

Central Highlands Regional Council Charges Resolution (No. 12) 2017

1.0 Introduction

- 1.1 This is a charges resolution (“resolution”) made pursuant to the *Sustainable Planning Act 2009* (“SPA”).
- 1.2 This resolution is structured as follows:

Section / Attachment #	Name	Function
1.0	Introduction	Background, commencement, development for which an adopted charge applies and interpretation.
2.0	Adopted Charge	States the adopted charge for development.
3.0	Calculation of the Levied Charge	Identifies the method by which the levied charge will be calculated.
4.0	Automatic Increase Provision	Identifies how a Levied Charge is to be increased to the date it is paid.
5.0	Conversion Applications	Identifies Council’s requirements for making a conversion application and the process for assessing and deciding a conversion application.
6.0	Methodology for Working Out Cost of Infrastructure for Offsets and Refunds	Identifies the method for determining the establishment cost of trunk infrastructure for the purposes of an offset or refund.
7.0	Plans for Trunk Infrastructure	Refers to the Plans for Trunk Infrastructure contained in the CHRC Planning Scheme that identify existing and future trunk infrastructure.
8.0	Desired Standard of Service	Refers to the desired standard of service contained in the CHRC Planning Scheme that identify the standards to which trunk infrastructure is required to be built.
9.0	Schedule of Works	Identifies the Schedule of Works contained in the CHRC Planning Scheme that identify the trunk infrastructure items that are planned to be supplied within the CHRC Planning Scheme area.
Tables	Tables 1.1, 2.1(a)-(e), 2.2(a)-(e), 3.1, 3.2	For reference purposes when making charge calculations
Attachment 1	Plans – Charge Catchments	Identifies the charge catchment boundaries for this resolution.
Attachment 2	Methodology for determining the Final Contract Value for Trunk Infrastructure	Outlines the default methodology for determining the establishment cost of trunk infrastructure.

- 1.3 This resolution only applies to the Central Highlands Regional Council Planning Scheme (the “**Planning Scheme**”).
- 1.4 This resolution seeks to implement the requirements of the *Sustainable Planning Act 2009*, State Planning Regulatory Provision (adopted charges) (the “**SPRP**”) and Statutory Guideline 03/14 – Local Government Infrastructure Plans, and has effect on and from 11 July 2017.
- 1.5 **Table 1.1** herein identifies the relationship between existing planning scheme use types and the classes of development to which the adopted charges apply.

1.6 This resolution covers all of the local government area as identified within the Planning Scheme.

1.7 The types of development that may trigger the issuing of an infrastructure charges notice are:

- (a) reconfiguring of a lot;
- (b) material change of use; and
- (c) carrying out building work.

1.8 Interpretation

In this resolution:

bedroom means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) a space that can be readily closed off for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

dwelling means a residential use of premises for one household that contains a single dwelling.

The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.

Gross floor area (GFA), for a building, means the total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for—

- (a) building services; or
- (b) a ground floor public lobby; or
- (c) a public mall in a shopping complex; or
- (d) parking, loading or manoeuvring of vehicles; or
- (e) balconies, whether roofed or not.

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.

planning scheme means the *Central Highlands Regional Council Planning Scheme*.

schedule of works means the schedule of works for existing and future trunk infrastructure in the Planning Scheme.

A term defined in the *Sustainable Planning Act 2009* which is used in the resolution has the meaning given in the *Sustainable Planning Act 2009*.

If a term is not defined in the resolution or the *Sustainable Planning Act 2009* the term is to, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954*, have the meaning assigned to it by the edition of the Macquarie Dictionary that is current at the date the resolution takes effect.¹

¹ Section 14A(1) (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* provides that in the interpretation of a provision of the Act the interpretation that will best achieve the purpose of the

Table 1.1 – Planning Scheme Use Types to which the *adopted charges* apply

SPRP (adopted charges) charge category	Planning scheme uses
Residential	Caretaker's accommodation Dual Occupancy Dwelling house (including secondary dwelling) Dwelling unit Multiple dwelling
Accommodation (short term)	Hotel (accommodation component) Nature-based tourism Resort complex (accommodation component) Rural worker's accommodation Short-term accommodation Tourist park (short term)
Accommodation (long term)	Community residence Educational establishment (on-site student accommodation) Relocatable home park Retirement facility Rooming accommodation Tourist park (long term)
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 Car wash Food and drink outlet Service industry Service station Shop Shopping Centre
Commercial (Office)	Office Sales office

Act is to be preferred to any other interpretation.

SPRP (adopted charges) charge category	Planning scheme uses
Education facility except an educational establishment for the Flying Start for Queensland Children program	Child care centre Community care centre Educational establishment
Entertainment	Bar Hotel (non-residential component) Nightclub entertainment facility Theatre
Indoor Sport and Recreational Facility	Indoor sport and recreation
Industry	Low impact 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

SPRP (adopted charges) charge category	Planning scheme uses
Specialised uses	Air services Animal keeping Brothel Crematorium Environment facility Extractive industry Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Non-resident workforce accommodation Outdoor sport and recreation Parking station Renewable energy facility Tourist attraction Utility installation
Minor uses	Cemetery Home based business Landing Market Park Roadside stalls Substation Telecommunications facility

2.0 Adopted Charge

- 2.1 The adopted charge for *making a material change of use of premises, reconfiguring a lot or carrying out building work* is the total adopted charge stated in **Tables 2.1(a) – (c), Tables 2.2(a) – (c), Table 3.1, and Table 3.2.**

Table 2.1(a) – Adopted Charge – Towns/Township – Full Service - Charge Catchment – Residential Material Change of Use or Building Work

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Paths	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per Allotment	\$4,649	\$5,888	\$6,689	\$1,972	\$1,002
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per dwelling	\$4,597	\$5,820	\$7,050	\$2,076	\$657
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per dwelling	\$4,649	\$5,888	\$6,689	\$1,972	\$1,002
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$13,000 per dwelling	\$2,636	\$3,337	\$4,546	\$1,343	\$1,138
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$9,655 per dwelling	\$1,832	\$2,319	\$2,632	\$1,555	\$1,318
Accommodation (Short term)	\$10,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) or \$14,000 (for all networks) per suite (with 3 or more bedrooms)	N/A	\$9,000 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite) \$9,000 per suite (with 2 bedrooms) \$9,000 per suite (with 3 or 4 bedrooms) \$9,000 per suite (with 5 or more bedrooms)	\$1,705 \$1,825 \$2,075 \$2,050	\$2,160 \$2,310 \$2,625 \$2,590	\$2,455 \$3,150 \$2,980 \$3,140	\$1,450 \$925 \$880 \$925	\$1,230 \$790 \$440 \$295

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$2,100 per 1 or 2 tent/caravan sites	\$398	\$505	\$573	\$338	\$288
	or		\$4200 per 1 or 2 bedroom cabin	\$795	\$1,010	\$1,145	\$675	\$575
			\$3,000 per 3 tent/caravan sites	\$608	\$770	\$1,050	\$308	\$263
	\$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)		\$9,000 per 3 bedroom cabin	\$1,825	\$2,310	\$3,150	\$925	\$790
Accommodation (Long term)	\$20,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite)	N/A	\$14,655 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$2,780	\$3,520	\$3,995	\$2,360	\$2,000
	or		\$18,000	\$3,650	\$4,620	\$6,295	\$1,860	\$1,575
	\$28,000 (for all networks) per suite (with 3 or more bedrooms)		\$25,200 per suite (with 2 bedrooms)	\$5,800	\$7,345	\$8,345	\$2,460	\$1,250
			\$25,200 per suite (with 3 or 4 bedrooms)	\$5,735	\$7,260	\$8,795	\$2,590	\$820
Accommodation (Long term): Tourist Park	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$4,200 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin	\$795	\$1,010	\$1,145	\$675	\$575

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
	or \$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)		\$9,000 per 3 tent/caravan sites and per 3 bedroom cabin	\$1,825	\$2,310	\$3,150	\$925	\$790

Table 2.1(b) – Adopted Charge – Townships – Partial Services Charge Catchment – Residential Material Change of Use or Building Work

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per Allotment	\$10,958	\$0.00	\$6,080	\$2,244	\$918
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per dwelling	\$10,825	\$0.00	\$6,409	\$2,365	\$601
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$20,200 per dwelling	\$10,958	\$0.00	\$6,080	\$2,244	\$918
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$13,000 per dwelling	\$6,254	\$0.00	\$4,167	\$1,538	\$1,040
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$10,000 per dwelling	\$4,457	\$0.00	\$2,473	\$1,827	\$1,243
Accommodation (Short term)	\$10,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) or \$14,000 (for all networks) per suite (with 3 or more bedrooms)	N/A	\$9,000 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$4,015	\$0.00	\$2,230	\$1,645	\$1,110
			\$9,000 per suite (with 2 bedrooms)	\$4,330	\$0.00	\$2,885	\$1,065	\$720
			\$9,000 per suite (with 3 or 4 bedrooms)	\$4,885	\$0.00	\$2,710	\$1,000	\$405
			\$9,000 per suite (with 5 or more bedrooms)	\$4,820	\$0.00	\$2,855	\$1,055	\$270

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$2,100 per 1 or 2 tent/caravan sites	\$938	\$0.00	\$520	\$383	\$260
	or		\$4200 per 1 or 2 bedroom cabin	\$1,875	\$0.00	\$1,040	\$765	\$520
			\$3,000	\$1,443	\$0.00	\$962	\$355	\$240
	\$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)		per 3 tent/caravan sites \$9000 per 3 bedroom cabin	\$4,330	\$0.00	\$2,885	\$1,065	\$720
Accommodation (Long term)	\$20,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite)	N/A	\$15,000 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$6,685	\$0.00	\$3,710	\$2,740	\$1,865
	or		\$18,000	\$8,660	\$0.00	\$5,770	\$2,130	\$1,440
	\$28,000 (for all networks) per suite (with 3 or more bedrooms)		per suite (with 2 bedrooms)					
			\$25,200	\$13,670	\$0.00	\$7,585	\$2,800	\$1,145
			per suite (with 3 or 4 bedrooms)					
		\$25,200	\$13,505	\$0.00	\$7,995	\$2,950	\$750	
		per suite (with 5 or more bedrooms)						

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Long term): Tourist Park	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$4,200 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin	\$1,875	\$0.00	\$1,040	\$765	\$520
	or \$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	N/A	\$9,000 per 3 tent/caravan sites and per 3 bedroom cabin	\$4,330	\$0.00	\$2,885	\$1,065	\$720

Table 2.1(c) – Adopted Charge – Rural Charge Catchment – Residential Material Change of Use or Building Work

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$10,940 per Allotment	\$0.00	\$0.00	\$9,190	\$1,750	\$0.00
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$10,940 per dwelling	\$0.00	\$0.00	\$9,190	\$1,750	\$0.00
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$10,940 per dwelling	\$0.00	\$0.00	\$9,190	\$1,750	\$0.00
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$4,565 per dwelling	\$0.00	\$0.00	\$3,835	\$730	\$0.00
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$2,565 per dwelling	\$0.00	\$0.00	\$1,847	\$718	\$0.00

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Short term)	\$10,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite)	N/A	\$5,565 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$0.00	\$0.00	\$3,995	\$1,570	\$0.00
	or		\$8,270 per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,910	\$1,360	\$0.00
	\$14,000 (for all networks) per suite (with 3 or more bedrooms)		\$9,000 per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$7,520	\$1,480	\$0.00
			\$9,000 per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$7,520	\$1,480	\$0.00
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$2,100 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin	\$0.00	\$0.00	\$1,508	\$592	\$0.00
	or		\$3,000 per 3 tent/caravan sites and per 3 bedroom cabin	\$0.00	\$0.00	\$2,508	\$492	\$0.00
		N/A	\$5,565	\$0.00	\$0.00	\$3,995	\$1,570	\$0.00

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Long term)	\$20,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite)		per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)					
	or		\$9,565	\$0.00	\$0.00	\$7,995	\$1,570	\$0.00
	\$28,000 (for all networks) per suite (with 3 or more bedrooms)		per suite (with 2 bedrooms)					
			\$15,940	\$0.00	\$0.00	\$13,320	\$2,620	\$0.00
			per suite (with 3 or 4 bedrooms)					
			\$25,200	\$0.00	\$0.00	\$21,055	\$4,145	\$0.00
			per suite (with 5 or more bedrooms)					
Accommodation (Long term): Tourist Park	\$10,000 (for all networks) per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin)	N/A	\$4,200	\$0.00	\$0.00	\$3,015	\$1,185	\$0.00
	or		per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin					
	\$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)		\$8,270	\$0.00	\$0.00	\$6,910	\$1,360	\$0.00
			per 3 tent/caravan sites and per 3 bedroom cabin					

**Table 2.2(a) – Adopted Charge – Towns/Townships – Full Service - Charge Catchment – Non-Residential
Material Change of Use or Building Work**

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m ²
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies	\$140 per m ² of GFA	\$10 per impervious m ²	\$61.00 per m ² of GFA	\$9.00	\$12.00	\$40.00	\$0.00	\$5 per impervious m ²
Commercial (Bulk goods): Hardware and trade supplies Garden Centre Outdoor sales Showroom	\$140 per m ² of GFA	\$10 per impervious m ²	\$61.00 per m ² of GFA	\$9.00	\$12.00	\$40.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Food and drink outlet	\$180 per m ² of GFA	\$10 per impervious m ²	\$153.00 per m ² of GFA	\$21.00	\$27.00	\$105.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Adult store Service industry Shop Shop Drive Through Shopping centre	\$180 per m ² of GFA	\$10 per impervious m ²	\$153.00 per m ² of GFA	\$8.00	\$10.00	\$135.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Service Station including car wash Car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$32.00	\$42.00	\$79.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Service Station excluding car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153.00 per m ² of GFA	\$9.00	\$10.00	\$134.00	\$0.00	\$5 per impervious m ²
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$61.00 per m ² of GFA	\$9.00	\$12.00	\$40.00	\$0.00	\$5 per impervious m ²
Education Facility : Child Care Centre	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Educational Establishment (Tertiary)	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0	\$0	\$0.00	\$0 per impervious m ²
	\$140 per m ² of GFA	\$10 per impervious m ²	\$0	\$0	\$0	\$0	\$0.00	

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Education Facility : Primary School			per m ² of GFA					\$0 per impervious m ²
Education Facility : Secondary School	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0	\$0	\$0.00	\$0 per impervious m ²
Education Facility: For the Flying Start for Queensland Children Program	Nil charge							
Education Facility : Other	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0	\$0	\$0.00	\$0 per impervious m ²
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m ²
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA \$17.00 per m ² of GFA (court area)	\$10.00 \$3.00	\$6.00 \$3.00	\$43.50 \$11.00	\$0.00 \$0.00	\$5 per impervious m ²
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$42.00 per m ² of GFA	\$8.00	\$10.00	\$24.00	\$0.00	\$5 per impervious m ²
Industry : Transport Depot Warehouse	\$50 per m ² of GFA	\$10 per impervious m ²	\$42.00 per m ² of GFA	\$7.00	\$8.00	\$27.00	\$0.00	\$5 per impervious m ²
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$59.00 per m ² of GFA	\$11.00	\$14.00	\$34.00	\$0.00	\$5 per impervious m ²
Low Impact Rural	Nil charge							

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
High Impact Rural	\$20 per m ² of GFA	N/A	Nil charge					
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	Nil charge					
Specialised uses: Air services			\$61.00 per m ² of GFA	\$9.00	\$12.00	\$40.00	\$0.00	\$5 per impervious m ²
Specialised uses: Animal keeping			\$700 per animal pen	\$119.00	\$70.00	\$511.00	\$0.00	\$5 per impervious m ²
Specialised uses: Environment facility			Nil charge					
Specialised uses: Tourist attraction			\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$2 per impervious m ²
Specialised uses: Motor sport facility			\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m ²
Specialised uses: Outdoor sport and recreation Major sport, recreation and entertainment facility			\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$2 per impervious m ²
Specialised uses: Parking station	Nil charge							
Specialised uses: Extractive Industry			\$1.00 per tonne + \$10.00 per m ² of GFA	\$6.00	\$4.00	\$1.00 per tonne	\$0.00	\$5 per impervious m ²
Specialised uses: Transport Terminal			\$59.50 per m ² of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m ²
Specialised uses: Crematorium			\$42.00 per m ² of GFA	\$8.00	\$5.00	\$29.00	\$0.00	\$5 per impervious m ²
Specialised uses: Major electricity infrastructure Utility installation	Nil Charge							
Specialised uses: Renewable energy facility	Nil charge							
Specialised uses: Non-resident workforce accommodation	\$10,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a	N/A	\$9,000 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$1,685	\$1,070	\$2,650	\$1,885	\$1,710

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
suite) or \$14,000 (for all networks) per suite (with 3 or more bedrooms)			\$9,000 per suite (with 2 bedrooms)	\$1,870	\$1,190	\$3,540	\$1,255	\$1,145
			\$9,000 per suite (with 3 or 4 bedrooms)	\$2,210	\$1,400	\$3,480	\$1,235	\$675
			\$9,000 per suite (with 5 or more bedrooms)	\$2,185	\$1,390	\$3,675	\$1,305	\$445
Minor uses	Nil charge							

Table 2.2(b) – Adopted Charge – Townships – Partial Services Charge Catchment – Non-Residential Material Change of Use or Building Work

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies	\$140 per m ² of GFA	\$10 per impervious m ²	\$64.00 per m ² of GFA	\$24.00	\$0.00	\$40.00	\$0.00	\$5 per impervious m ²
Commercial (Bulk goods): Hardware and trade supplies Garden Centre Outdoor sales Showroom	\$140 per m ² of GFA	\$10 per impervious m ²	\$64 per m ² of GFA	\$24	\$0.00	\$40	\$0.00	\$5 per impervious m ²
Commercial (Retail): Food and drink outlet	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$54.00	\$0.00	\$99.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Adult store Service industry Shop Shop Drive Through Shopping centre	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$20.00	\$0.00	\$133	\$0.00	\$5 per impervious m ²
Commercial (Retail): Service Station including car wash Car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$79.00	\$0.00	\$74.00	\$0.00	\$5 per impervious m ²
Commercial (Retail): Service Station excluding car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$21.00	\$0.00	\$132	\$0.00	\$5 per impervious m ²
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$64.00 per m ² of GFA	\$24.00	\$0.00	\$40.00	\$0.00	\$5 per impervious m ²
Education Facility : Child Care Centre	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Educational Establishment (Tertiary)	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Primary School	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0.00	\$0	\$0.00	\$0 per impervious m ²
	\$140 per m ² of GFA		\$0	\$0	\$0.00	\$0	\$0.00	

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Education Facility : Secondary School		\$10 per impervious m ²	per m ² of GFA					\$0 per impervious m ²
Education Facility: For the Flying Start for Queensland Children Program	Nil charge	Nil charge	Nil charge					
Education Facility : Other	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA \$17.00 per m ² of GFA (court area)	\$28 \$6.00	\$0.00 \$0.00	\$31.50 \$11.00	\$0.00 \$0.00	\$5 per impervious m ²
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$42.00 per m ² of GFA	\$19.00	\$0.00	\$23.00	\$0.00	\$5 per impervious m ²
Industry : Transport Depot Warehouse	\$50 per m ² of GFA	\$10 per impervious m ²	\$42.00 per m ² of GFA	\$16.00	\$0.00	\$26.00	\$0.00	\$5 per impervious m ²
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$59.00 per m ² of GFA	\$27.00	\$0.00	\$32.00	\$0.00	\$5 per impervious m ²
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m ² of GFA	N/A	Nil charge					
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	Nil charge					
Specialised uses: Air services			\$64.00 per m ² of GFA	\$24.00	\$0.00	\$40.00	\$0.00	\$5 per impervious m ²
Specialised uses: Animal keeping			\$700 Per animal pen	\$56.00	\$0.00	\$63.00	\$0.00	\$5 per impervious m ²
Specialised uses: Environment facility			Nil charge					

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Specialised uses: Tourist attraction			\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Specialised uses: Motor sport facility			\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Specialised uses: Outdoor sport and recreation Major sport, recreation and entertainment facility			\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Specialised uses: Parking station	Nil charge							
Specialised uses: Extractive Industry			\$1.00 per tonne + \$10.00 per m ² of GFA	\$10.00	\$0.00	\$1.00 per tonne	\$0.00	\$5 per impervious m ²
Specialised uses: Transport Terminal			\$59.50 per m ² of GFA	\$28.00	\$0.00	\$31.50	\$0.00	\$5 per impervious m ²
Specialised uses: Crematorium			\$42.00 per m ² of GFA	\$20.00	\$0.00	\$22.00	\$0.00	\$5 per impervious m ²
Specialised uses: Major electricity infrastructure Utility installation	Nil charge							
Specialised uses: Renewable energy facility	Nil charge							
Specialised uses: Non-resident workforce accommodation			\$9,000 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$4,015	\$0	\$2,230	\$1,645	\$1,110
			\$9,000 per suite (with 2 bedrooms)	\$4,330	\$0.00	\$2,885	\$1,065	\$720
			\$9,000 per suite (with 3 or 4 bedrooms)	\$4,885	\$0.00	\$2,710	\$1,000	\$405
			\$9,000 per suite (with 5 or more bedrooms)	\$4,820	\$0.00	\$2,855	\$1,055	\$270
Minor uses	Nil charge							

Table 2.2(c) – Adopted Charge – Rural Charge Catchment – Non-Residential Material Change of Use or Building Work

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Places of Assembly	\$70 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$0 per impervious m ²
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies	\$140 per m ² of GFA	\$10 per impervious m ²	\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
Commercial (Bulk goods): Hardware and trade supplies Garden Centre Outdoor sales Showroom	\$140 per m ² of GFA	\$10 per impervious m ²	\$40 per m ² of GFA	\$0.00	\$0.00	\$40	\$0.00	\$0 per impervious m ²
Commercial (Retail): Food and drink outlet	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m ²
Commercial (Retail): Adult store Service industry Shop Shop Drive Through Shopping centre	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m ²
Commercial (Retail): Service Station including car wash Car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m ²
Commercial (Retail): Service Station excluding car wash	\$180 per m ² of GFA	\$10 per impervious m ²	\$153 per m ² of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m ²
Commercial (Office)	\$140 per m ² of GFA	\$10 per impervious m ²	\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
Education Facility : Child Care Centre	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0.00	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Educational Establishment (Tertiary)	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0.00	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Primary School	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0.00	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Education Facility : Secondary School	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0.00	\$0.00	\$0	\$0.00	\$0 per impervious m ²

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Education Facility:	Nil charge	Nil charge	Nil charge					
For the Flying Start for Queensland Children Program								
Education Facility : Other	\$140 per m ² of GFA	\$10 per impervious m ²	\$0 per m ² of GFA	\$0.00	\$0.00	\$0	\$0.00	\$0 per impervious m ²
Entertainment	\$200 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.90	\$0.00	\$0 per impervious m ²
Indoor Sport and Recreational Facility	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA	\$10 per impervious m ²	\$59.50 per m ² of GFA \$16.00 per m ² of GFA (court area)	\$0.00 \$0.00	\$0.00 \$0.00	\$59.50 \$16.00	\$0.00 \$0.00	\$0 per impervious m ²
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry	\$50 per m ² of GFA	\$10 per impervious m ²	\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
Industry : Transport Depot Warehouse	\$50 per m ² of GFA	\$10 per impervious m ²	\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
High Impact Industry	\$70 per m ² of GFA	\$10 per impervious m ²	\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m ² of GFA	N/A	Nil charge					
Essential Services	\$140 per m ² of GFA	\$10 per impervious m ²	Nil charge					
Specialised uses: Air services			\$40.00 per m ² of GFA	\$0.00	\$0.00	\$40.00	\$0.00	\$0 per impervious m ²
Specialised uses: Animal keeping			\$50.00 per animal pen	\$0.00	\$0.00	\$50.00	\$0.00	\$5 per impervious m ²
Specialised uses: Environment facility			Nil charge					
Specialised uses: Tourist attraction			\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$2 per impervious m ²

Development for which an adopted charge may apply	Maximum adopted charge		Adopted charge					
	Maximum adopted charge	Maximum adopted charge for stormwater network	Total adopted charge	Water Supply	Sewerage	Transport	Parks	Stormwater
Specialised uses: Motor sport facility			\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$5 per impervious m ²
Specialised uses: Outdoor sport and recreation Major sport, recreation and entertainment facility			\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$2 per impervious m ²
Specialised uses: Parking station	Nil charge							
Specialised uses: Extractive Industry			20c per tonne	\$0.00	\$0.00	20c per tonne	\$0.00	\$5 per impervious m ²
Specialised uses: Transport Terminal			\$59.50 per m ² of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$5 per impervious m ²
Specialised uses: Crematorium			\$42.00 per m ² of GFA	\$0.00	\$0.00	\$42.00	\$0.00	\$5 per impervious m ²
Specialised uses: Major electricity infrastructure Utility installation	Nil charge							
Specialised uses: Renewable energy facility	Nil charge							
Specialised uses: Non-resident workforce accommodation			\$5,565 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$0.00	\$0.00	\$3,995	\$1,570	\$0.00
			\$8,270 per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,910	\$1,360	\$0.00
			\$9,000 per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$7,520	\$1,480	\$0.00
			\$9,000 per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$7,520	\$1,480	\$0.00
Minor uses	Nil charge							

Table 3.1 – Adopted Charge – All Catchments – Residential Reconfiguration of a Lot

Charge Area	Total adopted charge	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater
Towns/Townships - Full Services	\$20,200 per Lot	\$4,649 per Lot	\$5,888 per Lot	\$6,689 per Lot	\$1,972 per Lot	\$1,002 per Lot
Townships - Partial Services	\$20,200 per Lot	\$10,958 per Lot	\$0 per Lot	\$6,080 per Lot	\$2,244 per Lot	\$918 per Lot
Rural	\$10,940 per Lot	\$0 per Lot	\$0 per Lot	\$9,142 per Lot	\$1,798 per Lot	\$0 per lot

Table 3.2 – Adopted Charge – All Catchments – Non-Residential Reconfiguration of a Lot

Charge Area	Total adopted charge	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater
Non-residential Lots	\$28,000 per Lot	\$6,611 per Lot	\$8,373 per Lot	\$12,365 per Lot	\$0 per Lot	\$651 per Lot
Rural	\$10,940 per Lot	\$0 per Lot	\$0 per Lot	\$9,142 per Lot	\$1,798 per Lot	\$0 per lot

3.0 Calculation of the levied charge

- 3.1 In accordance with s636 of SPA, a levied charge may be only for additional demand placed upon trunk infrastructure that will be generated by the development. Council has set out the discounts that will be taken into account for calculation of the levied charge, based on the higher value of:
- (a) Where no lawful premises have been constructed or vacant serviced land exists, the following amounts for each of the lots to which the development relates:
- (i) Emerald Town Charge Area – \$20,200;
 - (ii) Blackwater Town Charge Area – \$20,200;
 - (iii) Towns/Townships (Full Services) Charge Area – \$20,200;
 - (iv) Townships (Partial Services) Charge Area – \$20,200;
 - (v) Rural Charge Area – \$10,940.
- (b) Where an infrastructure contribution was provided for the development of the premises under previous infrastructure charging policies, the charge paid at the time of payment subject to indexation² and evidence of payment made.
- 3.2 Discounts in Section 3.1(b) will be calculated in the same manner in which the relevant demand and charge is calculated under Section 4.0. To avoid doubt, Council is only charging for the additional demand caused by the proposed development.
- 3.3 A discount calculated under Section 3.1 and Section 3.2 will not be higher than the levied charge. To avoid doubt, surplus discounts, if any, will not be refunded.
- 3.4 Despite Section 3.3, Council may in its absolute discretion, enter into an infrastructure agreement to attach any surplus discounts to the land and these discounts may be offset against any future levied charge.
- 3.5 The following steps set out the process to calculate the levied charge for each component³ of development:
- Step 1** Determine whether the development site is located within the charge catchment – refer to the catchment plans at Attachment 1.
- Step 2** Determine the applicable SPRP (adopted charges) charge category based on the applicable planning scheme use – refer to Table 1.1.
- Step 3** Determine the adopted charge rate (e.g. \$/m² GFA, \$/lot) for the development:
- for making a material change of use or building work – refer to tables 2.1(a) – (c) to 2.2(a) - (c); and
 - for reconfiguring a lot – refer to tables 3.1 and 3.2.
- Step 4** Determine the development demand units (e.g. 1,000m² GFA, 50 lots).
- Step 5** Calculate the total charge for the development using the adopted charge rate (step 3) and the development demand units (step 4).

²To be calculated by indexing the infrastructure contributions previously paid based on the difference between the Producer Price Index (PPI) applicable at the time the infrastructure contribution was paid, and the PPI Index applicable at the time this resolution took effect, adjusted by reference to the 3-yearly PPI Index average.

³ For example, each component of development for a mixed-use development means each applicable use.

Step 6 Calculate the current demand on trunk infrastructure that exists for lawful development on the site by applying steps 3, 4 and 5 to the existing lawful development.

Step 7 Calculate the levied charge by subtracting the current demand (step 6) from the total charge for the development (step 5).

3.6 The total charge levied for development is the sum of the charges for all components of that development.

4.0 Automatic increase provision

- 4.1 The levied charge is to increase from the date the charge is levied in an infrastructure charges notice to the date of payment.
- 4.2 The amount of the increase to the levied charge (Increase Amount) is to be calculated by applying the formula:

$$\text{Increase Amount} = \left(A \times \frac{B}{C} \right) - A$$

Where: A = the levied charge in the infrastructure charges notice.
B = PPI for the quarter preceding the payment date.
C = PPI for the quarter preceding the date the infrastructure charges notice was issued.

PPI is defined in the *Sustainable Planning Act 2009*.

- 4.3 If the Increase Amount is less than zero, the Increase Amount applied to the levied charge will be zero.
- 4.4 The Increase Amount shall never be more than the lesser of the following:
- the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is payable; and
 - the increase for the PPI for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the three-yearly PPI average.
- 4.5 The amount payable for a levied charge is calculated by applying the formula:

$$\text{Levied Charge Payable} = A + \text{Increase Amount}$$

5.0 Conversion applications

5.1 Purpose

5.1.1 This section applies where:

- a) A condition of a development approval requires non-trunk infrastructure to be provided; and
- b) The construction of the non-trunk infrastructure has not started; and
- c) The applicant for the development approval is seeking to apply to Council to convert the non-trunk infrastructure to trunk infrastructure (a conversion application).

5.1.2 Council's requirements for making an application and the process of assessing and deciding the conversion application is identified below.

5.2 Process for making a conversion application

5.2.1 A conversion application must:

- a) be in writing;
- b) be accompanied by the completed Council prescribed form for conversion applications;
- c) relate to non-trunk infrastructure that is required to be provided by a condition of a development approval;
- d) be lodged with Council before construction of the relevant non-trunk infrastructure commences;
- e) be accompanied by supporting information, including, but no limited to:
 - (i) Details of the relevant development approval, including application number, property address and real property description;
 - (ii) The applicant's contact details;
 - (iii) The relevant condition(s) for non-trunk infrastructure to which the conversion application relates;
 - (iv) A written statement that construction of the infrastructure had not commenced prior to the making of the conversion application;
 - (v) A description of the circumstances giving rise to the conversion application, including supporting commentary and rationale that addresses Council's trunk infrastructure criteria;
 - (vi) Other relevant supporting information where available, including:
 - Engineering estimates of works;
 - Preliminary design plans;
 - Network servicing analysis.
 - Details of special considerations (e.g. geographical context).

5.3 Considering conversion applications

5.3.1 Council will consider conversion applications having regard to the conversion criteria set out in clause 5.4.

5.4 Conversion criteria

5.4.1 For infrastructure to be considered trunk infrastructure, each of the following criteria must be met:

- a) The infrastructure has the capacity to service other developments in the area.
- b) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the LGIP, in particular the infrastructure –
 - (i) is consistent with Council's Desired Standards of Service set out in the LGIP;
 - (ii) is identified as trunk infrastructure in the LGIP in other geographical locations;
 - (iii) facilitates future development of other premises in the area;
 - (iv) reduces or removes unnecessary or interim staged infrastructure;
 - (v) provides a critical shared link between multiple development sites and the trunk infrastructure identified in the LGIP; and
 - (vi) would have been identified as trunk infrastructure in the LGIP had the ultimate demand and development pattern been known in detail at the time of preparing and adopting the LGIP.
- c) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed.
- d) The infrastructure, in terms of its type, size and location, is the most cost effective option for servicing multiple users in the area.

6.0 Methodology for working out cost of infrastructure for offsets and refunds

- 6.1 The Infrastructure Charges Notice for a development approval may specify an establishment cost for trunk infrastructure that is the subject of a necessary trunk infrastructure condition.
- 6.2 The establishment cost in the Infrastructure Charges Notice is an indicative preliminary establishment cost only and will not be used as the basis for determining the value of an offset or refund unless agreed to under clause 6.6.
- 6.3 The establishment cost for trunk infrastructure for the purposes of an offset or refund will be recalculated based on the detailed design and quantification requirements for the trunk infrastructure, and the Final Contract Value, in accordance with the process outlined in Attachment 2.
- 6.4 The establishment cost for trunk infrastructure that is land will be recalculated following confirmation of the land area to be dedicated based on the undeveloped value of the land. As at June 2014, Council has set the nominal value of undeveloped land at \$25 per square metre. The land value is to be indexed in line with the 3-yearly PPI Average, from June 2014 to the date the levied charge becomes payable.
- 6.5 A final determination of whether a refund applies can only be made upon confirmation of the Final Contract Value and/or Land Value (as applicable).
- 6.6 Despite Clauses 6.1 to 6.5, Council, at its absolute discretion, may agree with the applicant to use the establishment cost specified in the Infrastructure Charges Notice as the basis for determining the value of an offset or refund (Agreed Value).

7.0 Plans for Trunk Infrastructure

- 7.1 The Central Highlands Regional Council Planning Scheme identifies the existing and proposed trunk infrastructure for the following networks:
- (i) water supply;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) stormwater;
 - (v) public parks and community land.

8.0 Desired Standard of Service

- 8.1 The Central Highlands Regional Council Planning Scheme identifies the desired standards of service (DSS) for the following networks:
- (i) water supply;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) stormwater;
 - (v) public parks and community land.

9.0 Schedule of Works

- 9.1 The Central Highlands Regional Council Planning Scheme identifies the schedule of works for the following networks:
- (i) water supply;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) public parks and community land.

Attachment 1 – Charge Catchments

Attachment 2 – Methodology for Determining Final Contract Value for Trunk Infrastructure

1. Notice of Design with Operational Works

- a) Upon lodgment of the development application for Operational Works, the applicant is to provide Council a formal Notice of Trunk Infrastructure Design (the **Notice of Design**), including a plan which clearly depicts the trunk infrastructure items that is the subject of the necessary trunk infrastructure condition. The plan may be in the same format as the operational works plan; however it must clearly distinguish the trunk infrastructure from any non-trunk infrastructure.

Note: The intent of the Notice of Design process is to attain early agreement as to the scope and nature of the trunk works generally described in the Development Approval.

- b) Council will assess the Notice of Design in conjunction with the Operation Works application and will advise the applicant if Council:
 - (i) agrees; or
 - (ii) agrees with conditions, or
 - (iii) disagrees with the Applicant's Notice of Design.
- c) Once a Design Approval is given which forms part of the Operational Works Approval and Permit, the applicant may then seek to tender the construction of the trunk works.

2. Call for Tender Notification

- a) At the time that the applicant calls for public tenders for the trunk infrastructure works, a notice (a **Notice to Tender**) containing the following information is to be submitted to Council. :
 - (i) Final detailed design documents;
 - (ii) A Bill of Quantities* for the Trunk Works (no costs required) that matches the Trunk Works identified in the Operational Works Approval including the Notice of Design.
 - (iii) Notification of any prospective tenderers that the tender documents have been sent to specifically as part of the open public tender.
 - (iv) The criteria and process for tender assessment that the Applicant and the RPEQ will undergo.

***Note:** The bill of quantities should be presented as a 'separable portion' from the rest of the non-trunk (internal) development works, and in the same format it would be presented to tenderers as part of a tender process. Providing the information in this manner will ensure Council's assessment of the trunk infrastructure design, bill of quantities and costs is seamless and expedited.

3. Tender Assessment of Trunk Works

- a) In procuring the Trunk Works, the following costs can be included in the offset/refund value:
- (i) the cost of planning and designing the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) the cost of relocation of services which are considered necessary to deliver the works in accordance with Council standards;
 - (iv) a cost (fixed or provisional) under a construction contract for the work;
 - (v) contract administration;
 - (vi) construction/engineering supervision;
 - (vii) a portable long service leave payment for a construction contract;
 - (viii) an insurance premium for the work;
 - (ix) Council's inspection fee for the commencement and end of the maintenance period for the work;
 - (x) the cost of an approval for the work;
 - (xi) any variations agreed to by Council as a result of agreed site directions including the superintendent of works and the Council officer.
- b) The following is to be excluded from the offset/refund value of the trunk works:
- (i) the cost of carrying out temporary infrastructure;
 - (ii) the cost of carrying out non-trunk infrastructure;
 - (iii) the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (i) and (ii) above;
 - (iv) the part of the trunk infrastructure contribution provided by Council or a person other than the person seeking the infrastructure offset;
 - (v) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
 - (vi) the cost of carrying out relocation or rehabilitation works for existing infrastructure not directly associated with the supply of trunk works.
- c) In procuring the trunk works, the applicant is to provide to Council a Notice (**Notice of Tender Assessment**) which identifies:
- (i) the tender process conducted;
 - (ii) the tenders received including separable portions and contract values for trunk works within the bill of quantities;
 - (iii) the applicant's preferred tenderer;
 - (iv) the applicant's reason(s) for the preferred tenderer in a tender evaluation report;
 - (v) the terms of the proposed work contract;
 - (vi) a plan for each infrastructure network clearly showing the extent of the works or land for which the infrastructure offset is sought.
- d) Within 10 business days of receiving a Notice of Tender Assessment, Council is to provide a Notice confirming the Contract Value, having regard to matters outlined in this section only.

4. Reconciliation of Final Contract Value

A Reconciliation of Final Contract Value is to occur following lodgment of the earlier of:

- a) an application for 'On Maintenance' with Council for the Trunk Works; or
- b) Lodgment of an Uncompleted Works Bond.

If the Applicant has fully completed the Trunk Works and is seeking an 'On Maintenance' certificate from Council for the Trunk Works, the Applicant is to provide to Council a **Notice of Final Contract Value**. The Notice is to include the following:

- a) Copy of RPEQ Certificate(s) of Payment for each Progress Claim for the Trunk Works and any agreed variations;
- b) A reasonable amount of evidence to support any claimed and agreed variations (e.g. consultant reports, weigh bills, meeting minutes with Council officers, design details etc.)
- c) A consolidated Final Bill of Quantities in the same general format as was included in the Notice to Tender, but having regard for (a) and (b) above.

Within five (5) business days of Council's satisfaction that:

1. (a) and (b) above are consistent with the Design Approval and Notice of Tender Assessment; and
2. 'On Maintenance' being given by Council for the Trunk Works;

the Council is to confirm the Final Contract Value.

In certain circumstances, and at Council's full discretion, Council may accept a bond for Uncompleted Works prior to the Trunk Works being accepted as 'On Maintenance'. In this circumstance, the following will apply:

If the Applicant has **not** fully completed the Trunk Works and is seeking early Plan Sealing or compliance with Conditions from Council through the signing of an Uncompleted Works Deed, the Applicant is to provide a **Notice of Final Contract Value**. The Notice is to include the following:

- (a) Copy of an RPEQ Certificate of Payment for each Progress Claim for the Trunk Works and any agreed variations to the date of the calculation of remaining works for the purpose of the Uncompleted Works Bond;
- (b) A reasonable amount of evidence to support any claimed and agreed variations (e.g. consultant reports, weigh bills, meeting minutes with Council officers, design details etc.)
- (c) An RPEQ certified assessment in line with the quantities and costs of remaining works specified for the Trunk Works component in the Uncompleted Works Deed submitted to Council;
- (d) A consolidated Final Bill of Quantities in the same general format as was included in the Notice to Tender, but having regard for (a) and (b) above, and including the estimated amount in line with (c) above.



Within 5 business days of Council's satisfaction that:

1. (a) and (b) above are consistent with the Design Approval and Notice of Procurement; and
2. The acceptance of an Uncompleted Works Deed by Council for the Trunk Works;

the Council is to confirm the Final Contract Value.