are aware, this Plan provides information to our customers and stakeholders about Logan City Council's (Council's) water supply and wastewater networks and services.

Council has undertaken a review of its Plan and 'Connections Policy' in parallel with Council's interim amendment of its 'Local Government Infrastructure Plan' (LGIP v1.3):

[Planning Scheme: LPS2015%20Amendments/LGIP%20V1\\_3%20Interim%20Amendment/](#)

Both the interim Netserv Plan (Part A) and interim LGIPv1.3 reflect Council's current planning and infrastructure assumptions and are based on ShapingSEQ 2017. Council intentionally aligned the Plan to the interim LGIP by providing references to specific sections and schedules of the LGIP for ease of reference and future amendments.

The draft Netserv Plan, its 'Connections Policy' and draft interim LGIPv1.3 were approved by Council in October 2023 for concurrent public consultation for 20 days (13 November – 8 December 2023). Submissions on the Plan were received from 12 parties. Each submission was considered on its merits to determine whether it required an amendment to the Plan. None of the submissions required amendment to the version that was released for public consultation. A written response was prepared and sent to each submitter.

In parallel, Council has drafted Logan Plan 2025 – a new planning scheme for Logan that was endorsed by Council in August 2023 and Council has commenced the process of aligning its Planning Scheme with ShapingSEQ 2023. A second State Interest Check will be undertaken in 2025 prior to formal Council approval, adoption and commencement in 2025. An updated draft Council Local Planning Scheme is anticipated to be completed in 2025. Therefore, the supporting LGIP and the next major amendment of the Plan is expected to be late 2026.

In accordance with Section 99BM of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act), the Plan aims to:

- provide for strategic planning for the operation of the Council's water service provider (Logan Water) business;
- provide planning for the delivery of infrastructure for supplying Logan Water's water services and wastewater services for at least 20 years;
- ensure the provision of safe, reliable and secure water services and wastewater services by Logan Water;
- integrate land use planning and planning for infrastructure for Logan Water's water services and wastewater services;
- provide for the management of Logan Water's water services and wastewater services in a way that seeks to achieve ecological sustainability.

In accordance with section 99BR (3) and (4) of the Act we submit the following to support endorsement of the Plan:

1. *Evidence that the proposed Plan has been endorsed by Council in accordance with section 99BR(1)(c) of the Act.*

Copy of Council minute providing endorsement of the Plan to be inserted following Council endorsement.

2. *An electronic copy of Part A of the proposed Netserv Plan, (noting the schedule of works are referenced for access in the interim LGIPV1.3)*

Link will be inserted for ease of reference for Minister

3. *Relevant parcel-level or SA2-level geographical information system (GIS) spatial files, including:*

- *planning assumptions (population, dwellings and employment)*
- *desegregation into consolidation and expansion areas (where relevant) that reflect the areas identified in the SEQ regional plan.*

Please view [Planning Scheme:](#)

[LPS2015%20Amendments/LGIP%20V1\\_3%20Interim%20Amendment/](#)

4. *A summary of the relationship to the SEQ regional plan including:*

- *consistency with a relevant planning scheme/s*

As part of the review process in January 2024, Council consulted with the Department of Housing, Local Government, Planning and Public Works on this planned approach and the Department advised Council that *"The consideration of the 'Water Netserv Plan (Part A)' in relation to the planning assumptions of ShapingSEQ 2017, is supported. Any misalignment of the planning assumptions between WNP and LGIP V1.3 and ShapingSEQ 2023, will need to be addressed as part of the draft Logan Plan 2025 and a new Netserv Plan to follow with updated planning assumptions"*.

Council commits to undertaking a review of the Plan in accordance with future amendments to the LGIP.

- information about the areas into which the water and sewerage networks are to be extended and consistency with the relevant priority infrastructure areas in accordance with section 99BO(2) of the Act

Please view [Planning Scheme:](#)

[LPS2015%20Amendments/LGIP%20V1 3%20Interim%20Amendment/](#)

- the preferred regional settlement pattern, which for the SEQ regional plan includes:
  - dwelling supply benchmarks to 2041 and
  - employment planning baselines to 2041.

Employment				
	2021	2026	2031	2036
ShapingSEQ2017	113,788	125,827	138,520	152,760
LGIPv1.3 planning assumptions	112,642	124,052	136,599	149,480

Dwellings				
	2021	2026	2031	2036
ShapingSEQ2017			153,570	
LGIPv1.3 planning assumptions	126,687	142,366	163,116	188,030

#### 5. How the SEQ service provider intends to:

- prioritise planning, demand management, technology or other innovative solutions which do not require building of new or upgraded infrastructure, thereby reducing costly infrastructure investments

Calibrated hydraulic models have been developed to simulate actual network performance in water supply and wastewater networks. This is also known as a 'digital twin' as it mirrors the configuration and performance of real world assets in the virtual environment. By testing theoretical assumptions against calibrated models, scheduled infrastructure can be potentially downsized, deferred, or not required. Network operations can also be optimised by testing the impacts of various operational scenarios on the model.

- integrate infrastructure and local land use planning to maximise access to, use of and benefits from infrastructure and service upgrades

Logan Water works closely with Council in development of our Plan to ensure we align our activities to integrate infrastructure and local land use planning.

- reduce greenhouse gas emissions and be more resilient to the projected effects of climate change by building infrastructure networks that are flexible, reliable and secure

Logan Water has prepared detailed accounts of its greenhouse gas emissions since 2021, including construction, operation and decommissioning stages. The collation of this data has allowed Logan Water to incorporate emissions implications into decision-making and will provide the basis for incorporation of emissions into the Logan Water decision making framework for projects in the future.

As part of Logan Water's commitment to reducing greenhouse gas emissions, our flagship biosolids gasifier has been commissioned to turn problematic sewage sludge from an expensive waste being trucked hundreds of kilometres for disposal into a safe soil conditioning product, sequestering carbon and requiring a fraction of the truck movements.

Logan Water is continuing to focus on innovative ways to reduce emissions from its operations, including investigation of feasibility of food organic/green organic waste-to-energy solutions and installation of renewable energy generation capacity at its sites.

*- provide a secure, high-quality water supply*

In order to ensure the continued provision of clean, safe and reliable drinking water, Logan Water coordinates a multi-barrier approach to water quality risk mitigation.

This approach includes managing bacteriological ingress at reservoirs through extensive asset upgrades in line with our zero ingress philosophy, reducing disinfection dosing requirements downstream and minimising operational and maintenance costs as a result. Logan Water use innovative technology such as our remote supervisory control and data acquisition (SCADA) and narrow band internet of things (NBloT) enabled devices for real time data gathering and network monitoring, ensuring compliance and reducing the requirement for 'boots on the ground' type triage and the carbon generation that comes with such travel.

*- plan for a water sensitive region by supporting innovation in water cycle management that increases the efficient use of water, security of supply, addresses climate change and manages impacts on waterways and Moreton Bay.*

Our commitment to managing impacts on waterways is demonstrated by the Cedar Grove Wastewater Treatment Plant, which includes best practice treatment systems combined with a constructed wetland treatment system to further polish effluent, resulting in an ultra-low nutrient discharge which sets the bar for wastewater treatment in Queensland. Future stages of Cedar Grove Wastewater Treatment Plant will focus on diverting effluent from discharging into the waterway, by partnering with agricultural irrigators to deliver recycled water for irrigation of pasture and crops. This will reduce pressure on water resources by replacing river allocations with recycled water and will provide a reliable irrigation source for farmers into the future.

Logan Water's vision for a water sensitive region also includes the management of impacts of wet weather wastewater overflows by incorporating an effects-based planning approach. This approach makes use of qualitative and quantitative methodologies to set minimum standards for community and environmental impacts which can be balanced against the cost to provide value for money outcome to the community. Water Quality Impact modelling is used to help understand the impact of treated recycled water discharges on the Logan River. Using this approach, the changes in nutrient loads and concentrations can be predicted and the potential impacts associated with discharges within the Logan River, and subsequently Moreton Bay, can be better understood.

A suite of community and customer strategies increases the efficient use of water within our community. Logan Water reviews and maintains its Drought Response Plan that talks to demand management actions in the event of declining dam levels. Our dedicated Key Customer Relations Lead role leads demand management and supports businesses build their water resiliency. Logan Water's annual community education activities include developing annual marketing plans outlining social media and engagement events that support community education and growing understanding of the: water cycle; water conservation; reducing waste; monitoring usage; climate change and sustainability initiatives.

Logan Water actively monitors high and unexpected usage from quarterly meter reads to support the early identification of leaks, including field officers to check for private leaks. Logan Water also manages approximately 900 smart meters installed at commercial properties and schools for monitoring of high use properties.

Thank you for your attention to this matter. Upon Ministerial approval, the Plan will be prepared for submission to Council for final approval and adoption. We look forward to your favourable response.

Yours sincerely

Paul Heaton  
Group Manager, Logan Water

DRAFT





# Water Netserv Plan (Part A) 2022–2026



## **Acknowledgement of Country**

We acknowledge the Yugambeh people as the Traditional Custodians of the country on which we work. We honour Elders past and present, whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We respect the deep cultural and spiritual connections that our local peoples have with the land and water, and its importance to cultural vitality, life and identity.



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# Overview

## The City of Logan

The City of Logan is a young and vibrant community, home to more than 363,000 people from 217 different cultural backgrounds who speak more than 50 languages. The median age is 34 years.

The City of Logan was created in 1979 and underwent rapid growth over the next 4 decades. Today, the City of Logan covers 959 km<sup>2</sup> and has 70 suburbs. The City of Logan is a growing residential area, with large rural, rural-residential, commercial and industrial areas. Rural areas are in the southern, western and eastern edges of the city. Looking ahead to the next 20 years, the City of Logan will continue to be one of the fastest growing cities in Queensland.

The City of Logan's population is projected to reach more than 500,000 by 2036. Our fastest growing suburbs include Yarrabilba, Park Ridge, Logan Reserve, Holmview and Flagstone.

## About Logan City Council

The City of Logan is governed by Logan City Council. We are a progressive local government striving to build a better city. We do this by planning for the future in a way that is financially responsible, sustainable and focused on our community's needs.

We aim to provide our community and businesses with quality services, infrastructure and facilities, and work to ensure future growth is planned and managed. We are committed to creating a city of opportunities for families, lifestyle and business.

## City vision

City of Logan: a green city full of pride, opportunity and culture.

## Our purpose

To make a positive difference in people's lives through the quality of the services we provide.

## Our goal

To be an organisation where our staff pursue excellence in all that they do with high levels of personal job satisfaction.





## About Logan Water

The City of Logan's water supply and wastewater service provider is Logan Water. It operates as a commercial business unit of Logan City Council.

Logan Water is responsible for providing safe, reliable and efficient drinking water supply and wastewater services to customers in the City of Logan. As a wholly owned and operated business of Council, Logan Water strives to strike a balance between being a public utility and being a commercial business focused on effective customer service and value for money.

Logan Water works closely with the other water service providers in the region as well as various state government departments and bodies. This enables us to comply with legislation and regulations to uphold our environmental obligations, meet the Australian Drinking Water Guidelines, operate efficiently and sustainably and develop standardised policies and codes.

As a water service provider, we collaborate and engage closely with Seqwater, the state-owned statutory authority responsible for supplying, treating and transporting the bulk water that we deliver to our customers.

## Logan Water's purpose

As a water service provider, Logan Water provides safe, reliable and sustainable water and wastewater services for the benefit of the Logan community. We are a water utility focused on reliable, cost-effective, high-grade service delivery.

Our ambition is to realise sustainable opportunities for the City of Logan to be stronger, greener, and smarter. Our commitment to innovative technology and integrated ways of working creates a future worth investing in.

## Logan Water's vision

Reliable. Sustainable. Committed.

## Our ambitions and objectives

Our strategic objectives provide the focus for achievement of our ambitions. They drive our priority setting, resource allocation, capability requirements and budgeting activities.

### Effortless Customer Experience

**Objective 1.1** We ensure our customers consistently get what they need and expect.

**Objective 1.2** We make decisions based on authentic customer and community connection.

### Resilient Infrastructure

**Objective 2.1** We provide infrastructure to meet the region's growth.

**Objective 2.2** We create resilient infrastructure adaptable to ongoing change.

### Future-Ready People

**Objective 3.1** We are a safe, engaged and thriving workforce.

**Objective 3.2** We are empowered, enabled and accountable for our performance.

**Objective 3.3** We are diverse, inclusive and prioritise equity.

### Enhanced Sustainability

**Objective 4.1** We power the City of Logan's circular economy.

**Objective 4.2** We deliver assets that complement our natural environment.

**Objective 4.3** We drive long term financial sustainability.



# The Water Netserv Plan (Part A)

A Water Netserv Plan (Part A) is a statutory requirement under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. It provides information to our customers and stakeholders about Logan Water's water supply and wastewater networks and services.

The Water Netserv Plan (Part A) aims to:

- › ensure water and wastewater services are safe, reliable and secure;
- › plan for the delivery of water and wastewater infrastructure for the next 20 years;
- › ensure water and wastewater service planning is integrated with land use and infrastructure planning;
- › provide strategic planning of water operations;
- › manage our water and wastewater services in an ecological and sustainable way.

Our Water Netserv Plan (Part A) is consistent with the *South-East Queensland Regional Plan 2017 (Shaping SEQ)* and the expectations of our local community. It sets out Council's commitments to our community and provides general information regarding our water and wastewater services.

It explains our commitment to the community, how we serve and engage with customers, how we deliver the right infrastructure, and how we are planning water and wastewater services for the future. Our Water Netserv Plan (Part A) is a key strategic and business management tool for our water and wastewater business and must align to the Local Government Infrastructure Plan (LGIP).

The LGIP is a long-term plan that shows the trunk infrastructure needed to serve the community and support growth across 6 infrastructure networks being:

- › water supply
- › wastewater (sewerage)
- › stormwater
- › transport
- › parks
- › land for community facilities.

The planned infrastructure shown in the LGIP is based on considerations such as the projected future urban development, the desired standards of service (DSS) and the capacity of existing infrastructure. Visit [Logan Planning Scheme – Logan City Council](#)

# Customer service standards

As a provider of essential services, we commit to providing safe, reliable and sustainable water supply and wastewater services. This includes a positive and high-quality experience for our customers and residents, 24 hours a day, 7 days a week.

Our customer service standards can be viewed on our website. Visit [Logan Water – Logan City Council](#)

## How to contact us

You can contact Logan City Council via the following methods:

☎ **07 3412 3412**

✉ [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

🌐 **logan.qld.gov.au**

📬 All mail should be addressed to:

Chief Executive Officer  
Logan City Council  
PO Box 3226  
Logan City DC QLD 4114

Logan City Council has three customer service centres:

### Logan City Council Administration Centre

📍 150 Wembley Rd, Logan Central  
🕒 Open: 8 am–5 pm Monday to Friday

### Beenleigh Customer Service Centre

📍 105 George Street Cnr City Road, Beenleigh  
🕒 Open: 8 am–4:45 pm Monday to Friday

### Jimboomba Customer Service Centre

📍 18–22 Honora St, Jimboomba  
🕒 Open: 8 am–4:45 pm Monday to Friday

## How we handle complaints

We welcome feedback from our customers to improve our business. Aligned to Council's Administrative Action Complaints Policy, our complaints management process is:

- › backed by a strong commitment to the complaints systems;
- › fair;
- › accessible and well publicised for all people;
- › responsive to customers;
- › effective;
- › open and accountable.

## Energy and Water Ombudsman

We are committed to ensuring customers receive a fair, open and honest outcome to their enquiry or complaint. If you are not happy with the way in which we have dealt with your water or wastewater complaint, you can refer your concerns to the Energy and Water Ombudsman Queensland (EWOQ), who may be able to help.

EWOQ is an independent agency that receives and investigates consumer complaints about billing, metering and general complaint-handling processes of service providers in the energy and water industries in South-East Queensland. Customers can contact the EWOQ by:

🌐 [Submit a complaint | EWOQ](#)

☎ **1800 662 837**

📠 07 3087 9477

📬 **PO Box 3640, South Brisbane BC Qld 4101**

📍 Level 16, 53 Albert Street, Brisbane

## Review period

Under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, Logan Water must review its Water Netserv Plan (Part A) every five years to ensure the plan:

- › is consistent with the SEQ regional plan;
- › is consistent with the relevant planning assumptions;
- › achieves the purposes of the plan (outlined above).

Logan Water also reviews the connection areas before October each year.

In making amendments to the Water Netserv Plan (Part A), Logan Water must identify the type of amendment (administrative, minor or major), carry out community consultation as required and follow the approval process as outlined in Section 99BRAA of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

# The Water Netserv Plan (Part A)

## 1. Context

### 1.1 Preliminary

(1) This plan has been prepared in accordance with the requirements of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*. This plan may be cited as Logan Water's Water Netserv Plan (Part A). A notice was published on 17 November 2023. The commencement date for this plan was [to be inserted on commencement]..... TBA.....

(2) The **purpose of this plan** is:

- (a) to provide for **strategic planning** for the operation of Logan Water's business;
- (b) to provide planning for the **delivery of infrastructure** for supplying Logan Water's water services and wastewater services for at least 20 years;
- (c) to ensure the provision of **safe, reliable and secure** water services and wastewater services by Logan Water;
- (d) to **integrate land use planning and infrastructure planning** for Logan Water's water services and wastewater services;
- (e) to provide for the management of Logan Water's water services and wastewater services in a way that seeks to achieve **ecological and economic sustainability**;
- (f) to provide a process for **approvals for connections** to Logan Water's water supply and wastewater infrastructure; and
- (g) to state **fees and charges** that may be levied for connections to Logan Water's water supply and wastewater infrastructure, including trunk infrastructure.

(3) Part A of the Netserv Plan:

- (a) states in section 2 (**Planning assumptions**) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
- (b) states in section 3 (**Connection area and future connection area**) the area that Logan Water:
  - i. guarantees to provide connections to the water service or wastewater service if the connection complies with the relevant connection criteria (connection area);
  - ii. intends to extend its infrastructure network (future connection area);
  - iii. connection policy including typical conditions.
- (c) states in section 4 (**Desired standards of service**) the desired standards of performance for each infrastructure network;
- (d) identifies in section 5 (**Plans for trunk infrastructure**) the existing and future trunk infrastructure for the water supply and wastewater networks;
- (e) states in section 6 (**Demand management**) Logan Water's strategy for demand management for water; and
- (f) states, in section 7 (**Schedules**), the definitions, charges schedules, extrinsic material, schedules of work, current and future connection, service and network areas maps.

## 1.2 Interpretation

### 1.2.1 Definitions

- (1) A term used in this plan has the meaning assigned to that term by one of the following:
  - (a) the ***South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***;
  - (b) the South-East Queensland Water (Distribution and Retail Restructuring) Regulation 2021 (the **Regulation**);
  - (c) the definitions in Schedule 1 of this plan;
  - (d) the Acts Interpretation Act 1954;
  - (e) the ordinary meaning where that term is not defined in the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, the Regulation, Schedule 1 of this plan or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in this plan to any Act includes any regulation or instrument made under the Act, and where amended or replaced, if the context permits, means the amended or replaced Act.
- (4) A reference in this plan to a specific resource document or standard, means the latest version of the resource document or standard as amended or replaced.
- (5) A reference to a part, section, table or schedule in a specific resource document or standard, is a reference to a part, section, table or schedule of the latest version of the resource document or standard as amended or replaced.
- (6) Otherwise, a reference to a part, section, table or schedule is a reference to a part, section, table or schedule of this plan.

### 1.2.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of this plan.
- (2) Maps provide information to support the outcomes and are part of this plan.
- (3) Notes are identified by the title 'note' and are part of this plan.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of this plan but they are not part of the plan.

### 1.2.3 Punctuation

- (1) A word followed by ';' or ' and ' is considered to be 'and'.
- (2) A word followed by ';' or ' or ' means either or both options can apply.

### 1.2.4 Consistency with State and local planning provisions

#### 1.2.4.1. Regional plan

The minister has identified that this plan appropriately advances the *South-East Queensland Regional Plan 2017 (Shaping SEQ)*, as it applies in the plan's area.

#### 1.2.4.2. Local government planning assumptions

Logan City Council (as the planning authority for the Logan local government area) has identified that this plan is consistent with its planning assumptions as prescribed in the Local Government Infrastructure Plan (**LGIP**) at Part 4 and **Schedule 3** of the Logan City Council's planning scheme.

## **2. Planning assumptions**

### **2.1 General**

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth;
  - (b) the type, scale, location and timing of future development and future growth including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.
- (3) The planning assumptions have been prepared for the projection years stated in **sections 4.2.2** of the LGIP.
- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material to the LGIP which is listed in **Part 4**.

### **2.2 Population and employment growth**

- (1) A summary of the assumptions about population and employment growth for this plan's area is stated in **section 4.2.1** of the LGIP.
- (2) Detailed assumptions about population and employment growth for this plan's area is stated in **Schedule 3** of the LGIP.

### **2.3 Development**

- (1) The development types are stated in **Table 4.2.1** of the LGIP, specifically column 2 with prescribed uses defined in column 3.
- (2) The planned density for future development is stated in **Table SC3.1.3** in **Schedule 3** of the LGIP.
- (3) The location of the net developable area is identified on map LGIP-02.00 in **Schedule 3** of the LGIP.
- (4) Assumptions about the timing of future residential and non-residential development for this plan's area is stated:
  - (a) in summary, in **Table 4.2.2.1** of the LGIP; and
  - (b) in detail, in **Table SC3.1.4** and **Table SC3.1.5** in **Schedule 3** of the LGIP.

### **2.4 Infrastructure demand**

- (1) The demand generation rate for water supply and wastewater trunk infrastructure networks is stated in **Table SC3.1.3** of **Schedule 3** of the LGIP.
- (2) A summary of the projected infrastructure demand is stated in **Schedule 3** in:
  - (a) for the water supply network, **Table SC3.1.6** of the LGIP; and
  - (b) for the wastewater network, **Table SC3.1.7** of the LGIP.



### 3. Connection and future connection areas

- (1) The connection area identifies the area in which Logan Water guarantees to provide connections to its water service or wastewater service if the connection complies with the relevant connection criteria. The Connections Policy and supporting connections criteria can be viewed on our website. Visit [Water and wastewater \(sewage\) – Logan City Council](#) The future connection area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development identified in the planning assumptions.
- (2) The connection area and future connection area are identified in **Schedule 5**.

### 4. Desired standards of service

- (1) This section states the standards of service for infrastructure to provide Logan Water's water service and wastewater service.
- (2) Unless stated otherwise in the extrinsic material contained in **Schedule 4**, the desired standards of service for new infrastructure are detailed in the LGIP at **section 4.4**.

### 5. Plans for trunk infrastructure

The plans for trunk infrastructure in the Water Netserv Plan (Part A) identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service for at least 20 years.

#### 5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on:
  - (a) for **water supply**; map **LGIP-03.00** in **Schedule 3 of the LGIP**;
  - (b) for **wastewater**, map **LGIP-04.00** in **Schedule 3 of the LGIP**.

#### 5.2 Schedule of works

- (1) The future trunk infrastructure is identified:
  - (a) for the **water supply**, **Table SC 3.2.1** in **Schedule 3 of the LGIP**;
  - (b) for the **wastewater**, **Table SC 3.2.2** in **Schedule 3 of the LGIP**.

## **6. Demand management**

- (1) Logan Water proposes to achieve effective demand management outcomes for the provision of water supply and wastewater services in the Logan local government area by:
  - (a) reducing demand for water;
  - (b) increasing the efficiency of water supply works;
  - (c) increasing the efficiency of the use of water by end-users;
  - (d) substituting a process that does not use a water resource in place of a process that does use a water resource; and
  - (e) substituting one water resource for another.
- (2) Logan Water will take an active and collaborative role in working with the bulk supplier and other Water Service Providers in demand management activities which benefit the SEQ Water Grid as a whole;
- (3) Logan Water will publish and maintain on its website details of its strategy for demand management for water for the current financial year.  
Visit [Water and wastewater \(sewage\) – Logan City Council](#)

## 7. Schedules

### Schedule 1 Definitions and abbreviations

Table SC1.1 Definitions	
Term	Definition
<b>alteration</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
<b>applicant</b>	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
<b>connection</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: <ol style="list-style-type: none"> <li>(1) a property service connection, or</li> <li>(2) a network connection.</li> </ol>
<b>connection area</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>developable area</b>	means the area identified on plan map LGIP-02.00 in <b>Schedule 3</b> of the LGIP.
<b>future connection area</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>infrastructure</b>	has the meaning given to water infrastructure in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>local government</b>	has the meaning in the <i>Local Government Act 2009</i> .
<b>network connection</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: <ol style="list-style-type: none"> <li>(1) the connection of network infrastructure to Logan Water's infrastructure to supply a water service or wastewater service; and</li> <li>(2) the disconnection of network infrastructure from Logan Water's infrastructure to stop supply of a water service or wastewater service; and</li> <li>(3) the alteration of network infrastructure; and</li> <li>(4) works for the matters mentioned in paragraph (1), (2) or (3) to extend or upgrade Logan Water's infrastructure.</li> </ol>
<b>network connection charges</b>	this charge is the costs to provide the property service connection and/or the network connection. This may include, but not limited to, works associated with the planning, design, project development, and delivery (including materials and labour) of the property service connection and/or the network connection.

<b>Table SC1.1 Definitions</b>	
<b>Term</b>	<b>Definition</b>
<b>network contribution charge</b>	This charge is a contribution towards the costs of providing local government trunk infrastructure. The charge is calculated based on the demand the proposed connection will place on the trunk infrastructure network.
<b>owner</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>Planning Act</b>	means the <i>Planning Act 2016</i> .
<b>planning assumption</b>	for Logan Water as a corporate entity (service provider), has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>private works application</b>	means the application made to Logan City Council to make a connection, disconnection and/or alteration to the existing water or wastewater network.
<b>property service connection</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: <ul style="list-style-type: none"> <li>(1) the connection of property service infrastructure to Logan Water's water infrastructure to supply a water service or wastewater service</li> <li>(2) the disconnection of property service infrastructure from Logan Water's water infrastructure to stop supply of a water service or wastewater service</li> <li>(3) the alteration of property service infrastructure that is part of Logan Water's water infrastructure.</li> </ul>
<b>property service infrastructure</b>	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>regional plan</b>	has the meaning in the <i>Planning Act 2016</i> .
<b>sanitary drain</b>	has the meaning in the <i>Plumbing and Drainage Act 2018</i> .
<b>utility charge</b>	the meaning is in accordance with section 99 (Utility charges) of the Local Government Regulation 2012.
<b>LGIP</b>	Local Government Infrastructure Plan - as defined in the Planning Act.
<b>SEQ</b>	South-East Queensland

## Schedule 2 Charges schedule

### SC2.1 Purpose and content

- (1) The charges schedule states Logan Water's charges for its water service and wastewater services.
- (2) The charges schedule includes:
  - (a) charges for being able to be provided with water services and wastewater services;
  - (b) charges to connect customers to Logan Water's water service and wastewater services;
  - (c) charges for a customer's use of the services.

### SC2.2 Service use charges

- (1) The water supply and wastewater service use charges in Logan's local government area can be viewed at: [Water and wastewater \(sewerage\) account – Logan City Council](#)

### SC2.3 Charges for connection charges and works charges

- (1) The charges for connection charges and works charges can be viewed at: [Fees and applications – Logan City Council](#)

## Schedule 3 Extrinsic material

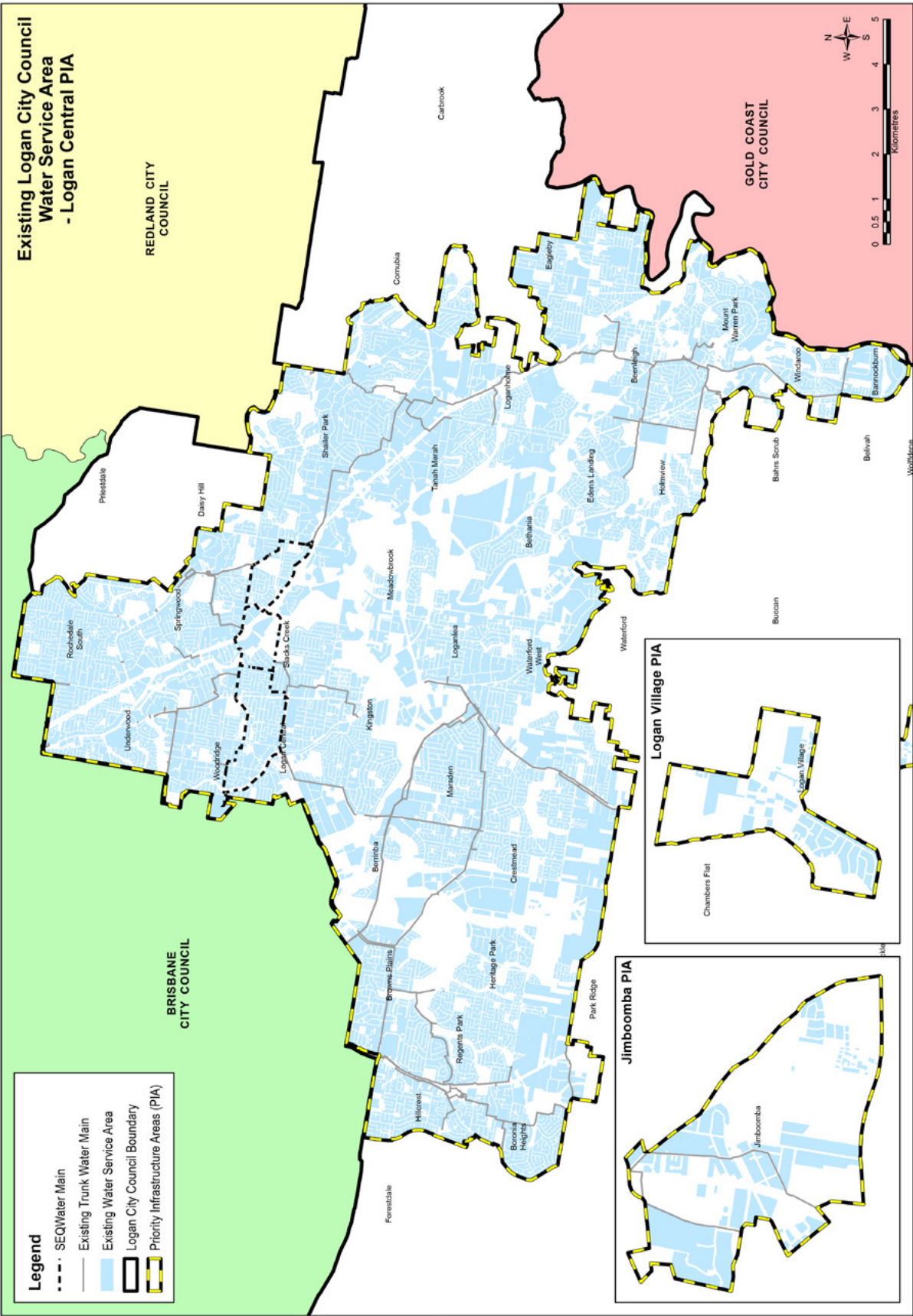
Material that assists in the interpretation of this plan and are extrinsic material under the *Statutory Instruments Act 1992* are included in **Part 4** of the LGIP.

## Schedule 4 Schedules of work

The Schedules of Work supporting this plan are stated in **SC3.2** of the LGIP.

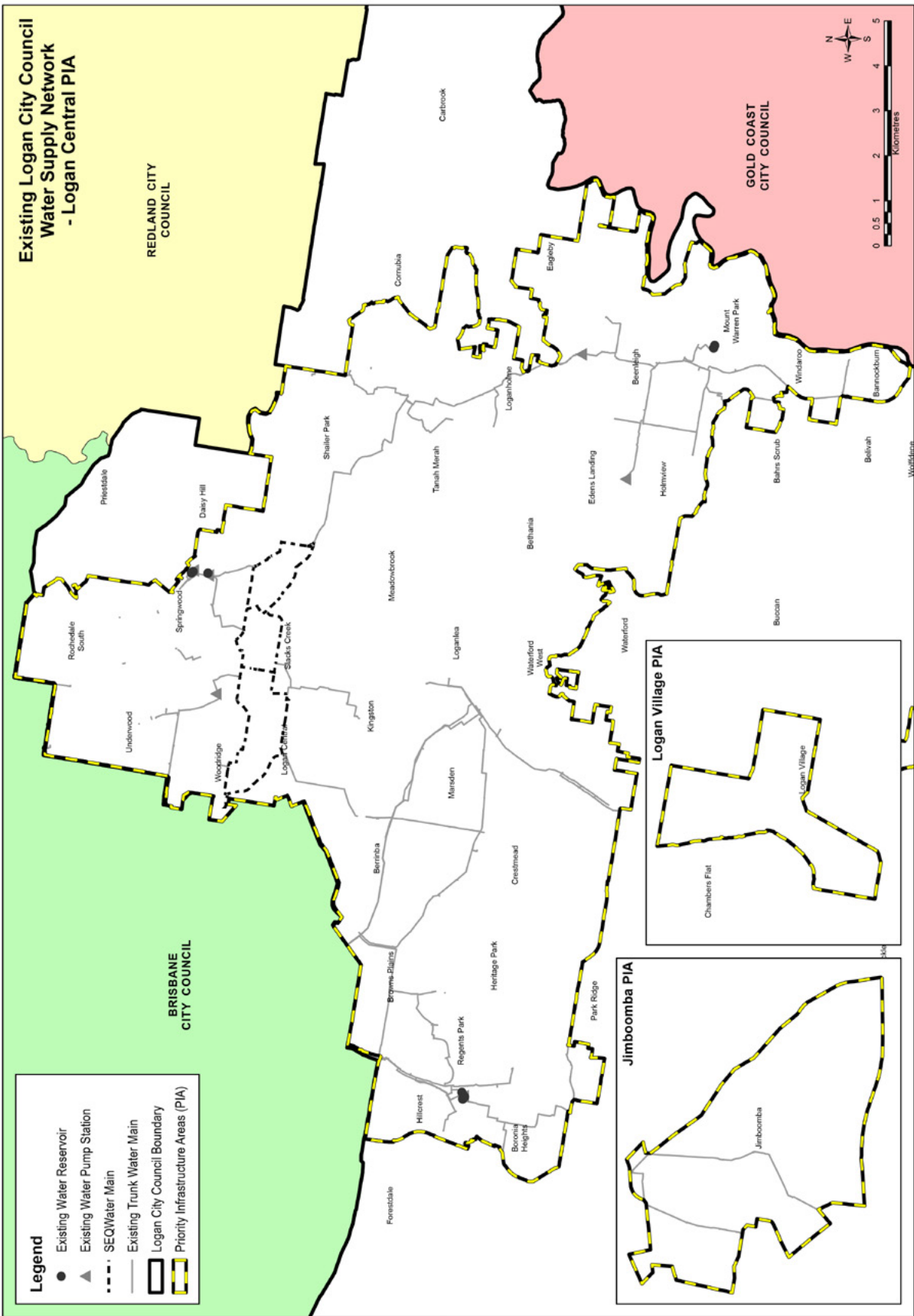
Schedule 5 Maps

Map SC5.1 Existing water connection area

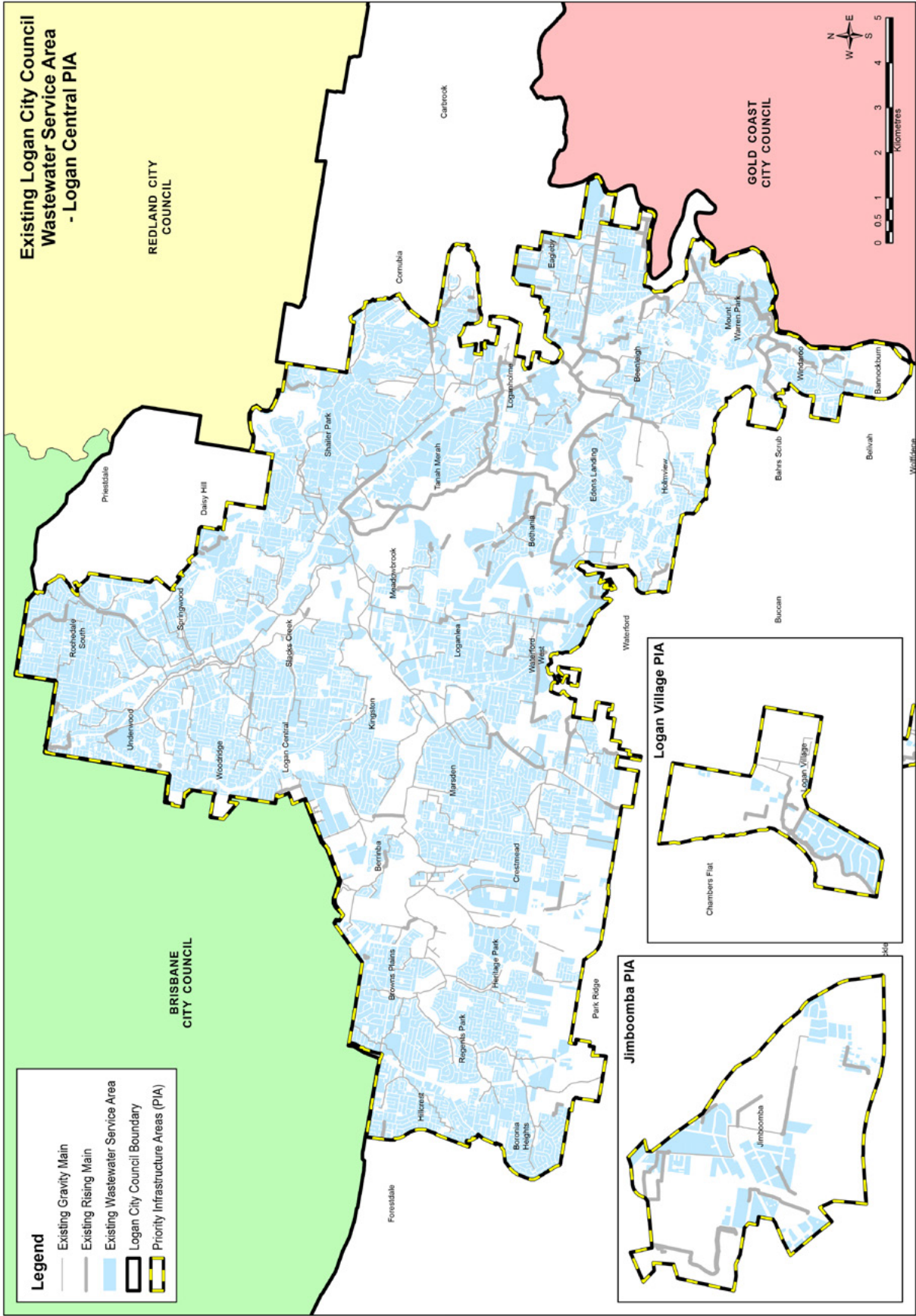




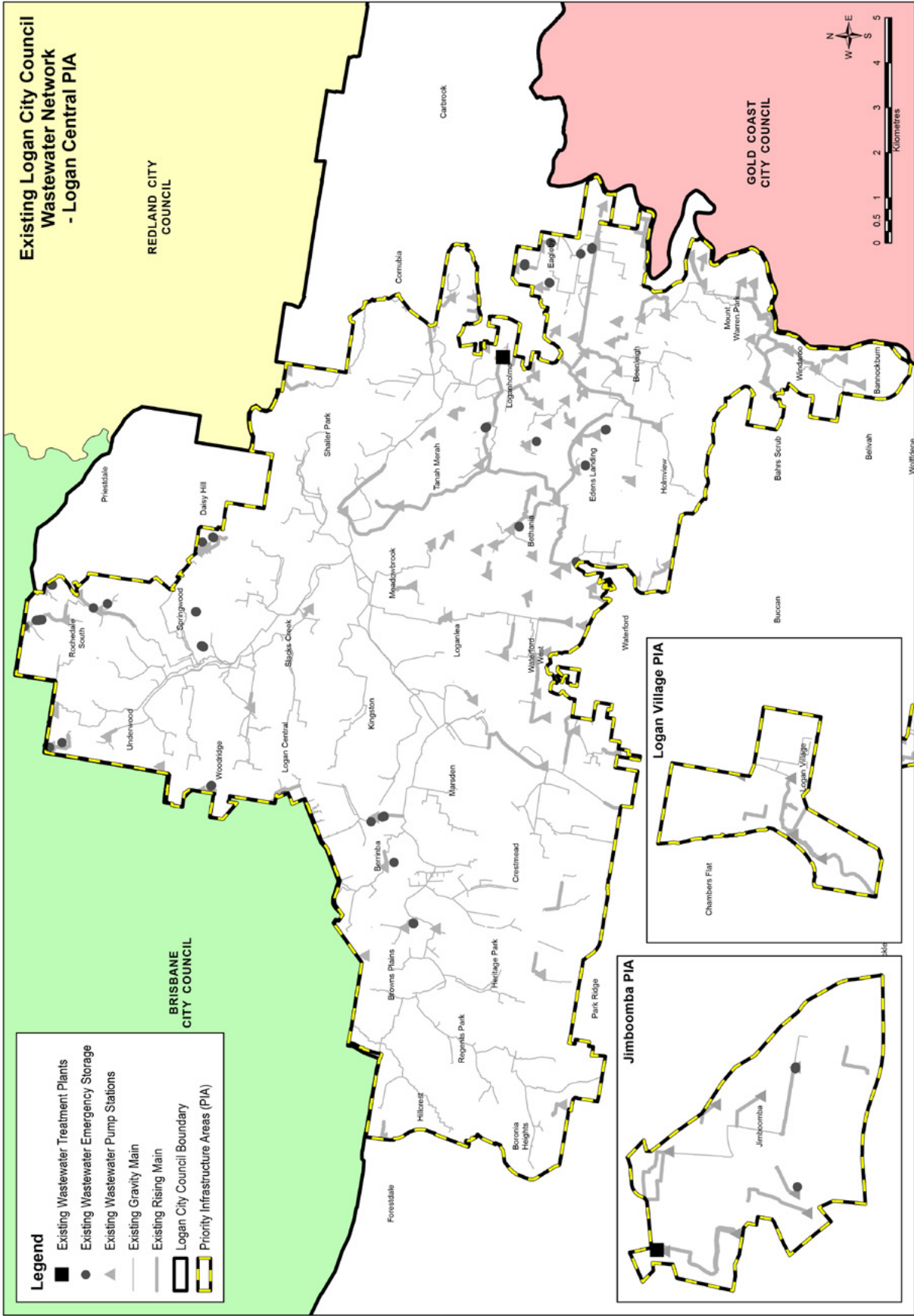
## Map SC5.2 Existing water supply network



Map SC5.3 Existing wastewater connection area

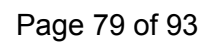


Map SC5.4 Existing wastewater network

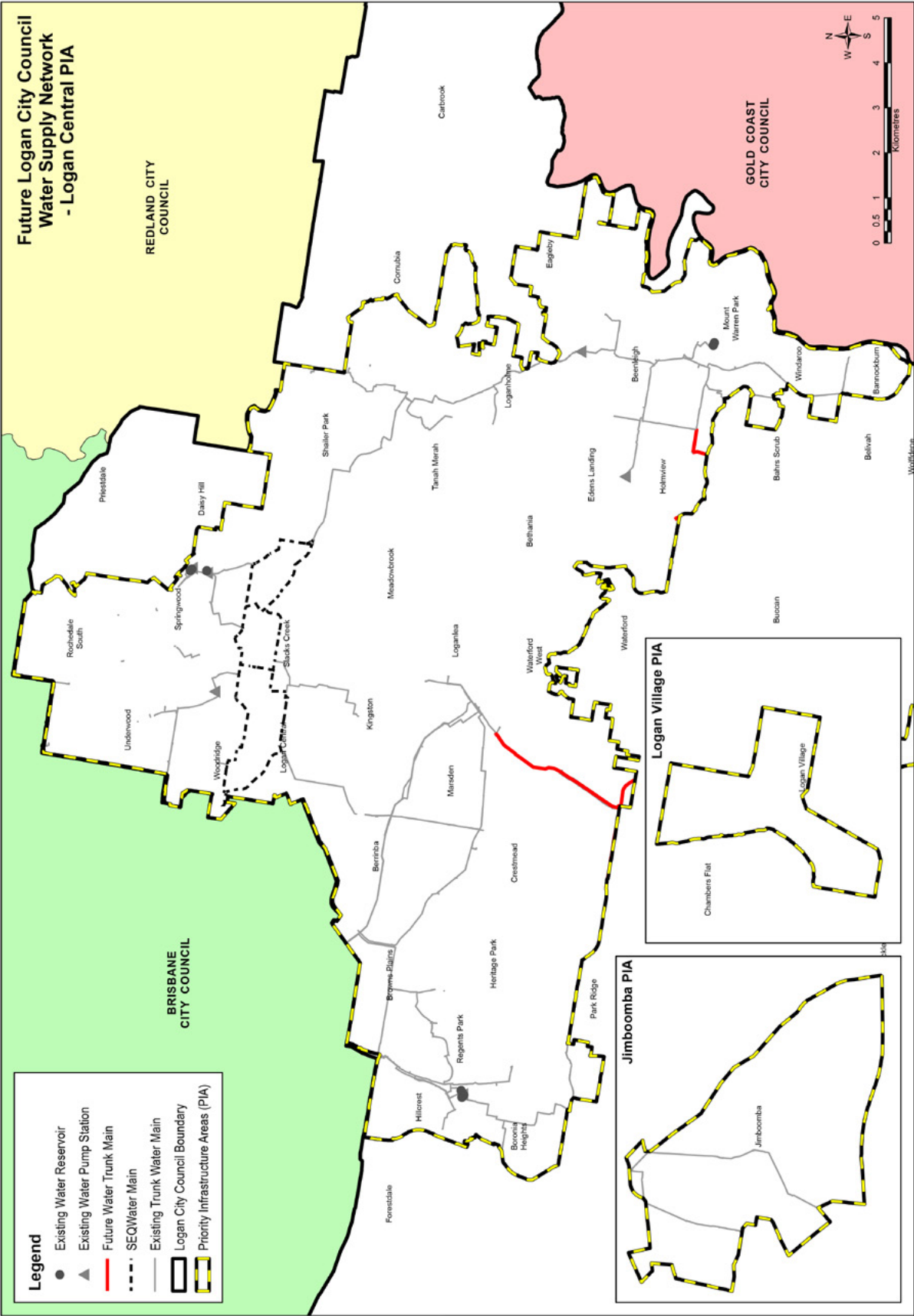




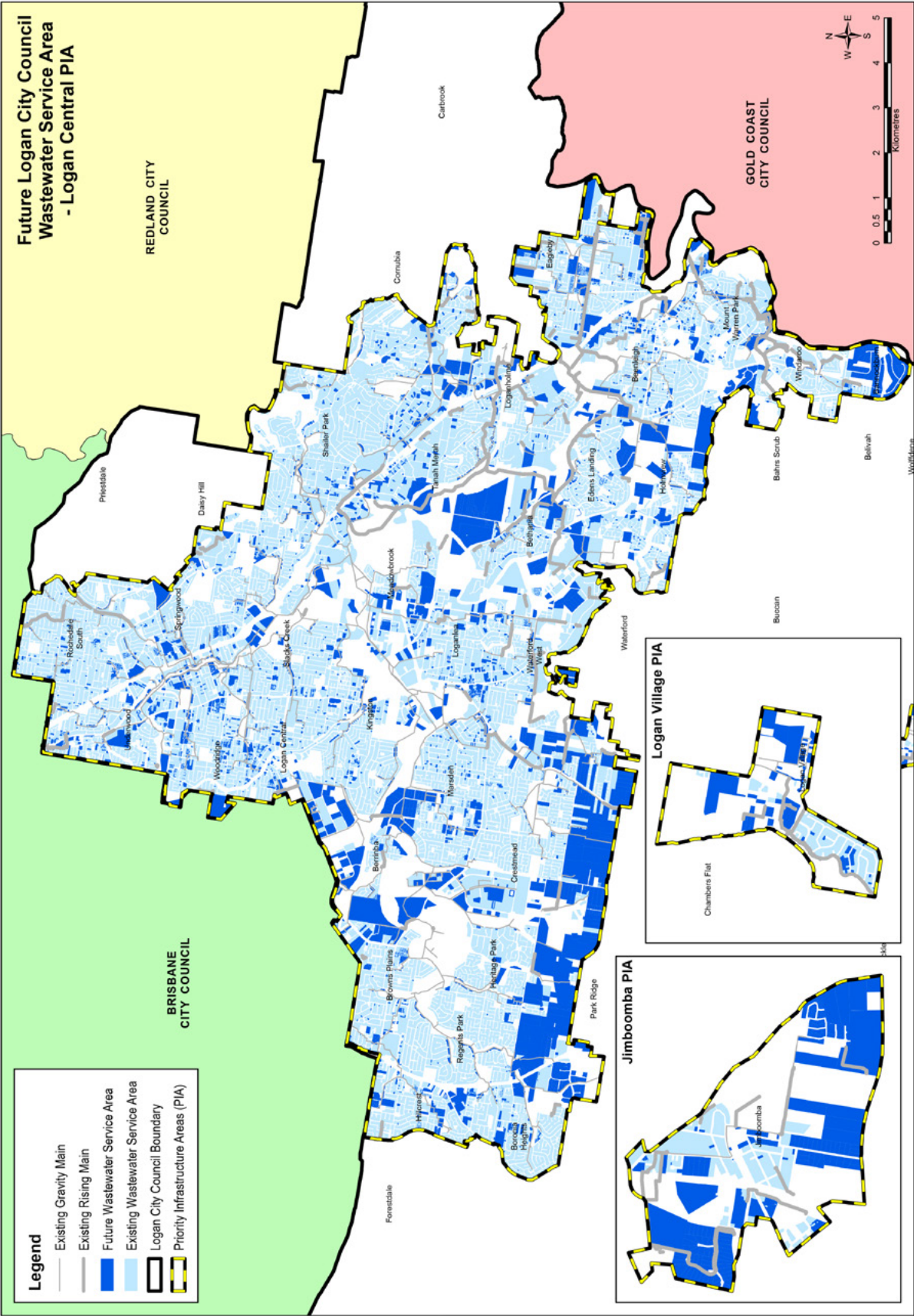
20 Water Netserv Plan (Part A)



Map SC5.6 Future water supply network

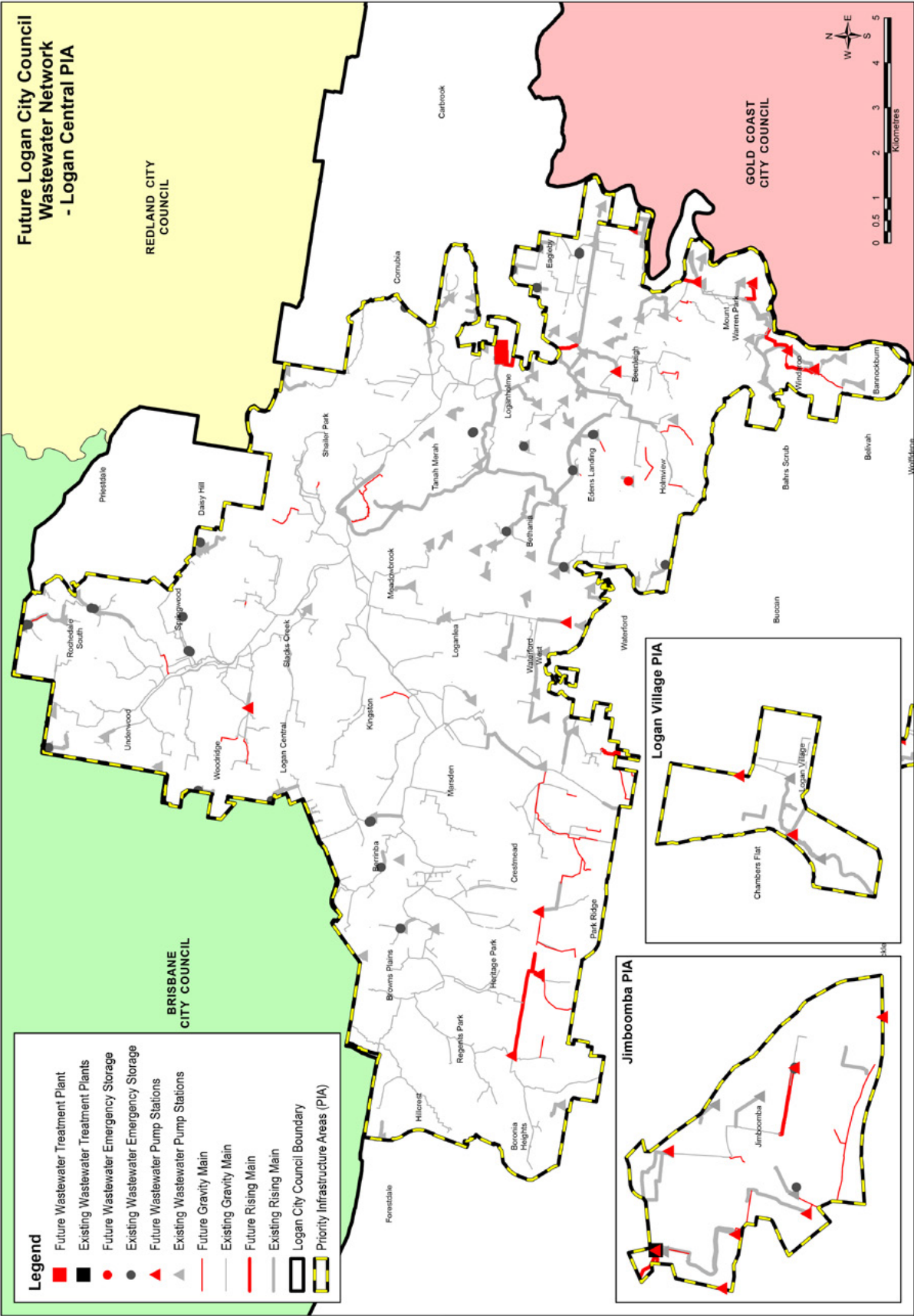


Map SC5.7 Future wastewater connection area





Map SC5.8 Future wastewater network



**[logan.qld.gov.au/water-and-sewerage](http://logan.qld.gov.au/water-and-sewerage)**



# Connections Policy

☒ Statutory

☐ Council

☐ Administrative

<b>Policy Owner:</b>	Director – Transport and Water Services
<b>Effective Date:</b>	
<b>Strategic Alignment:</b>	<p><i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>  <i>South-East Queensland Water Supply and Sewerage Design and Construction Code</i></p> <p><b>Metering</b></p> <p>Water Sub-metering for Multi-Unit Properties Policy  Water Sub-Metering for Multi-Unit Properties Guidelines</p> <p><b>Trade Waste</b></p> <p>Sewer Admission Standards  Pre-Treatment Requirements  Trade Waste Approval Conditions  Charging Framework and Rates</p> <p>The above metering and trade waste documents are available on Logan City Council's website.</p>

## 1. Purpose

To comply with section 99BO of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* this Connections Policy states Logan Water's (as Council's water service provider) policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service, including—

- (i) the areas (each a connection area) in which Logan Water guarantees to provide connections that comply with its connection criteria to its water service or wastewater service;
- (ii) the areas (each a future connection area) in which Logan Water intends to extend its infrastructure network;
- (iii) the circumstances in which the Logan Water may approve connection outside a connection area; and
- (iv) Logan Water's criteria for providing connection, with or without conditions, to its water service or wastewater service.

## 2. Scope

This Connections Policy applies to any business or person who intends to connect to, or disconnect from, or alter Logan Water's water and wastewater infrastructure.

### 3. Policy Statement

This Connection Policy includes:

- plans of the connection area in which Logan Water guarantees to provide connections that comply with its connection criteria;
- plans of the future connection area in which Logan Water intends to extend its infrastructure network;
- the circumstances where Logan Water may approve a connection outside its connection area;
- the process and typical conditions for a connection to Logan Water's water and wastewater infrastructure;
- the process and typical conditions for the disconnection and/or alteration of an existing connection; and
- other related matters about connections.

### 4. Principles

#### Connection area and future connection area

Logan Water guarantees a connection to premises located in the connection area where it is technically feasible and the land use satisfies the Logan City Council's planning scheme and/or other planning instruments, including any conditions of approval. A network's connection area includes all premises levied a utility charge for that particular service (water service charges and/or wastewater (sewerage) charges).

The connection area will expand as new properties are connected to Logan Water's networks and upon further infrastructure planning by Logan Water where it identifies areas that can be connected to Logan Water's networks. Logan Water will regularly review and update the connection area maps.

Connection to a network is not guaranteed for any premises outside the connection area, including areas identified within the future connection area. The future connection area is the area that Logan Water intends to service but is likely to require further investigation and planning before it can be considered for inclusion in the connection area.

The plans for the connection area and future connection area are available on Logan City Council's website.

#### Approvals and Conditions

Where a development requires a connection to the water supply and/or the wastewater network and the development is categorised as:


- accepted development; or
- an existing lawful use,

the appropriate building and/or plumbing approvals will need to be sought and approved by Logan City Council, prior to making an application for a connection.

For other types of development, a Logan City Council development approval will often be required in addition to the appropriate building and plumbing approvals. The development approval will often have water supply and wastewater conditions that need to be satisfied including the provision of a connection, or disconnection and/or alteration of a network or property service connection.

A Plumbing and Drainage Application shall be lodged with the Council where a private sanitary drain is proposed to be connected to a property service connection. The proposal shall comply with the requirements of the Queensland *Plumbing and Drainage Act 2018* and the Plumbing Regulation 2019.

After obtaining the relevant approval(s) as detailed above, a private works application must be lodged



with the Logan City Council for any connection, disconnection or alteration to a network or property service connection.

A private works application can be lodged on Logan City Council's website.

#### Private works application for a connection

An application to make a connection to, disconnection from or to alter an existing connection will require a private works application to be lodged with the Logan City Council.

A private works application must be accompanied by the relevant Logan City Council stamped approved plan(s). The applicant will often receive the stamped approved plan(s) as part of their planning, building and/or plumbing approval from the Logan City Council.

It should be noted that there are usually costs associated with the connection works, including a network contributions charge and a network connection charge as a condition of the private works application approval.

Details of the private works application process and the application form are available on the Logan City Council website.

As part of the private works application process, an applicant may request their contractor to undertake the connection works and have the Logan City Council audit and inspect the connection works. This delivery approach is referred to as developer-delivered live connection works. The request is made on the same private works application form; however, additional information will be required with this application.

Details of the developer-delivered live connection works are available on Logan City Council's website.

When considering a private works application for a connection, the Logan City Council will have regard to any infrastructure agreement or conditions of an approval concerning water supply and wastewater infrastructure and whether that agreement or conditions of approval have been fulfilled. Regard will also be had to any outstanding charges applicable to the premises. A further important consideration for Logan Water will be whether the premises is located in the connection area for that network.

Once the Logan City Council has reviewed the application, a notice will be sent to the applicant detailing their application number and any additional information, if required. If the cost for the connection is a fixed cost in the Logan City Council's Register of Cost-Recovery Fees and Schedule of Commercial and other Charges (available on the Logan City Council's website) then the costs will also be advised at this time.

Where the cost for the connection is price on application (POA), the target is for the Logan City Council to provide a quotation within 3–4 weeks after all the information required to assess the request has been received.

#### Private works application for water supply disconnections

If a premises no longer requires a water connection, the Logan City Council may agree to disconnect the existing service and remove the meter. Water supply charges for being able to be provided with water services will still apply unless approved in writing by the Logan City Council.

A quotation for the disconnection is made under the same private works application form.

#### Private works application for wastewater disconnections

If a premises no longer requires a wastewater connection, the pipe connecting to the wastewater network must be disconnected. Property owners can request a quotation for Council to carry out this work under the same private works application form. Wastewater charges for being able to be provided with wastewater services will still apply to the premises unless otherwise approved in writing by the Logan City Council.

### Premises inside the connection area

A connection to premises located in the connection area is guaranteed where:

- the connection complies with the relevant connection criteria;
- it is technically feasible; and
- the land use satisfies the Logan City Council planning scheme and/or other planning instruments, including any conditions of an approval.

The plan of the connection area is available on Logan City Council's website.

The connection criteria where a connection is guaranteed is available on Logan City Council's website.

### Premises outside the connection area

Connection to a network is not guaranteed for any premises outside the connection area, including areas identified within the future connection area. The future connection area is the area where water supply and wastewater networks are intended to extend but this area is likely to require further investigation and planning before it can be considered for inclusion in the connection area.

The Logan City Council may agree to a connection for a premises outside Logan Water's existing connection area, including the future connection area. However, the Logan City Council will have regard to additional matters when considering such a request including but not limited to:

- the proximity of the premise to the existing network;
- the technical feasibility of providing a connection;
- the capacity of the existing network infrastructure to service the premises;
- any future infrastructure planned to be provided in that area and the timeframe for its provision.

If the Logan City Council agrees to a connection for a premises outside of the connection area, the applicant will be required to pay all associated costs. This may include, but is not limited to, additional costs for the extension, upgrading and/or re-aligning of the existing network.

Where the premises is an existing lawful use outside the connection area and has not previously made an infrastructure contribution, the Logan City Council is likely to require a network contribution charge be paid for the premises as part of the network connection charge.

The connection criteria where the Logan City Council may approve a connection outside the connection area, is available on Logan City Council's website.

### Typical development conditions

The Logan City Council will liaise with Logan Water when assessing a development application that involves water supply and/or wastewater aspects. The Logan City Council will assess the development application regarding the potential impacts on the water supply and wastewater networks. This may result in conditions with respect to water supply and wastewater being included in the development approval or compliance permit. These conditions may require water supply and wastewater infrastructure be provided by the applicant, at the applicant's cost, to enable the development to be connected to the relevant network(s).

The following is a list of the typical conditions that may apply include but are not limited to the applicant:

- providing new and upgraded water supply and/or wastewater infrastructure for the purpose of connecting the development to the relevant network(s). This may include the provision of infrastructure external to the premises;
- paying all costs associated with providing water supply and/or wastewater infrastructure



- required to connect development to the relevant network(s). This includes additional costs associated with extending, upgrading or re-aligning the relevant network(s);
- paying the cost of connecting the new and upgraded infrastructure to the live network(s);
  - paying the cost of installing new service connections and meters to the premises;
  - designing and constructing any water and/or wastewater infrastructure in accordance with the SEQ Water Supply and Wastewater Design and Construction Code; and
  - seeking further approvals, such as trade waste approval where relevant.

A more comprehensive list of the typical conditions that may apply is detailed in the Logan City Council document titled 'Standard Development Approval Conditions.' This document is available on the Logan City Council's website.

To fulfil these development conditions, the applicant will, in most instances, need to make a subsequent application for a connection(s).

#### Other Connection Related Matters

##### *Filling stations*

Logan City Council have a number of water filling stations. Water filling stations are for residential customers and commercial water carriers. Commercial water carriers wishing to access a higher volume of water can apply for a metered standpipe (refer to the next section).

Details about the location of these filling stations and methods of payment can be found on Logan City Council's website.

##### *Metered standpipes*

An application can be made for a metered hydrant standpipe that allows potable water to be drawn in bulk directly from Logan Water's water network in accordance with the following criteria:

- water users must be a registered business;
- water users hold an approved Logan City Council permit; and
- water users will require a backflow certificate for backflow protection.

More details and the application form about applying for a metered standpipe are available on the Logan City Council's website.

##### *Trade waste*

All businesses that generate trade waste and discharge it to the wastewater network must have a current trade waste approval from the Logan City Council. Discharging waste to the wastewater network without a trade waste approval is illegal and can incur penalties. The trade waste approval stipulates the conditions for discharging trade waste into the wastewater network. The approval is issued to the waste generator and the property owner and is not transferable.

An application for a trade waste approval can be made by lodging a discharge of trade waste form with the Logan City Council. Applicants must ensure that all development approvals (e.g., development, plumbing and drainage approval) have been obtained from the Logan City Council prior to lodging the application for approval to discharge trade waste.

Details about trade waste approval conditions, sewer admission standards, pre-treatment requirements, and trade waste information are available on Logan City Council's website.

## 5. Application of this Policy

This policy is to be consistently applied by way of the Connection Criteria at Schedule 1.

## 6. Human Rights

Council does not consider that any human rights are impacted by this policy.

## 7. Definitions

The following definitions apply to this Policy.

TERM	DEFINITION
alteration	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
applicant	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) a property service connection, or (2) a network connection.
Connection area	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Future connection area	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Infrastructure	has the meaning given to water and/or wastewater infrastructure in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Local government	has the meaning in the <i>Local Government Act 2009</i> .
Network connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) the connection of network infrastructure to Logan Water's infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from Logan Water's infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of network infrastructure; and (4) works for the matters mentioned in paragraph (1), (2) or (3) to extend or upgrade Logan Water's infrastructure.
Network connection charges	This charge is the costs to provide the property service connection and/or the network connection. This may include, but not limited to, works associated with the planning, design, project development, and delivery (including materials and labour) of the property service connection and/or the network connection.
Network contribution charge	This charge is a contribution towards the costs of providing local government trunk infrastructure. The charge is calculated based on the demand the proposed connection will place on the trunk infrastructure network.
Owner	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Planning Act	means the <i>Planning Act 2016</i> .
Planning assumption	for Logan Water as a corporate entity (service provider), has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Private works application	means the application made to Logan City Council to make a connection, disconnection and/or alteration to the existing water or wastewater network.

property service connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) the connection of property service infrastructure to a local government's water infrastructure to supply a water service or wastewater service (2) the disconnection of property service infrastructure from a local government water infrastructure to stop supply of a water service or wastewater service (3) the alteration of property service infrastructure that is part of a Local government's water infrastructure.
Sanitary drain	has the meaning in the <i>Plumbing and Drainage Act 2018</i> .
Utility charge	the meaning is in accordance with section 99 (Utility charges) of the Local Government Regulations 2012.


## 8. Document Control

Version Number	Description of Change	Author / Branch	Effective Date
1.0		Daniel O'Brien, Logan Water in consultation with, Cooper Grace Ward Lawyers	

# Schedule 1 – Connection criteria


## Connection criteria where connection is guaranteed

1. The property must be located in the connection area as identified on the plan in Schedule 5 of the Water Netserv Plan. For clarity, the following areas and land uses as defined in the Logan City Council planning scheme, have been excluded from the connection area:
  - cemetery;
  - community facilities zone;
  - emerging community zone;
  - environmental management and conservation zone;
  - future industry;
  - golf course;
  - large lot residential precinct;
  - areas outside the priority infrastructure area;
  - recreation and open space zone;
  - rural and rural residential zone;
  - rural activities;
  - school and hospital;
  - transport corridors; and
  - sites with known servicing issues.
2. The connection is to service a single lot. However, two water property service connections are required to service a lot with secondary dwellings, auxiliary units or dual occupancies as defined in the Logan City Council's planning scheme.
3. All relevant planning, building and/or plumbing approval(s) have been obtained and are current at the time of making a request for a connection. All relevant conditions of the approval(s) have been satisfied to enable the connection to be provided. This includes obtaining approval where required from the Department of Transport and Main Roads for infrastructure works within a State-controlled road and obtaining the relevant property owners' consent for infrastructure works to be carried out within private property
4. Any extension or upgrade required to infrastructure network as required by the relevant approvals have been completed, accepted and ownership transferred in accordance with the relevant approval(s). These infrastructure works must be constructed in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code*.
5. All required charges including network connection charges and application fees associated with the provision of a connection have been paid.

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6. The lot to be connected and/or the route of the infrastructure required to provide the connection must not be constrained to the point that it is not technically feasible or practical to provide the connection. Site constraints may include, but are not limited to:
    - physical obstructions
    - environmental constraints
    - site or ground conditions
    - safety risk; and
    - legislative or regulatory restrictions including protecting vegetation.
  7. Property service connection must be made to a network connection of not more than:
    - a. DN250mm for water supply; and
    - b. DN225 wastewater.
  8. The desired standards of service stated in section 4 of the Water Netserv Plan must be achieved at the point of supply. For water supply, the property owner must install enough water storage tanks and pumps onsite to ensure that desired standard of service in the water supply network is still achieved while satisfying their onsite firefighting needs. For wastewater, the entire site must be commanded by the connection(s) using gravity pipes.
  9. The connection must service development that is consistent with the planning assumptions stated in section 2 of the Water Netserv Plan.

Connection criteria where Council may approve a Connection Outside its Connection Area

1. The above connection criteria where a connection is guaranteed in sections 2 to 9, have been satisfied.
2. The infrastructure planning has been undertaken to determine the infrastructure required to provide the connection.
3. For a site outside the priority infrastructure area, it is envisaged that an independent infrastructure servicing plan has been prepared by an RPEQ and approved by Logan Water. The infrastructure servicing plan may:
  - review previous water and/or wastewater planning;
  - identify potential servicing options, including the current strategy as the base case;
  - identify infrastructure sizing, alignments and staging for the various servicing options;
  - assess the feasibility of these servicing options, where appropriate, this may include:
    - ecological/environmental survey
    - flooding study
    - land acquisition assessment
    - community impact assessment
    - constructability and operational assessments
  - determine the impact on the existing infrastructure;
  - determine the financial implications for the various servicing options e.g., the bring forward or deferral of



infrastructure works, and increase or reduction in operational and maintenance costs;

- undertake a net present value (NPV) assessment for these servicing options;
- identify non-cost impacts of these servicing options; and
- undertake a multi criteria assessment of these servicing options.

Favourable consideration for a connection is likely where the infrastructure servicing plan evidences the connection:

- supports the efficient, effective and timely delivery of infrastructure;
- utilises spare capacity without adversely impacting development within the connection area, the future connection area and approved developments outside the connection area;
- reduces upfront capital costs and whole of life cycle costs;
- minimises temporary infrastructure works that will be abandoned/decommissioned;
- minimises operational issues and costs;
- makes maintenance easier to access and at a lower cost;
- increases land that can be developed by reducing the area required for easements;
- supports the logical and orderly sequencing of infrastructure;
- improves Council's financial position; and
- achieves the desired standards of service.