



Moreton Bay Regional Council

Charges Resolution (No 8)

14 August 2018

Moreton Bay Regional Council
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Part 1 Introduction

1. Short title

This resolution is made under section 113 of the *Planning Act 2016* and may be cited as *Moreton Bay Regional Council Charges Resolution (No 8) 2018*.

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, within the area covered by the Mango Hill Infrastructure Development Control Plan.

3. When resolution has effect

This resolution has effect for applications decided on and from 14 August 2018 and supersedes all previous resolutions relating to infrastructure charging.

The terms of the charges resolution current at the time a development approval is given will apply to any infrastructure charges notice given pursuant to that approval up until the levied infrastructure charges are paid in full. Provided that the terms of the charges resolution current at the time a change application or a request to extend the currency period is approved will apply to any infrastructure charges notice given pursuant to such approvals.

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 dictionary in Schedule 1;
- (c) *the Acts Interpretation Act 1954*; or
- (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Bay Regional Council Charges Resolution has been drafted to work with both the MBRC Planning Scheme and the Relevant Superseded Planning Schemes.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For any levied charge the subject of an application lodged under a Relevant Superseded Planning Scheme the methodology in this document applies and, any references to Table 1 and Table 2 should be read as Table S2.1 and Table S2.2 in Schedule 2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 Charges Resolution Implementation Policy (CR Implementation Policy).

Part 2 Adopted Charges

5. Priority infrastructure area

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

6. Comparison of planning scheme use categories and adopted 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 Uses	Dwelling house Dual occupancy Dwelling unit Caretaker's accommodation Multiple dwelling
Accommodation (short term)	Hotel (residential component) Resort complex (residential component) 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
Commercial (retail)	Adult store Food and drink outlet Service industry Service station Shop Shopping centre

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Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Commercial (office)	Office Sales office
Educational Facility	Child care centre Community care centre Educational establishment
Entertainment	Hotel (non-residential component) Nightclub entertainment facility Resort complex (non-residential component) Theatre
Indoor Sport and Recreation	Indoor sport and recreation
Other Industry	Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Warehouse
High Impact Industry or Special Industry	High impact industry Special industry
Low Impact Rural	Animal husbandry Cropping Permanent plantation Renewable energy facility (wind farm only)
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
Other Uses	Air services Animal keeping Bar 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 (excluding a wind farm) Rural workers accommodation

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Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
	Substation Tourist attraction Transport depot 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 Establishment 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 categorised as accepted development subject to requirements under the MBRC Planning Scheme, in an existing building and that does not increase the gross floor area (GFA);
- (g) development that is identified as exempt from charges under section 113 (3) of the Act.

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Table 2 Development exempt from charges - MBRC Planning Scheme

Defined land use under the Planning Scheme
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 apply the adopted 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 for the water supply and sewerage networks is identified within the Netserv Plan. The trunk infrastructure items for the Local Government Infrastructure Networks are identified in the Local Government Infrastructure Plan and described in the CR Implementation Policy.

The desired standards of service for the trunk infrastructure networks are identified within the Local Government Infrastructure Plan and Netserv Plan.

The plans for trunk infrastructure are identified within the Local Government Infrastructure Plan and Netserv Plan.

The establishment cost of trunk infrastructure items is the cost identified within the Local Government 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 categorised as accepted development subject to requirements under the MBRC Planning Scheme.

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

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 for the building 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 charge in the charges notice is less than the maximum adopted charge for that development allowable under the Act at the time of the payment of the charge. 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 allowable under the Act for that development at the time of payment under the charge, whichever is lesser.

12. Working out the levied charge

A levied charge for the Extra Demand created by reconfiguring a lot for all zones is calculated as follows, proportional to the networks that serve the created lots (refer to Table 4):

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

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.

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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 Extra 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 that serve the created lots (refer to Table 4), 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 which corresponds to the adopted charge category for each of the approved residential uses.

Q_R is the number of demand units corresponding to the approved residential uses.

C is the relevant credit stated in section 14.

A levied charge for the Extra 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 that serve the created lots (refer to Table 4), is calculated as follows:

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

Where:

LC is the levied charge for the total development

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

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

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

AC_{NR} is the adopted charge stated in section 13 for the transport, public parks and land for community facilities, water supply and sewerage trunk infrastructure networks which corresponds to the adopted charge category for each of the approved non-residential uses.

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AC_{SW} is the adopted charge stated in section 13 for the stormwater trunk infrastructure network which corresponds to the adopted charge category for each of the approved non-residential uses.

Q_{NR} is the number of demand units corresponding to the approved non-residential uses.

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

C is the relevant credit stated in section 14.

Where the Extra Demand created by a material change of use is the result of an existing residential use to be maintained, and a non-residential use proposed, then the calculation of LC_{NR} includes both the residential and non-residential uses.

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 other uses, is stated in Schedule 3, which comprises the following:
 - (A) the adopted charge for the transport, public parks and land for community facilities, water and sewerage trunk infrastructure networks in Column 3 of Table S3.1; and
 - (B) the adopted charge for the stormwater trunk infrastructure network in Column 4 of Table S3.1;
 - (iii) for development being other 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, existing use rights, previous uses or previous payments

The credit for the premises, is an amount which is the greater of the following:

- (a) the current adopted charge that would apply to the use of the premises for a purpose equivalent to its current use.
- (b) a previously paid monetary contribution or land contribution for a particular trunk infrastructure network under a previous charging regime listed in the Charges Implementation Policy which has been indexed in accordance with the PPI Index from the date of payment to the date of any new infrastructure charges notice issued over the land, excluding indexation for the period between 1 July 2011 and 30 June

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2015. To exclude this period, the contribution is held at the 30 June 2011 value and is subsequently escalated using the PPI Index from a base date of 1 July 2015.

- (c) 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, to the extent all infrastructure requirements applying to that use had been complied with:
 - (i) for residential development, the amount stated for an adopted charge in Schedule 3 for the lawful use, indexed in the same manner as that prescribed in (b);
 - (ii) for non-residential development other than those categorised as other uses, the amount stated for an adopted charge in Schedule 3 for the lawful use indexed in the same manner as that prescribed in (b);
 - (iii) for non-residential development being other 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.
- (d) 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), and the acceptable development status was allocated on the basis of a set scale or intensity threshold. To the extent those thresholds have not been exceeded, and all infrastructure requirements associated with the allocation of accepted development status have been complied with:
 - (i) for residential development, the amount stated for an adopted charge in Schedule 3 for the further use, indexed in the same manner as that prescribed in (a);
 - (i) for non-residential development other than those categorised as other uses, the amount stated for an adopted charge in Schedule 3 for the further use, indexed in the same manner as that prescribed in (a);
 - (ii) for non-residential development categorised as other 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;
- (e) the amount stated in Schedule 3 for residential development (3 or more bedroom dwelling).

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 or a credit for a past contribution or charge.

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, in the proportions identified in Table 3.

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Table 3 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%

15. 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 identified in Table 4 administered by the Local Government and the Distributor-retailer in accordance with Table 4. 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 4.

Table 4 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

16. Establishment cost

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

17. Offsets and refunds

One of the following apply if a water approval under the SEQ Water Act or a development approval contains a necessary infrastructure condition for trunk infrastructure 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 identified within the schedule of works in the Local Government Infrastructure Plan or Netserv Plan, or calculated as an initial land valuation or, when a notice from the applicant is received under section 137 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.

18. Conversion application and criteria

- (1) This section applies if:
 - (a) a particular development condition under section 145 of the Act requires non-trunk infrastructure to be provided;
 - (b) the construction of the non-trunk infrastructure has not started; and
 - (c) the applicant for the development approval makes a conversion application in writing to the Local Government within 1 year after the development approval takes effect, to convert non-trunk infrastructure to trunk infrastructure.
- (2) The criteria for deciding a conversion application to convert a development condition about development infrastructure from non-trunk infrastructure to trunk infrastructure are as follows:
 - (a) The development infrastructure must service the following:

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- (i) the planned development of the premises (**subject premises**) for an urban purpose (**proposed urban development**); and
 - (ii) the proposed development of premises in the locality of the subject premises (**other premises**) for an urban purpose (**future urban development**).
- (b) The development infrastructure must have the primary purpose of meeting the collective needs (demands) of the future urban development of the other premises for the following:
- (i) if stormwater infrastructure, the avoidance of general flooding from the runoff of the other premises in order to protect or minimise damage from flooding to the property or environment of other premises as opposed to the subject premises; and
 - (ii) if transport infrastructure, the provision of access to and from the other premises; and
 - (iii) if public parks infrastructure, the provision of recreation or sports facilities to service the other premises; and
 - (iv) if land for community facilities infrastructure, the provision of community facilities to service the other premises.
- (c) The development infrastructure must be specifically designed to provide additional capacity to service the future urban development of the other premises.

*Example of development infrastructure which meets this criteria–
Development infrastructure which is specifically designed to exceed the minimum efficient need (demand) of the proposed urban development of the subject premises in order to provide additional capacity to meet the collective needs (demands) of the future urban development of the other premises.*

Example of development infrastructure which does not meet this criteria–

Development infrastructure which is specifically designed to meet the minimum efficient need (demand) of the proposed urban development of the subject premises but also provides incidental benefits for the future urban development of the other premises.

- (d) The development infrastructure must:
- (i) be the same size or equivalent capacity of other trunk infrastructure stated in the Local Government Infrastructure Plan for the locality of the subject premises and other premises; and
 - (ii) perform a function and purpose which is in accordance with the function and purpose of other trunk infrastructure stated in the Local Government Infrastructure Plan for the locality of the subject premises and other premises.

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- (e) The development infrastructure must service:
 - (i) the proposed urban development and future urban development which are consistent with the planning assumptions in terms of scale, type, timing and location in the Local Government Infrastructure Plan; and
 - (ii) the subject premises and other premises which are completely inside the priority infrastructure area in the Local Government Infrastructure Plan.
- (f) The development infrastructure must be of a type, size and location, which is the least cost option based on the life cycle cost of the development infrastructure to service at the desired standards of service the proposed urban development of the subject premises and future urban development of the other premises.
- (g) The development infrastructure must comply with the following:
 - (i) for development infrastructure under the Act:
 - (A) the desired standards of service for trunk infrastructure stated in the Local Government Infrastructure Plan; and
 - (B) the assessment benchmarks for the design and construction of development infrastructure stated in the planning scheme.
- (h) The development infrastructure must be intended to be provided to and owned by the Local Government for development infrastructure under the Act.
- (i) The development infrastructure must not be about 1 or more of the following:
 - (i) a network, or part of a network, which is internal to the subject premises; and
 - (ii) connecting the subject premises to an external infrastructure network; and
 - (iii) protecting or maintain the safety or efficiency of the infrastructure network of which the development infrastructure is a component.
- (j) The development infrastructure must not be temporary infrastructure, unless it is the least cost option based on the life cycle cost of the development infrastructure to service at the desired standards of service the proposed urban development of the subject premises and future urban development of the other premises.

Schedule 1: Dictionary

“**Act**” means the *Planning Act 2016* and all subordinate legislation made under that Act.

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

- (a) for the Moreton Bay Regional Council Planning Scheme Area - Moreton Bay Regional Council Planning Scheme 2016 and its associated Temporary Local Planning Instruments and planning scheme policies;
- (b) for the Caboolture Shire Plan Area - Caboolture Planning Scheme 2005 (Caboolture Shire Plan) and its associated Temporary Local Planning Instruments and planning scheme policies;
- (c) for PineRiversPlan Area - Pine Rivers Planning Scheme 2006 (PineRiversPlan) and its associated Temporary Local Planning Instruments and planning scheme policies; and
- (d) 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**” water supply and sewerage infrastructure networks.

“**Extra Demand**” means the demand placed upon trunk infrastructure that will be generated by the development, consistent with section 120 of the Act.

“**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.

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“**Impervious area**” means the area of the premises that is impervious to rainfall or overland flow, including areas of the premises covered by compacted gravel.

“**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 that is governed by the Moreton Bay Regional Council.

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

“**Mango Hill infrastructure development control plan**” means 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**” was the Distributor-retailer's plan for water and sewerage infrastructure as required by the SEQ Water Act.

“**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 (6427.0 – index number 3101 - Road and Bridge construction index for Queensland) published by the Australian Bureau of Statistics.

“**Local Government Infrastructure Plan**” means Part 4 and Schedule 3 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.

“**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 relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Residential development			
Residential Uses	Dependent Persons Accommodation; Dual Occupancy; Dwelling House; Caretaker's Residence; Multiple Dwelling.	Associated Unit; Detached House; 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; 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.
Commercial (retail)	Restaurant; Service Station; Shop; Take Away Food Outlet.	Commercial Services; Fast Food Delivery Service; Food Outlet; Service Station; Shop.	Food Service; Service Station; Shop.

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Column 1 Adopted charge category	Column 2 Defined land use under the relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Commercial (office)	Display Home; Estate Sales Office; Office.	Display Home; Estate Sales Office; Office (where not a medical centre).	Business Premises (where not a medical centre); Display Home/ Estate Sales Office .
Educational 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	Entertainment and Recreation (Indoors).	Indoor Entertainment and Sport.	Indoor Entertainment, Sport or Recreation.
Other Industry	General Industry; Motor Vehicle Repair Station; Rural Service Industry; Service Industry; Storage Facility; Warehouse.	Contractor's Depot; General Industry; Rural Industry; Service Industry; Warehouse.	General Industry; Service Trade; Warehouse.
High Impact Industry or Special 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).
Other Uses	Adult Product Shop; Brothel; Car Parking Facility; Car Wash; Entertainment and Recreation (Outdoors); Extractive Industry; Local Utility; Major Utility;	Airstrip; Car Depot; Car Park; Cattery; Crematorium; Extractive Industry; Kennels; Local Utilities; Motor Sport;	Aerodrome; Car Park; Community Well- Being Infrastructure; Community Well- Being Facilities (when not a Child Care Centre); Entertainment

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Column 1 Adopted charge category	Column 2 Defined land use under the relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
	Marina; Recycling Yard; Rural Worker's Dwelling; Transport Depot.	Outdoor Recreation; Passenger Terminal; Public Utilities; Shooting; Simulated Conflict; Special Use; Stock Sales Yard.	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).

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

Defined land use under the relevant superseded planning scheme		
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 or of an equivalent size to a Secondary dwelling categorised as accepted development subject to requirements under the MBRC Planning Scheme.)	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	
			<i>The rates in this table are the prescribed amounts in Schedule 16 of the Planning Regulation 2017 at 11 August 2017. The rates will be automatically indexed in accordance with section 112 of the Act.</i>	
Residential development	Residential use as 3 or more Bedroom dwelling	Dwelling	\$28,335.90 per dwelling	n/a
	Residential use as 1 or 2 Bedroom dwelling	Dwelling	\$20,239.95 per dwelling	
	Accommodation (short term)	Tent/ caravan site	For a tent or caravan site in a tourist park: <ul style="list-style-type: none"> • \$4,718.55 per site 	
		Cabin	For a cabin in a tourist park: <ul style="list-style-type: none"> • \$10,119.95 per 1 or 2 Bedroom cabin, or • \$14,167.95 per 3 or more Bedroom cabin 	
		Suite	For a hotel or short-term accommodation: <ul style="list-style-type: none"> • \$10,119.95 per suite (1 or 2 Bedrooms) or • \$14,167.95 per suite (3 or more Bedrooms) or • \$10,119.95 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"> • \$20,239.95 per dwelling 	

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Column 1 Adopted charge category	Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater
			<i>The rates in this table are the prescribed amounts in Schedule 16 of the Planning Regulation 2017 at 11 August 2017. The rates will be automatically indexed in accordance with section 112 of the Act.</i>
		site (1 or 2 Bedrooms) or • \$28,335.90 per dwelling site (3 or more Bedrooms)	
	Suite	For a community residence, retirement facility or rooming accommodation: • \$20,239.95 per suite (1 or 2 Bedrooms) or • \$28,335.90 per suite (3 or more Bedrooms) • \$20,239.95 per Bedroom (for a Bedroom that is not within a suite)	
Non-residential development	Places of Assembly	m ² GFA	\$10.10 per square metre of impervious area ¹
	Commercial (bulk goods)	m ² GFA	
	Commercial (retail)	m ² GFA	
	Commercial (office)	m ² GFA	
	Educational Facility (excluding "Flying Start for Queensland Children" program)	m ² GFA	
	Entertainment	m ² GFA	

¹ In the Rural and Rural Residential zones, the first 1,000m² of compacted gravel area will not be levied the adopted charge for stormwater.

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Column 1 Adopted charge category		Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater
			<i>The rates in this table are the prescribed amounts in Schedule 16 of the Planning Regulation 2017 at 11 August 2017. The rates will be automatically indexed in accordance with section 112 of the Act.</i>	
	Indoor sport and recreation	m ² GFA	\$202.40 per m ² GFA (for other than court areas), and court areas at \$20.20 per m ² GFA	
	Other Industry	m ² GFA	\$50.60 per m ² GFA	
	High Impact Industry or Special Industry	m ² GFA	\$70.85 per m ² GFA	
	Essential services	m ² GFA	\$141.65 per m ² GFA	
	High impact rural	m ² GFA	\$20.20 per m ² GFA	nil
	Low impact rural	n/a	Nil charge	
	Minor uses	n/a	Nil charge	
	Other uses	n/a	The prescribed amount for another similar use that the Local Government and/or Distributor-retailer decides to apply to the use. If no other similar use exists, demand and adopted charge to be determined by the Local Government and/or Distributor-retailer prior to issue of the infrastructure charges notice.	

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. If the land infrastructure has been identified in the LGIP, a valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made.
2. If the land infrastructure has not been identified in the LGIP, the valuation must be undertaken to determine the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
3. The valuation of land infrastructure must be undertaken using the before and after method of valuation by:
 - (a) determining the value of the original land before any land is transferred to a local authority;
 - (b) determining the value of the remaining land that will not be transferred to a local authority; and
 - (c) subtracting the value determined for the remaining land that will not be transferred to a local authority from the value determined for the original land.
4. The valuation calculated using the before and after methodology at will be used as the value of the land to be transferred to the local authority.
5. The valuation report must:
 - (a) include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value;
 - (b) identify the area of land that is above the Q100 flood level and the area that is below the Q100 flood level;
 - (c) identify and consider all other real and relevant constraints including:
 - (i) vegetation protection;
 - (ii) ecological values including riparian buffers and corridors;
 - (iii) stormwater or drainage corridors;
 - (iv) slope;
 - (v) bushfire and landslide hazards;
 - (vi) heritage;
 - (vii) airport environs;
 - (viii) coastal erosion;
 - (ix) extractive resources;
 - (x) flooding;

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- (xi) land use buffer requirements;
 - (xii) tenure related constraints; and
 - (xiii) restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
- (d) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
6. The valuation of land must be undertaken by a certified practicing valuer who must act professionally as a neutral and independent expert and generally in accordance with the procedure outlined in Appendix 1, Section (4) of the Charges Resolution Implementation Policy (No 8) or as amended.

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). The bill of quantities must be based on approved Operational Works drawings.
 - (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) and based on the approved Operational Works drawings.
 - (c) For larger scale trunk infrastructure works or in circumstances Council deems warranted, Council may advise an applicant that the establishment cost for the required trunk infrastructure works will be based on a competitive tendering process. Guidance will be provided in the CR Implementation Policy.
 - (d) The Local Government may accept the bill of quantities and cost estimate provided by the applicant.
 - (e) The Local Government may negotiate with the applicant prior to accepting the bill of quantities and cost estimate provided by the applicant.
 - (f) If the Local Government accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
 - (g) 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) If the bill of quantities is in accordance with the scope of work 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) If the bill of quantities is in accordance with the scope of works, but the cost estimate is either inconsistent with current market costs or does not adopt a first principles estimating approach, provide a new cost estimate using a first principles estimating approach.
 - (h) If the Local Government rejected the bill of quantities or the cost estimate provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities or cost estimate and its reasons for doing so.
 - (i) Where a written notice of the Local Government's proposed bill of quantities or 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.

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- (j) 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 local authority's bill of quantities is in accordance with the scope of works;
 - (ii) if the local authority's bill of quantities is in accordance with the scope of works, assess whether the local authority's cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities;
 - (iii) if the local authority's bill of quantities is not in accordance with the scope of works, prepare a bill of quantities that is, and provide an amended cost estimate using a first principles estimating approach;
 - (iv) if the local authority's bill of quantities is in accordance with the scope of works, but the cost estimate is either inconsistent with current market costs or does not adopt a first principles estimating approach, 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.

- (k) 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 studies. The maximum allowance for the professional services shall be 13%;
 - (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 5% 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

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- (g) the cost of the development 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 (b) and (c);
 - (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.