

Moreton Bay Regional Council Infrastructure Charges Resolution (No 4)

February 2016





Table of Contents

Part 1 Introduction	3
Part 2 Adopted Charges	4
Part 3 Trunk Infrastructure.....	8
Part 4 Levied Charges	8
Part 5 Offset and refund for trunk infrastructure	14
Schedule 1: Dictionary	16
Schedule 2: Superseded Planning Scheme Tables	18
Schedule 3: Adopted Charges	22
Schedule 4: Method for re-calculating establishment cost (Land Contribution)	24
Schedule 5: Method for re-calculating establishment cost (Work Contribution)	26



Part 1 Introduction

1. Short title

This resolution is made under section 630 of the *Sustainable Planning Act 2009* and may be cited as *Moreton Bay Regional Council Infrastructure Charges Resolution (No 4) 2016*.

2. Application to Local Government area

This resolution declares that an adopted charge applies to all of the Local Government area, except, for Local Government Infrastructure Networks, that part covered by the Mango Hill Infrastructure Development Control Plan.

3. When resolution has effect

This resolution has effect for applications decided on and from 1 February 2016 and supersedes all previous resolutions relating to infrastructure charging.

4. Interpretation

A term used in this resolution has the meaning assigned to that term in one of the following:

- (a) the Act and associated regulations;
- (b) the Queensland Planning Provisions (version 3) or as amended;
- (c) the dictionary in Schedule 1;
- (d) the Macquarie Dictionary.

In the event a term has been assigned a meaning in more than one of the instruments listed, the meaning contained in the instrument highest on the list will prevail.

The Moreton Bay Regional Council Infrastructure Charges Resolution has been drafted to work with both the MBRC Planning Scheme and the Relevant Superseded Planning Schemes.

For any levied charge the subject of an application under the MBRC Planning Scheme the methodology in this document applies and Tables 1 and 2 are applicable.

For any levied charge the subject of an application lodged under a Relevant Superseded Planning Scheme the methodology in this document applies and, any references to Table 1 and Table 2 should be read as Table S2.1 and Table S2.2 in Schedule 2 respectively.

Further clarification and direction regarding the interpretation of this resolution is contained in the Moreton Bay Regional Council Infrastructure Charges Resolution Implementation Policy (Implementation Policy).



Part 2 Adopted Charges

5. Priority infrastructure area

The Priority Infrastructure Area for the Local Government is identified in the Priority Infrastructure Plan.

6. Comparison of planning scheme use categories and SPRP charge categories

For development under the MBRC Planning Scheme each defined land use stated in column 2 of Table 1 has the corresponding adopted charge category stated in column 1 of that table.

For any land use not stated in Column 2 of Table 1, the Local Government will, in consultation with the Distributor-retailer, determine the appropriate adopted charge category based on an assessment of the characteristics of the use and its likely demand on each of the trunk infrastructure networks listed in section 9 of this resolution.

Table 1 Adopted charge category for each defined land use- MBRC Planning Scheme

Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Residential development	
Residential	Dwelling house Dual occupancy Dwelling unit Caretaker's accommodation Multiple dwelling
Accommodation (short term)	Hotel (residential component) Resort complex (residential component) Rural workers accommodation Short-term accommodation Tourist park
Accommodation (long term)	Community residence Relocatable home park Retirement facility Rooming accommodation
Non Residential development	
Places of Assembly	Club Community use Function facility Funeral parlour Place of worship
Commercial (bulk goods)	Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom



Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Commercial (retail)	Adult store Food and drink outlet Service industry Service station Shop Shopping centre
Commercial (office)	Office Sales office (when not required to revert to Residential development);
Education Facility	Child care centre Community care centre Educational establishment
Entertainment	Bar Hotel (non-residential component) Nightclub entertainment facility Resort complex (non-residential component) Theatre
Indoor Sport and Recreation Facility	Indoor sport and recreation
Industry	Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Transport depot Warehouse
High Impact Industry	High impact industry Special industry
Low Impact Rural	Animal husbandry Cropping Permanent plantation
High Impact Rural	Aquaculture Intensive animal industry Intensive horticulture Wholesale nursery Winery
Essential Services	Detention facility Emergency services Health care services Hospital Residential care facility Veterinary services



Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Specialised Uses	Air services Animal keeping Brothel Car wash Crematorium Environment facility Extractive industry Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Nature-based tourism Non-resident workforce accommodation Outdoor sport and recreation Outstation Parking station Port services Renewable energy facility Substation Tourist attraction Utility installation
Minor Uses	Cemetery Home based business Landing Market Park Roadside stall Telecommunications facility

7. Development exempt from infrastructure charges

An adopted charge will not be levied for Local Government Infrastructure Networks for:

- (a) development carried out by the Local Government when creating the uses identified in Table 2 (or Table S2.2 where the development application is lodged under a Relevant Superseded Planning Scheme) and when development is not for commercial gain;
- (b) development carried out by the Distributor-retailer solely for the purpose of accommodating Distributor-retailer network infrastructure;
- (c) boundary realignment applications;
- (d) an Education Facility for the Flying Start for Queensland Children program;
- (e) material change of use and/or carrying out building work which is for a dwelling house on an existing lot;
- (f) a change of use that is self-assessable, in an existing building and that does not increase the gross floor area (GFA); and



Table 2 Development exempt from charges – MBRC Planning Scheme

Defined land use under the Planning Scheme
General:
Dwelling house (Secondary dwelling component)
Development undertaken by the Local Government for the following uses:
<ul style="list-style-type: none">• Animal husbandry• Animal keeping• Cemetery• Community care centre• Community use• Educational establishment• Environment facility• Indoor sport and recreation• Intensive animal industry• Major sport, recreation and entertainment facility• Market• Office• Outdoor sport and recreation• Park• Parking station• Telecommunications facility• Tourist park• Utility installation

8. Adopted charge

The Local Government has resolved to adopt the charges in Schedule 3 for the following:

- (a) For the Local Government, for the Local Government Infrastructure Networks;
- (b) For the Distributor-retailer, for providing the Distributor-retailer Networks.

The Local Government declares that an adopted charge in Schedule 3, applies to that part of the Local Government area mentioned in Section 2.



Part 3 Trunk Infrastructure

9. Trunk infrastructure

Trunk infrastructure is defined in the Priority Infrastructure Plan and Netserv Plan.

The desired standards of service for the trunk infrastructure are stated in the Priority Infrastructure Plan and Netserv Plan.

The plans for trunk infrastructure are shown in the Priority Infrastructure Plan and Netserv Plan.

The establishment cost of trunk infrastructure items is the cost stated in the Priority Infrastructure Plan and Netserv Plan.

Part 4 Levied Charges

10. Application of adopted charges

The Local Government or Distributor-retailer will levy an adopted charge (Levied Charge) through the provision of an infrastructure charges notice upon the approval of an application for the following:

- (a) reconfiguring of a lot;
- (b) material change of use; and
- (c) building works that is for a material change of use that is self-assessable

The levied charge for a particular type of development cannot exceed the maximum adopted charge for that development under the SPRP.

11. Payment of levied charges

Unless stated otherwise in an infrastructure charges notice or infrastructure agreement, a levied charge is payable at the following time:

- (a) If the levied charge applies for reconfiguring of a lot – when the Local Government approves the plan of subdivision for the reconfiguration; or
- (b) If the levied charge applies for a material change of use – when the change happens; or
- (c) If the levied charge applies for building work – when the certificate of classification or final inspection certificate for the building work is given.

An automatic increase provision will be applied at the time of payment of the levied charge where the adopted charge is less than the maximum adopted charge for that development under the SPRP. In this situation, the PPI Index will be applied to the levied charge from the day the charge is levied to the day the charge is paid, or the levied charge will be increased to the maximum adopted charge under the SPRP for that development, whichever is lesser.



12. Working out the levied charge

A levied charge for the Additional Demand created by reconfiguring a lot for all zones is calculated as follows, proportional to the networks serviced (refer to Table 5):

$$LC_{RaL} = (AC_{RaL} \times Q_{RaL}) - C$$

Where:

LC_{RaL} is the levied charge for reconfiguring a lot.

AC_{RaL} is the adopted charge for residential development (3 or more Bedroom dwelling) stated in Schedule 3.

Q_{RaL} is the total number of lots being created, excluding lots being transferred to the Local Government or Distributor-retailer for infrastructure such as roads, drainage and park.

C is the credit stated in section 14.

A levied charge for the Additional Demand created by a material change of use or carrying out building work for residential development as categorised in Table 1, proportional to the networks serviced (refer to Table 5), is calculated as follows:

$$LC_R = (\text{sum of } (AC_R \times Q_R) \text{ for each use}) - C$$

Where:

LC_R is the levied charge for a material change of use or carrying out building work for residential development.

AC_R is the adopted charge stated in section 13 for the adopted charge category for each use of a material change of use or carrying out building work for residential development.

Q_R is the number of demand units for each use of a material change of use or carrying out building work for residential development.

C is the relevant credit stated in section 14.

A levied charge for the Additional Demand created by a material change of use or carrying out building work for non-residential development as categorised in Table 1, proportional to the networks serviced (refer to Table 5), is calculated as follows:

$$LC = (LC_{NR} + LC_{SW}) - C$$

Where:

LC is the levied charge for the total development

LC_{NR} = (sum of $(AC_{NR} \times Q_{NR})$ for each defined use)

LC_{SW} = $(AC_{SW} \times Q_{SW})$

LC_{NR} is the levied charge for a material change of use or carrying out building work for non-residential development for the trunk transport, parks and land for community facilities, water supply and sewerage infrastructure networks.



LC_{SW} is the levied charge for a material change of use or carrying out building work for non-residential development for the trunk stormwater infrastructure network.

AC_{NR} is the adopted charge stated in section 13 for the adopted charge category for each use of a material change of use or carrying out building work for non-residential development for the trunk transport, public parks and land for community facilities, water supply and sewerage networks.

AC_{SW} is the adopted charge stated in section 13 for the adopted charge category for each use of a material change of use or carrying out building work for non-residential development for the stormwater network.

Q_{NR} is the number of demand units for each use of a material change of use or carrying out building work for non-residential development.

Q_{SW} is the Impervious Area of the development.

C is the relevant credit stated in section 14.

13. The adopted charge

The adopted charge for:

- (a) reconfiguring a lot, is the adopted charge stated for residential development (3 or more Bedroom dwelling) in Schedule 3;
- (b) a material change of use or carrying out building work:
 - (i) for residential development as categorised in Table 1, is stated in Column 3 of Table S3.1 in Schedule 3;
 - (ii) for non-residential development as categorised in Table 1 other than specialised uses, is stated in Schedule 3, which comprises the following:
 - (A) the adopted charge for the trunk transport, public parks and land for community facilities, water and sewerage networks in Column 3 of Table S3.1; and
 - (B) the adopted charge for the trunk stormwater network in Column 4 of Table S3.1;
 - (iii) for non-residential development being specialised uses or other development not otherwise identified in paragraphs (i) or (ii), the Local Government, in consultation with the Distributor-retailer, shall determine the appropriate adopted charge based on an assessment of the characteristics of the use and its likely demand on each of the trunk infrastructure networks.



14. Credit for existing uses or previous payments

The credit for the premises, equivalent to the existing demand, is an amount which is the greater of the following:

- (a) an adopted infrastructure charge or contribution previously paid for the development of the premises indexed in accordance with PPI Index (Brisbane) from the date of payment to the 1 July 2011 and as noted in Section 15;
- (b) where the premises is subject to an existing lawful use, or a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out, for:
 - (i) residential development, the amount stated for an adopted charge in Schedule 3 for the lawful use;
 - (ii) non-residential development other than specialised uses, the amount stated for an adopted charge in Schedule 3 for the lawful use;
 - (iii) non-residential development being specialised uses or other development not otherwise identified in paragraphs (i) or (ii), an amount determined by the Local Government, in consultation with the Distributor-retailer.
- (c) other development on the premises if the development may be lawfully carried out without the need for a further development permit (including a development permit for building works):
 - (i) for residential development, the amount stated for an adopted charge in Schedule 3 for the further use;
 - (ii) for non-residential development other than specialised uses, the amount stated for an adopted charge in Schedule 3 for the further use;
 - (iii) for non-residential development being specialised uses or other development not otherwise identified in paragraphs (i) or (ii), an amount determined by the Local Government, in consultation with the Distributor-retailer;
 - (iv) only where infrastructure requirements have been complied with (refer section 636 of the Act).
- (d) The amount applicable for any development is the adopted charge for a residential lot stated for residential development (3 or more Bedroom dwelling) in Schedule 3;

The applicant is to provide satisfactory evidence as to the extent and lawfulness of any claim for a credit for a previous use no longer taking place.

The credit will be applied to the levied charge for the relevant infrastructure authority, being either the Local Government or the Distributor-retailer for the relevant infrastructure network of the trunk infrastructure in accordance with Table 4.



Table 4 Proportional split for the calculation of credits

Column 1 Trunk infrastructure networks provided	Column 2 Percentage of credit	Column 3 MBRC proportion of credit	Column 4 Unitywater proportion of credit
Parks, transport, stormwater, water and sewer	100%	60%	40%
Parks, transport, stormwater, and water	100%	90%	10%
Parks, transport, and stormwater	100%	100%	0%

The credit is generally calculated as follows:

$$C = (AC_c \times Q_c)$$

AC_c is the adopted charge stated in Section 13 for the adopted charge category for each defined land use of an existing lawful use, previous use or further use.

Q_c is the quantity of each adopted charge category.

15. Additional credit for past contribution or charge

A credit will be applied under Section 14 as credit against the levied charge for a;

- (a) previously paid financial contribution; or
- (b) land contribution that has been provided in respect of the premises for a particular trunk infrastructure network under a previous trunk infrastructure charging regime listed in the Implementation Policy,

The amount of the credit for a previous land contribution will be determined by converting the previous contribution to an equivalent financial contribution as determined by Council and only relates to the amount over and above the credit applied under section 14 (b), (c) or (d).

It is the applicant's responsibility to provide full details and evidence to establish an entitlement to a credit for a previous contribution under this clause 15.

16. Break up agreement

The adopted charge is to be allocated in accordance with the break up agreement between the Local Government and the Distributor-retailer. The adopted charge is to be allocated to the trunk infrastructure networks administered by the Local Government and the Distributor-retailer in accordance with Table 5. All of the Local Government area is serviced by the Local Government Infrastructure Networks.

The adopted charge is proportional to the trunk infrastructure networks identified by the Local Government and Distributor-retailer to service the planned development. The proportional amounts are stated in Table 5.



Table 5 Charges Breakup

Column 1 Trunk infrastructure networks provided	Column 2 Percentage of adopted charge	Column 3 MBRC proportion of adopted charge	Column 4 Unitywater proportion of adopted charge
Parks, transport, stormwater, water and sewer	100%	60%	40%
Parks, transport, stormwater, and water	100%	90%	10%
Parks, transport, and stormwater	100%	100%	0%



Part 5 Offset and refund for trunk infrastructure

17. Establishment cost

The establishment cost of trunk infrastructure items is the cost shown in the schedule of works in the Priority Infrastructure Plan, or, for some land, calculated as an initial valuation of land (refer to the Implementation Policy Appendix 1).

18. Offsets and refunds

One of the following apply if an applicant is conditioned by the Local Government or the Distributor-retailer to provide a Trunk Infrastructure Contribution which services or is planned to service premises other than premises the subject of the relevant approval and a levied charge applies to the development the subject of the relevant approval:

- (a) An offset – where the establishment cost for the Trunk Infrastructure Contribution is equal to or less than the levied charge; or
- (b) A refund – where the establishment cost for the Trunk Infrastructure Contribution is more than the levied charge.

The establishment cost is the cost shown in the schedule of works in the Priority Infrastructure Plan, or calculated as an initial land valuation or, when an application is made under section 657 of the Act, the establishment cost re-calculated in accordance with the process outlined in Schedule 4: Method for re-calculating establishment cost (Land Contribution) and Schedule 5: Method for re-calculating establishment cost (Work Contribution).

The offset will be applied to the levied charge for the relevant infrastructure authority, being either the Local Government or the Distributor-retailer for the relevant infrastructure network of the trunk infrastructure.

The refund will be equal to the difference between the establishment cost of the trunk infrastructure item and the levied charge for the respective Local Government Infrastructure Networks or the Distributor-retailer Networks.

19. Conversion applications

This section applies where:

- (a) A development approval requires the construction of non-trunk infrastructure; and
- (b) The construction of the non-trunk infrastructure has not commenced.

An applicant may apply, in writing, to the Local Government or Distributor-retailer to have non-trunk infrastructure converted to trunk infrastructure to be eligible for an offset or refund. The Local Government or Distributor-retailer will consider the application, and may request further information, based on the criteria contained within Section 20 below. All criteria must be met for a conversion application to be approved. The Local Government or Distributor-retailer will give the applicant notice of the decision.



20. Conversion criteria:

The infrastructure:

- (a) meets the definitions of trunk infrastructure contained within the Priority Infrastructure Plan;
- (b) has an approved design with the capacity to service multiple unrelated developments in the area; and
- (c) is owned or is to be owned by the Local Government or Distributor-retailer; and
- (d) is not temporary infrastructure or sacrificial works to be superseded by an ultimate solution; and
- (e) has a function and purpose that is consistent with other trunk infrastructure identified in the definition of trunk infrastructure and the plans for trunk infrastructure shown in the Priority Infrastructure Plan; and
- (f) The infrastructure would meet the desired standards of service in the Priority Infrastructure Plan; and
- (g) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 665 of the Act or section 99BRDJ of the SEQ Water Act; and
- (h) is of a type, size and location which is most cost effective option (based on the life cycle cost of the infrastructure to service future urban development in the area at the desired standard of service) for servicing multiple users in the area; and
- (i) could have been planned by the Local Government or Distributor-retailer without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area; and
- (j) services development completely inside the priority infrastructure area.



Schedule 1: Dictionary

“**Act**” means the *Sustainable Planning Act 2009* and all subordinate legislation made under that Act.

“**Additional Demand**” means the demand placed upon trunk infrastructure that will be generated by the development, consistent with section 636 of the Act.

“**Applicable local planning instrument**” means the following:

- (a) for the Caboolture Shire Plan Area - Caboolture Planning Scheme 2005 (Caboolture Shire Plan) and its associated Temporary Local Planning Instruments and planning scheme policies;
- (b) for PineRiversPlan Area - Pine Rivers Planning Scheme 2006 (PineRiversPlan) and its associated Temporary Local Planning Instruments and planning scheme policies; and
- (c) for Redcliffe City Planning Scheme Area - Redcliffe City Planning Scheme 2005 (Redcliffe City Planning Scheme) and its associated Temporary Local Planning Instruments and planning scheme policies.

“**Bedroom**” means a habitable room that:

- (a) is of sufficient floor area to accommodate the placement and use of a standard single bed; and
- (b) incorporates the level of privacy normally associated with private sleeping accommodation or can be modified with minimal effort to incorporate such privacy measures.

However, the term does not include multipurpose spaces such as family rooms, living rooms or similar, or any other room that is only likely to be used on an infrequent basis or by a short term visitor to the premises.

“**Caboolture Shire Plan area**” means the area to which the Caboolture Planning Scheme 2005 applies.

“**Distributor-retailer**” means the Northern SEQ Distributor- Retailer Authority trading as Unitywater ABN: 89 791 717 472.

“**Distributor-retailer Networks**” means trunk infrastructure for the water and wastewater infrastructure networks.

“**First Principles Estimate**” means a cost estimate derived by calculating the cost of each item of a project by multiplying the quantity of work by historical unit rates. The project cost is then determined by the sum of the elemental costs. The unit rate is normally determined from a careful analysis of unit costs from a number of recently completed projects of the same type, with allowances being made for project differences. The cost estimate may be adjusted to consider differences in inflation, site conditions, market conditions, scale of the works, site location, design complexity, risk profile, ground condition, specialised construction methods and standard of material specification.

“**Impervious area**” means the area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.



“Land contribution” means land that is transferred to the Crown, the Local Government or the Distributor-retailer as trunk infrastructure in compliance with a condition of a development approval or by an agreement related to the development of land.

“Local Government” means Moreton Bay Regional Council (ABN: 92 967 232 136) and includes its predecessors, successors, transferees and assignees.

“Local Government area” means the area covered by the Moreton Bay Regional Council.

“Local Government Infrastructure Networks” means trunk infrastructure for the transport, parks and land for community facilities and stormwater infrastructure networks.

“Mango Hill infrastructure development control plan” means the area of the Mango Hill Infrastructure Development Control Plan 1998.

“Moreton Bay Regional Council Infrastructure Charges Implementation Policy” means the policy document adopted by the Local Government to define the rules for applying this resolution.

“Netserv Plan” means the Distributor-retailer’s plan for water and sewerage infrastructure as required by the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

“PineRiversPlan area” means the area to which the Pine Rivers Planning Scheme 2006 applies.

“PPI Index” means the 3 year moving average quarterly average Producer Price Index for construction (6247.0 – index number 3101) available from the Australian Bureau of Statistics.

“Priority Infrastructure Plan” means Part 4 of the Moreton Bay Regional Council Planning Scheme.

“Redcliffe City Planning Scheme area” means the area to which the Redcliffe City Planning Scheme 2005 applies.

“Relevant superseded planning scheme” means the Redcliffe City Planning Scheme 2005, the Pine Rivers Planning Scheme 2006 or the Caboolture Planning Scheme 2005.

“SPRP” means the acronym for the Queensland Government State Planning Regulatory Provision (adopted charges) 2012.

“Trunk Infrastructure contribution” means a Land Contribution or a Work Contribution, or both.

“Work contribution” means work completed to deliver trunk infrastructure in compliance with a condition of development approval or by an agreement related to the development of land.



Schedule 2: Superseded Planning Scheme Tables

Table S2.1 Adopted charge category for each defined land use – relevant superseded planning schemes

Column 1 Adopted charge category	Column 2 Defined land use under the Applicable Local Planning Instrument		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Residential development			
Residential	Dependent Persons Accommodation; Display Home (when required to revert to Residential development); Dual Occupancy; Dwelling House; Caretaker's Residence; Rural Worker's Dwelling; Multiple Dwelling	Associated Unit; Detached House; Display Home (when required to revert to Residential development); Duplex Dwelling; Caretaker's Residence; High Density Multiple Dwelling Units; Infill Housing; Low Density Multiple Dwelling Units; Medium Density Multiple Dwelling Units	Caretaker's Residence; Display Home (when required to revert to Residential development); Duplex Dwelling; House; Multiple Dwelling; Relative's Accommodation
Accommodation (short term)	Accommodation Building; Caravan Park; Hotel (residential component)	Accommodation Units; Camping Grounds; Caravan/Transportable Home Park (where predominately caravan sites); Hotel (residential component); Motel; Tourist Cabins	Accommodation Unit; Caravan Park; Hotel (residential component)
Accommodation (long term)	Relocatable Home Park; Retirement Village	Caravan/Transportable Home Park (where predominately transportable home sites); Pensioner Units; Retirement Village (excluding Nursing Home component)	Special Needs Housing (when not a Hospital or High Aged Care or similar)
Non Residential development			
Places of Assembly	Funeral Parlour; Place of Worship	Community Facilities; Funeral Parlour; Place of Worship	Club
Commercial (bulk goods)	Landscape Supplies Production; Landscape Supply Centre; Retail Showroom; Sales or Hire Yard; Vehicle Sales and Service	Bulk Garden Supplies; Hardware Shop; Outdoor Sales; Retail Nursery; Showroom; Vehicle Sales	Outdoor Sales Premises; Showroom/ Superstore



Column 1 Adopted charge category	Column 2 Defined land use under the Applicable Local Planning Instrument		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Commercial (retail)	Restaurant; Service Station; Shop; Take Away Food Outlet	Adult Product Shop; Commercial Services; Fast Food Delivery Service; Food Outlet; Service Station; Shop	Food Service; Service Station; Shop
Commercial (office)	Display Home (when not required to revert to Residential development); Estate Sales Office; Office	Display Home (when not required to revert to Residential development); Estate Sales Office; Office (when not a medical centre)	Business Premises (where not a medical centre); Display Home/ Estate Sales Office (when not required to revert to Residential development)
Education Facility	Childcare Centre; Educational Establishment	Child Care Centre; Educational Establishment	Community Well- being Facilities (when a Child Care Centre); Education Centre
Entertainment	Hotel (non-residential component)	Hotel (non-residential component); Nightclub	Hotel (non-residential component)
Indoor Sport and Recreation Facility	Entertainment and Recreation (Indoors)	Indoor Entertainment and Sport	Indoor Entertainment, Sport or Recreation
Industry	General Industry; Motor Vehicle Repair Station; Rural Service Industry; Service Industry; Storage Facility; Transport Depot; Warehouse	Contractor's Depot; General Industry; Rural Industry; Service Industry; Warehouse	General Industry; Service Trade; Warehouse
High Impact Industry	Fuel Depot; Special Industry	Concrete Batching Plant; Hazardous and Offensive Industry; Salvage Yard	Industry with Significant Impacts
Low Impact Rural	Agriculture; Animal Husbandry (Non Intensive); Farm Forestry	Agriculture; Animal Accommodation; Dairy; Farm Forestry; Non Intensive Animal Husbandry	
High Impact Rural	Animal Husbandry (Intensive); Aquaculture; Winery	Intensive Animal Husbandry; Aquaculture	
Essential Services	Hospital; Corrective Institution; Medical Centre; Special Care Facility; Surgery; Veterinary Establishment	Office (when a Medical Centre); Hospital; Institution; Veterinary Clinic; Veterinary Hospital; Retirement Village (Nursing Home component only)	Business Premises (when a Medical Centre); Special Needs Housing (when a Hospital or High Aged Care or similar)



Column 1 Adopted charge category	Column 2 Defined land use under the Applicable Local Planning Instrument		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Specialised Uses	Brothel; Car Parking Facility; Car Wash; Entertainment and Recreation (Outdoors); Extractive Industry; Local Utility; Major Utility; Marina; Recycling Yard	Airstrip; Car Depot; Car Park; Cattery; Crematorium; Extractive Industry; Kennels; Local Utilities; Motor Sport; Outdoor Recreation; Passenger Terminal; Public Utilities; Shooting; Simulated Conflict; Special Use; Stock Sales Yard	Aerodrome; Car Park; Community Well- Being Infrastructure; Community Well- Being Facilities (when not a Child Care Centre); Entertainment Outdoor; Government Infrastructure; Rural Activities; Sport and Recreation Outdoor; Stable; Transport Interchange; Utility Installation (when not a Telecommunication Facility)
Minor Uses	Cemetery; Dam; Home Based Business; Market; Park; Roadside Stall; Telecommunication Facility	Bed and Breakfast Accommodation; Cemetery; Environmental Park; Domestic Storage; Home Business; Market; Major Telecommunication Facility; Park; Radio Station; Recycling Depot; Road Purposes	Employment Related Storage; Home Based Business; Market; Park; Utility Installation (when a Telecommunication Facility)



Table S2.2 Development exempt from charges – relevant superseded planning schemes

Defined land use under the Applicable Local Planning Instrument		
Column 1 Caboolture Shire Plan Area	Column 2 PineRiversPlan Area	Column 3 Redcliffe City Planning Scheme Area
Dependant Persons Accommodation	Associated Units (where used by a relative)	Relative's Accommodation
Rural Worker's Dwelling		
Development undertaken by the Local Government for the following uses:		
<ul style="list-style-type: none"> • Animal Husbandry (intensive) • Caravan Parking Facility • Cemetery • Entertainment and Recreation (Indoors) • Entertainment and Recreation (outdoors) • Local Utility • Major Utility • Market • Office • Park • Telecommunications Facility 	<ul style="list-style-type: none"> • Car Park • Camping Grounds • Indoor Entertainment and Sport • Local Utilities • Kennels • Major Telecommunication Facility • Market • Non-Intensive Animal Husbandry • Office • Outdoor Recreation • Cemetery • Community Facilities • Environmental Park • Park • Public Utilities • Passenger Terminal • Recycling Depot • Road Purposes • Salvage Yard • Special Use 	<ul style="list-style-type: none"> • Car Park • Caravan Park • Community Well-Being Facilities • Community Well-Being Infrastructure • Education Centre • Entertainment Outdoor • Government Infrastructure • Indoor Entertainment, Sport or Recreation • Market • Office • Park • Sport and Recreation Outdoor • Utility Installation



Schedule 3: Adopted Charges

Table S3.1 Adopted charges

Column 1 Adopted charge category		Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater
Residential development	3 or more Bedroom dwelling	Dwelling	\$28,000 per dwelling	n/a
	1 or 2 Bedroom dwelling	Dwelling	\$20,000 per dwelling	
	Accommodation (short term)	Tent/ caravan site	For a tent or caravan site in a tourist park: <ul style="list-style-type: none"> • \$10,000 per 1 or 2 tent/caravan sites, or • \$14,000 per 3 tent/caravan sites 	
		Cabin	For a cabin in a tourist park: <ul style="list-style-type: none"> • \$10,000 per 1 or 2 Bedroom cabin, or • \$14,000 per 3 Bedroom cabin 	
		Suite	For a hotel or short-term accommodation: <ul style="list-style-type: none"> • \$10,000 per suite (1 or 2 Bedrooms) or • \$14,000 per suite (3 or more Bedrooms) or • \$10,000 per Bedroom (for a Bedroom that is not within a suite) 	
	Accommodation (long term)	Dwelling site	For a relocatable home park: <ul style="list-style-type: none"> • \$20,000 per dwelling site (1 or 2 Bedrooms) or • \$28,000 per dwelling site (3 or more Bedrooms) 	
		Suite	For a community residence, retirement facility or hostel: <ul style="list-style-type: none"> • \$20,000 per suite (1 or 2 Bedrooms) or • \$28,000 per suite (3 or more Bedrooms) • \$20,000 per Bedroom (for a Bedroom that is not within a suite) 	



Column 1 Adopted charge category		Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater	
Non-residential development	Places of Assembly	m2 GFA	\$70 per m2 GFA	\$10 per impervious m2	
	Commercial (bulk goods)	m2 GFA	\$140 per m2 GFA		
	Commercial (retail)	m2 GFA	\$180 per m2 of GFA		
	Commercial (office)	m2 GFA	\$140 per m2 GFA		
	Education Facility (excluding "Flying Start for Queensland Children" program)	m2 GFA	\$140 per m2 GFA		
	Entertainment	m2 GFA	\$200 per m2 GFA		
	Indoor sport and recreation facility	m2 GFA	\$200 per m2 GFA, and court areas at \$20 per m2 GFA		
	Industry	m2 GFA	\$50 per m2 GFA		
	High impact industry	m2 GFA	\$70 per m2 GFA		
	Essential services	m2 GFA	\$140 per m2 GFA		
	High impact rural	m2 GFA	\$20 per m2 GFA		nil
	Low impact rural	m2 GFA	Nil charge		
	Minor uses	n/a	Nil charge		
Specialised uses	n/a	Use and demand determined at time of assessment			



Schedule 4: Method for re-calculating establishment cost (Land Contribution)

The following methodology will be followed when recalculating the value of a Land Contribution.

(1) The establishment cost of trunk infrastructure that is land must be determined using the before and after method for estimating the current market value of land (the before and after method of valuation). The before and after method of valuation must be given effect through the following procedural requirements:

- a. The applicant, at their own cost, must provide to the Local Government a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
- b. The Local Government may accept the valuation.
- c. If the Local Government accepts the valuation, the valuation is the establishment cost of the infrastructure.
- d. If the Local Government does not accept the valuation provided by the applicant, it must, at its own cost, have a valuation undertaken by a certified practicing valuer.
- e. If the Local Government rejected the valuation provided by the applicant, it must provide written notice to the applicant and propose a new valuation and its reasons for doing so.
- f. Where a written notice of the Local Government's proposed valuation has been given, the applicant may negotiate and agree with the Local Government regarding a valuation. The agreed valuation is the establishment cost of the infrastructure.
- g. If agreement cannot be reached, the Local Government must have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land.

The independent, certified practicing valuer is to be appointed by the Local Government, in its discretion, in consultation with the applicant. The Local Government will request the applicant provide two valuers for the Local Government's consideration. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

The amended valuation determined by the independent certified practicing valuer is the establishment cost of the infrastructure.



- h. The Local Government must give an amended ICN to the applicant stating:
 - i. the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN.
 - ii. that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge.
- (2) The specific inclusions for determining the establishment cost of the land component of an infrastructure contribution are limited to the value of the land:
 - (a) Registration fees
 - (b) Stamp Duty;
 - (c) Legal fees associated with preparing a registration documents.
- (3) The specific exclusions for determining the establishment cost of the land component of an infrastructure item are:
 - (a) Application fees to Council or any other entity;
 - (b) Valuation fees;
 - (c) Costs associated with the preparation of a survey plan including actual survey;
 - (d) Applicant's Project Management or negotiation costs;
 - (e) Costs associated with having the land comply with statutory obligations such as being free of noxious weeds prior to the transfer / dedication;
 - (f) Costs associated with having the land cleared of waste (construction / domestic or non-domestic) on the land prior to the transfer / dedication; and
 - (g) Contingency;
 - (h) Goods and Services Tax.



Schedule 5: Method for re-calculating establishment cost (Work Contribution)

- (1) The following methodology will be followed when recalculating the value of a Work Contribution:
 - a. The Local Government must provide to the applicant the scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure (the scope of works).
 - b. The applicant must, at their cost, provide to the Local Government:
 - i. a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities).
 - ii. a first principles estimate prepared by a qualified and registered Quantity Surveyor or RPEQ for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate).
 - c. The Local Government may accept the bill of quantities and cost estimate provided by the applicant.
 - d. The Local Government may negotiate with the applicant prior to accepting the bill of quantities and cost estimate provided by the applicant.
 - e. If the Local Government accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
 - f. If the Local Government does not accept the bill of quantities and cost estimate provided by the applicant it must, at its cost, have an assessment undertaken by an appropriately qualified person to:
 - i. determine whether the bill of quantities is in accordance with the scope of works;
 - ii. determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - iii. provide a new cost estimate using a first principles estimating approach.
 - g. If the Local Government rejected the bill of quantities and the cost estimate provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities and cost estimate and its reasons for doing so.
 - h. Where a written notice of the Local Government's proposed bill of quantities and cost estimate has been given, the applicant may negotiate and agree with the Local Government regarding a cost estimate. The agreed cost estimate is the establishment cost of the infrastructure.



- i. If agreement cannot be reached, the Local Government must refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
 - i. assess whether the bill of quantities is in accordance with the scope of works;
 - ii. assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - iii. provide an amended cost estimate using a first principles estimating approach.

The independent assessor is to be appointed by the Local Government, at its discretion, in consultation with the applicant. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

The amended cost estimate determined by the independent assessor is the establishment cost of the infrastructure.

- j. The Local Government must give an amended ICN to the applicant stating:
 - i. the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the Producer Price Index – Road and bridge construction index for Queensland.
 - ii. that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index – Road and bridge construction index for Queensland.

- (2) The specific inclusions for determining the value of the work component (works contribution) of an infrastructure contribution are:
 - a. Limited to the construction of the trunk infrastructure to the standard of the network provider, without any associated works;
 - b. the cost of pre-construction and construction period professional services including planning, survey, geotechnical investigations, design, project management, contract administration and environmental. The maximum allowance for the professional services shall be:
 - i. Planning 2%;
 - ii. Survey 2%;
 - iii. Geotechnical Investigation 2%;
 - iv. Design 8%;
 - v. Project management and contract administration 6%;
 - vi. Environmental 1%.
 - c. any cost under a construction contract (excluding for latent conditions, provisional items and sums) for the work not covered by any of the other inclusions listed herein;
 - d. contingency of no more than 10% of the value of the supply and installation/construction components of the works;



- e. a portable long service leave payment for a construction contract;
 - f. any insurance premium for the work; and
 - g. the cost of the development or compliance approvals for the work.
- (3) The specific exclusions for determining the value of the work component of an infrastructure item are:
- a. Professional fees not associated with planning, survey, geotechnical investigations, design, project management, contract administration and environmental studies;
 - b. the cost of carrying out any necessary temporary infrastructure;
 - c. the cost of carrying out any other infrastructure which is not part of the required trunk infrastructure item;
 - d. the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (a) and (b);
 - e. any part of the required Trunk Infrastructure Contribution provided at no cost to the claimant; and
 - f. the GST component of the costs for the required trunk infrastructure item.