

## Central Highlands Regional Council Charges Resolution (No.9) 2015

### 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	Discounts and 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 (Emerald) 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 (Emerald) 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 (Emerald) Planning Scheme that identify the trunk infrastructure items that are planned to be supplied within the CHRC (Emerald) Planning Scheme area.
Tables	Tables 1.1, 2.1(a)-(c), 2.2(a)-(c), 3.1(a)-(c)	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 (Emerald) Planning Scheme (the “**Planning Scheme**”). To remove any doubt, it is declared that the details of this resolution do not apply to other former Local Government areas within the amalgamated Central Highlands local government area other than the applicable area under the existing Planning Scheme (Emerald Shire).
- 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 19 April 2015.

- 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 (Emerald) 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.<sup>1</sup>

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<sup>1</sup> 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 Act is to be preferred to any other interpretation.

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

SPRP (adopted charges) charge category	Planning scheme uses
Residential	Caretaker's Residence Dual Occupancy House Multiple Dwelling
Accommodation (short term)*	Accommodation Building (Short term) Home Host Accommodation Caravan Park (Short Term) Hotel (residential component) Community Purpose: 4 Accommodation (short term) associated with a Church, Chapel, Synagogue, Temple
Accommodation (long term)	Accommodation Building (long term) Retirement Village Caravan Park (Long Term) Community Purpose: 4 Accommodation (long term) associated with a Church, Chapel, Synagogue, Temple (long term residential component) 6 Accommodation (long term) associated with a Primary and secondary schools, tertiary education establishments (residential component) 7 Orphanage or children's home
Places of Assembly	Community Purpose: 3 Public Hall or Centre, Senior Citizens Centre or Youth Centre 4 Church, Chapel, Synagogue, Temple (non-residential component)
Commercial (Bulk goods)	Plant Nursery Showroom Vehicle Showroom Landscape Supplies
Commercial (Retail)	Food Premises Retail / Commercial Complex Service Station Shop Shop Drive-Through
Commercial (Office)	Commercial Premises
Education facility except an educational establishment for the Flying Start for Queensland Children program	Community Purpose: 5 Child Care Centre, or other education uses such as art galleries, museums, library 6 Primary and secondary schools, tertiary education establishments (non-residential components)

SPRP (adopted charges) charge category	Planning scheme uses
Entertainment	Hotel (non-residential component) Indoor Entertainment (amusement centre, cinema, nightclub and the like)
Indoor Sport and Recreational Facility	Indoor Entertainment (indoor sports centres, gymnasiums and the like)
Industry	Bulk Store Low Impact Industry Medium Impact Industry Vehicle and Goods Depot Warehouse
High Impact Industry	High Impact Industry
Low Impact Rural	Agriculture Animal Husbandry Rural Dwelling
High Impact Rural	Intensive Agriculture Intensive Animal Husbandry Stockyard Saleyard
Essential Services	Community Purpose: 1 Ambulance Station, Fire Brigade, Police Station, Emergency Services Depot
Specialised uses	Kennels and Catteries Motor Sport Facility Outdoor Entertainment Off Street Car Park Extractive Industry Transport Terminal Community Purpose: 2 Crematorium Public Facility – Operational Public Facility – Other Worker's Accommodation
Minor uses	Home Based Business Roadside Stall Community Purpose: 2 Cemetery Open Space Advertising Device Fossicking

## **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(a) – (c)**.

Table 2.1(a) – Adopted Charge – Emerald Township 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	Parks	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,200 per Allotment	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,200 per dwelling	\$6,120	\$3,890	\$10,290	\$3,655	\$1,245
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,200 per dwelling	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$15,745 per dwelling	\$3,275	\$2,080	\$6,190	\$2,200	\$2,000
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$10,505 per dwelling	\$1,965	\$1,250	\$3,095	\$2,200	\$1,995
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)	\$1,685	\$1,070	\$2,650	\$1,885	\$1,710
			\$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

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): Caravan 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)  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	\$4,200  per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin	\$785	\$500	\$1,235	\$880	\$800
			\$9,000  per 3 tent/caravan sites and per 3 bedroom cabin	\$1,870	\$1,190	\$3,540	\$1,255	\$1,145
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)  or \$28,000 (for all networks) per suite (with 3 or more bedrooms)	N/A	\$10,505  per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$1,965	\$1,250	\$3,095	\$2,200	\$1,995
			\$15,745  per suite (with 2 bedrooms)	\$3,275	\$2,080	\$6,190	\$2,200	\$2,000
			\$25,200  per suite (with 3 or 4 bedrooms)	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
			\$25,200  per suite (with 5 or more bedrooms)	\$6,120	\$3,890	\$10,290	\$3,655	\$1,245
			\$25,200  per suite (with 3 or 4 bedrooms)	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
Accommodation Long term): Caravan 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	\$785	\$500	\$1,235	\$880	\$800



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	\$1,870	\$1,190	\$3,540	\$1,255	\$1,145
Accommodation (Long term) : Retirement Village Nursing Home	\$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	\$10,505 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$1,965	\$1,250	\$3,095	\$2,200	\$1,995
	or \$28,000 (for all networks) per suite (with 3 or more bedrooms)		\$15,745 per suite (with 2 bedrooms)	\$3,275	\$2,080	\$6,190	\$2,200	\$2,000
			\$25,200 per suite (with 3 or 4 bedrooms)	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
			\$25,200 per suite (with 5 or more bedrooms)	\$6,120	\$3,890	\$10,290	\$3,655	\$1,245

Table 2.1(b) – Adopted Charge – Villages 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	Parks	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,015 per Allotment	\$9,495	\$0.00	\$10,320	\$3,205	\$1,995
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,200 per dwelling	\$9,475	\$0.00	\$10,985	\$3,410	\$1,330
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$25,015 per dwelling	\$9,495	\$0.00	\$10,320	\$3,205	\$1,995
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$14,860 per dwelling	\$4,745	\$0.00	\$6,190	\$1,920	\$2,005
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$9,865 per dwelling	\$2,850	\$0.00	\$3,095	\$1,920	\$2,000
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)	\$2,600	\$0.00	\$2,825	\$1,750	\$1,825
			\$9,000 per suite (with 2 bedrooms)	\$2,875	\$0.00	\$3,750	\$1,165	\$1,210
			\$9,000 per suite (with 3 or 4 bedrooms)	\$3,415	\$0.00	\$3,715	\$1,155	\$715
			\$9,000 per suite (with 5 or more bedrooms)	\$3,385	\$0.00	\$3,925	\$1,220	\$470

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): Caravan 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	\$1,215	\$0.00	\$1,320	\$815	\$850
	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	\$2,875	\$0.00	\$3,750	\$1,165	\$1,210
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	\$9,865	\$2,850	\$0.00	\$3,095	\$1,920	\$2,000
	or		\$14,860	\$4,745	\$0.00	\$6,190	\$1,920	\$2,005
	\$28,000 (for all networks) per suite (with 3 or more bedrooms)		\$25,015	\$9,495	\$0.00	\$10,320	\$3,205	\$1,995
			\$25,200	\$9,475	\$0.00	\$10,985	\$3,410	\$1,330
Accommodation (Long term): Caravan 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	\$1,215	\$0.00	\$1,320	\$815	\$850
	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	\$2,875	\$0.00	\$3,750	\$1,165	\$1,210

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 (Long term) : Retirement Village Nursing Home	\$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	\$10,505	\$1,965	\$1,250	\$3,095	\$2,200	\$1,995
			per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)					
	\$15,745		\$3,275	\$2,080	\$6,190	\$2,200	\$2,000	
	per suite (with 2 bedrooms)							
	\$25,200		\$6,180	\$3,930	\$9,745	\$3,460	\$1,885	
or								
\$28,000 (for all networks) per suite (with 3 or more bedrooms)			\$25,200	\$6,120	\$3,890	\$10,290	\$3,655	\$1,245

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 Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Residential Allotment	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$13,525 per Allotment	\$0.00	\$0.00	\$10,320	\$3,205	\$0.00
5 bedroom or more dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$21,635 per dwelling	\$0.00	\$0.00	\$16,510	\$5,125	\$0.00
3 or 4 bedroom dwelling	\$28,000 per 3 or more bedroom dwelling (for all networks)	N/A	\$13,525 per dwelling	\$0.00	\$0.00	\$10,320	\$3,205	\$0.00
2 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$8,110 per dwelling	\$0.00	\$0.00	\$6,190	\$1,920	\$0.00
1 bedroom dwelling	\$20,000 per 1 or 2 bedroom dwelling (for all networks)	N/A	\$5,015 per dwelling	\$0.00	\$0.00	\$3,095	\$1,920	\$0.00
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	\$5,015 per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$0.00	\$0.00	\$3,095	\$1,920	\$0.00
			\$8,020 per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,120	\$1,900	\$0.00
			\$9,000 per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$6,865	\$2,135	\$0.00
			\$9,000 per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$6,870	\$2,130	\$0.00
Accommodation (Short term): Caravan 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)  or	N/A	\$4,200  per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin	\$0.00	\$0.00	\$2,590	\$1,610	\$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 Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
	\$14,000 (for all networks) per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)		\$8,020  per 3 tent/caravan sites and per 3 bedroom cabin	\$0.00	\$0.00	\$6,120	\$1,900	\$0.00
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	\$5,015  per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$0.00	\$0.00	\$3,095	\$1,920	\$0.00
	or \$28,000 (for all networks) per suite (with 3 or more bedrooms)		\$8,110  per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,190	\$1,920	\$0.00
			\$13,525  per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$10,320	\$3,205	\$0.00
			\$21,635  per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$16,510	\$5,125	\$0.00
Accommodation (Long term): Caravan 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	\$0.00	\$0.00	\$2,590	\$1,610	\$0.00
	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)		\$8,020  per 3 tent/caravan sites and per 3 bedroom cabin	\$0.00	\$0.00	\$6,120	\$1,900	\$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 Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Accommodation (Long term) : Retirement Village Nursing Home	\$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	\$10,505	\$1,965	\$1,250	\$3,095	\$2,200	\$1,995
	or							
	\$28,000 (for all networks) per suite (with 3 or more bedrooms)		\$15,745	\$3,275	\$2,080	\$6,190	\$2,200	\$2,000
			\$25,200	\$6,180	\$3,930	\$9,745	\$3,460	\$1,885
			\$25,200 per suite (with 3 or 4 bedrooms)					
			\$25,200 per suite (with 5 or more bedrooms)	\$6,120	\$3,890	\$10,290	\$3,655	\$1,245
Places of Assembly	\$70 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Landscape Supplies	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Plant nursery Showroom Vehicle showroom	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Food Premises	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Retail/commercial complex Shop Shop Drive Through	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Service Station including car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m <sup>2</sup>

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Commercial (Retail) : Service Station excluding car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Office)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Child Care Centre	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Educational Establishment (Tertiary)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Primary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Secondary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : For the Flying Start for Queensland Children Program	Nil charge	Nil charge	Nil charge					
Education Facility : Other	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Entertainment	\$200 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
Indoor Sport and Recreational Facility	\$200 per m <sup>2</sup> of GFA, court areas at \$20 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
			\$12.00 per m <sup>2</sup> of GFA (court area)	\$0.00	\$0.00	\$12.00	\$0.00	\$0 per impervious m <sup>2</sup>
Industry : Low Impact Industry Medium Impact Industry	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>



Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
Industry : Vehicle and Goods Depot Vehicle Depot Warehouse Bulk Store	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
High Impact Industry	\$70 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m <sup>2</sup> of GFA	N/A	Nil charge					
Essential Services	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	Nil charge					
Specialised uses: Kennels and Catteries		\$10 per impervious m <sup>2</sup>	\$50 per animal pen	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Motor Sport Facility		\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Outdoor Entertainment		\$10 per impervious m <sup>2</sup>	\$25 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$25.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Off Street Car Park	Nil Charge							
Specialised uses: Extractive Industry		\$10 per impervious m <sup>2</sup>	20c per tonne	\$0.00	\$0.00	20c per tonne	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Transport Terminal		\$10 per impervious m <sup>2</sup>	\$50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Community Purpose: 2 Crematorium			\$42.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$42.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Public Facility - Operational	Nil Charge							
Specialised uses: Public Facility: Renewable Energy	Nil Charge							
Specialised uses: Public Facility: Other			\$50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Worker's Accommodation	\$10,000 (for all networks) per suite (with 1 or 2 bedrooms) and per bedroom (for a	N/A	\$5,015 per suite (with 1 bedroom) and per bedroom (for a	\$0.00	\$0.00	\$3,095	\$1,920	\$0 per impervious m <sup>2</sup>

Development for which an Adopted charge may apply	Maximum Adopted Charges		Adopted Charges					
	Maximum Adopted Charges	Maximum Adopted Charges for stormwater network	Total Local Adopted Charges	Water Supply	Sewerage	Transport	Parks	Stormwater
	bedroom that is not within a suite) or \$14,000 (for all networks) per suite (with 3 or more bedrooms)		bedroom that is not within a suite)					
			\$8,020 per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,120	\$1,900	\$0 per impervious m <sup>2</sup>
			\$9,000 per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$6,865	\$2,135	\$0 per impervious m <sup>2</sup>
			\$9,000 per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$6,870	\$2,130	\$0 per impervious m <sup>2</sup>
Minor uses	Nil charge							

Table 2.2(a) – Adopted Charge – Emerald Township 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 <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Bulk goods): Landscape Supplies	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$42.00 per m <sup>2</sup> of GFA	\$7.00	\$4.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Bulk goods): Plant nursery Showroom Vehicle showroom	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$6.00	\$4.00	\$109	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail): Food Premises	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$22.00	\$14.00	\$117	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail): Retail/commercial complex Shop Shop Drive Through	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$135 per m <sup>2</sup> of GFA	\$7.00	\$4.00	\$124	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail): Service Station including car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$36.00	\$23.00	\$94.00	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail): Service Station excluding car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$8.00	\$5.00	\$140	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Office)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$42.00 per m <sup>2</sup> of GFA	\$7.00	\$4.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Child Care Centre	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$7.00	\$4.00	\$108	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Educational Establishment (Tertiary)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$15.00	\$9.00	\$95.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Primary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$15.00	\$9.00	\$95.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Secondary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$25.00	\$16.00	\$78.00	\$0.00	\$5 per impervious m <sup>2</sup>

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: For the Flying Start for Queensland Children Program	Nil charge							
Education Facility : Other	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$25.00	\$16.00	\$78.00	\$0.00	\$5 per impervious m <sup>2</sup>
Entertainment	\$200 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$162 per m <sup>2</sup> of GFA	\$23.00	\$15.00	\$124	\$0.00	\$5 per impervious m <sup>2</sup>
Indoor Sport and Recreational Facility	\$200 per m <sup>2</sup> of GFA, court areas at \$20 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$162 per m <sup>2</sup> of GFA  \$16.00 per m <sup>2</sup> of GFA (court area)	\$23.00  \$2.00	\$15.00  \$1.00	\$124  \$13.00	\$0.00  \$0.00	\$5 per impervious m <sup>2</sup>
Industry : Low Impact Industry Medium Impact Industry	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$42.00 per m <sup>2</sup> of GFA	\$8.00	\$5.00	\$29.00	\$0.00	\$5 per impervious m <sup>2</sup>
Industry : Vehicle and Goods Depot Warehouse Bulk Store	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$42.00 per m <sup>2</sup> of GFA	\$7.00	\$4.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
High Impact Industry	\$70 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$46.00 per m <sup>2</sup> of GFA	\$9.00	\$6.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m <sup>2</sup> of GFA	N/A	Nil charge					
Essential Services	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	Nil charge					
Specialised uses: Kennels and Catteries			\$700 per animal pen	\$119.00	\$70.00	\$511	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Motor Sport Facility			\$59.50 per m <sup>2</sup> of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Outdoor Entertainment			\$59.50 per m <sup>2</sup> of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$2 per impervious m <sup>2</sup>

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
Specialised uses: Off Street Car Park	Nil charge							
Specialised uses: Extractive Industry			\$1.00 per tonne + \$10.00 per m <sup>2</sup> of GFA	\$6.00	\$4.00	\$1.00 per tonne	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Transport Terminal			\$59.50 per m <sup>2</sup> of GFA	\$10.00	\$6.00	\$43.50	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Community Purpose: 2 Crematorium			\$42.00 per m <sup>2</sup> of GFA	\$8.00	\$5.00	\$29.00	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Public Facility - Operational	Nil Charge							
Specialised uses: Public Facility: Renewable Energy	Nil charge							
Specialised uses: Public Facility: Other			\$50.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Worker's Accommodation	\$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)	\$1,685  \$1,870  \$2,210  \$2,185	\$1,070  \$1,190  \$1,400  \$1,390	\$2,650  \$3,540  \$3,480  \$3,675	\$1,885  \$1,255  \$1,235  \$1,305	\$1,710  \$1,145  \$675  \$445
Minor uses	Nil charge							

Table 2.2(b) – Adopted Infrastructure Charges – Villages 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 <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$13.50	\$0.00	\$46.00	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Landscape Supplies	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$40.00 per m <sup>2</sup> of GFA	\$9.00	\$0.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Plant nursery Showroom Vehicle showroom	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$8.00	\$0.00	\$111	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail) : Food Premises	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$33.00	\$0.00	\$120	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail) : Retail/commercial complex Shop Shop Drive Through	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$133 per m <sup>2</sup> of GFA	\$9.00	\$0.00	\$124	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail) : Service Station including car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$54.00	\$0.00	\$99.00	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Retail) : Service Station excluding car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$12.00	\$0.00	\$141	\$0.00	\$5 per impervious m <sup>2</sup>
Commercial (Office)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$40.00 per m <sup>2</sup> of GFA	\$9.00	\$0.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Child Care Centre	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$10.00	\$0.00	\$109	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Educational Establishment (Tertiary)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$22.00	\$0.00	\$97.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Primary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$22.00	\$0.00	\$97.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : Secondary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$37.00	\$0.00	\$82.00	\$0.00	\$5 per impervious m <sup>2</sup>
Education Facility : For the Flying Start for Queensland Children Program	Nil charge							
Education Facility : Other	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$26.00	\$0.00	\$93.00	\$0.00	\$5 per impervious m <sup>2</sup>

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
Entertainment	\$200 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$158 per m <sup>2</sup> of GFA	\$34.00	\$0.00	\$124	\$0.00	\$5 per impervious m <sup>2</sup>
Indoor Sport and Recreational Facility	\$200 per m <sup>2</sup> of GFA, court areas at \$20 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$158 per m <sup>2</sup> of GFA  \$16.00 per m <sup>2</sup> of GFA (court area)	\$34.00  \$3.00	\$0.00  \$0.00	\$124  \$13.00	\$0.00  \$0.00	\$5 per impervious m <sup>2</sup>
Industry : Low Impact Industry Medium Impact Industry	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$42.00 per m <sup>2</sup> of GFA	\$12.00	\$0.00	\$30.00	\$0.00	\$5 per impervious m <sup>2</sup>
Industry : Vehicle and Goods Depot Vehicle Depot Warehouse Bulk Store	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$40.00 per m <sup>2</sup> of GFA	\$9.00	\$0.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
High Impact Industry	\$70 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$44.00 per m <sup>2</sup> of GFA	\$13.00	\$0.00	\$31.00	\$0.00	\$5 per impervious m <sup>2</sup>
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m <sup>2</sup> of GFA	N/A	Nil charge					
Essential Services	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	Nil charge					
Specialised uses: Kennels and Catteries			\$700 per animal pen	\$0.00	\$0.00	\$700	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Motor Sport Facility			\$59.50 per m <sup>2</sup> of GFA	\$13.00	\$0.00	\$46.50	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Outdoor Entertainment			\$59.50 per m <sup>2</sup> of GFA	\$13.00	\$0.00	\$46.50	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Off Street Car Park	Nil charge							
Specialised uses: Extractive Industry			\$1.00 per tonne + \$10.00 per m <sup>2</sup> of GFA	\$10.00	\$0.00	\$1.00 per tonne	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Transport Terminal			\$59.50 per m <sup>2</sup> of GFA	\$13.00	\$0.00	\$46.50	\$0.00	\$5 per impervious m <sup>2</sup>

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
Specialised uses: Community Purpose: 2 Crematorium			\$42.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$0.00	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Public Facility - Operational	Nil charge							
Specialised uses: Public Facility: Renewable Energy	Nil charge							
Specialised uses: Public Facility: Other			\$50.00	\$11.00	\$0.00	\$39.00	\$0.00	\$5 per impervious m <sup>2</sup>
Specialised uses: Worker's Accommodation			\$9,000	\$2,600	\$0.00	\$2,825	\$1,750	\$1,825
			per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)					
			\$9,000	\$2,875	\$0.00	\$3,750	\$1,165	\$1,210
			per suite (with 2 bedrooms)					
			\$9,000	\$3,415	\$0.00	\$3,715	\$1,155	\$715
per suite (with 3 or 4 bedrooms)								
\$9,000	\$3,385	\$0.00	\$3,925	\$1,220	\$470			
per suite (with 5 or more bedrooms)								
Minor uses	Nil charge							



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

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 <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Landscape Supplies	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Bulk goods) : Plant nursery Showroom Vehicle showroom	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Food Premises	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Retail/commercial complex Shop Drive Through	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Service Station including car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$153	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Retail) : Service Station excluding car wash	\$180 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$153 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$153.00	\$0.00	\$0 per impervious m <sup>2</sup>
Commercial (Office)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Child Care Centre	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Educational Establishment (Tertiary)	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Primary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : Secondary School	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>
Education Facility : For the Flying Start for Queensland Children Program	Nil charge	Nil charge	Nil charge					
Education Facility : Other	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$119	\$0.00	\$0.00	\$119	\$0.00	\$0 per impervious m <sup>2</sup>

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
Entertainment	\$200 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$124.00	\$0.00	\$0 per impervious m <sup>2</sup>
Indoor Sport and Recreational Facility	\$200 per m <sup>2</sup> of GFA, court areas at \$20 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$124 per m <sup>2</sup> of GFA  \$12.00 per m <sup>2</sup> of GFA (court area)	\$0.00  \$0.00	\$0.00  \$0.00	\$124.00  \$12.00	\$0.00  \$0.00	\$0 per impervious m <sup>2</sup>
Industry : Low Impact Industry Medium Impact Industry	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Industry : Vehicle and Goods Depot Vehicle Depot Warehouse Bulk Store	\$50 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
High Impact Industry	\$70 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	\$31.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$31.00	\$0.00	\$0 per impervious m <sup>2</sup>
Low Impact Rural	Nil charge							
High Impact Rural	\$20 per m <sup>2</sup> of GFA	N/A	Nil charge					
Essential Services	\$140 per m <sup>2</sup> of GFA	\$10 per impervious m <sup>2</sup>	Nil charge					
Specialised uses: Kennels and Catteries		\$10 per impervious m <sup>2</sup>	\$50 per animal pen	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Motor Sport Facility		\$10 per impervious m <sup>2</sup>	\$59.50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$59.50	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Outdoor Entertainment		\$10 per impervious m <sup>2</sup>	\$25 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$25.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Off Street Car Park	Nil charge							
Specialised uses: Extractive Industry		\$10 per impervious m <sup>2</sup>	20c per tonne	\$0.00	\$0.00	20c per tonne	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Transport Terminal		\$10 per impervious m <sup>2</sup>	\$50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>

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
Specialised uses: Community Purpose: 2 Crematorium			\$25.00 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$25.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Public Facility - Operational	Nil charge							
Specialised uses: Public Facility: Renewable Energy	Nil charge							
Specialised uses: Public Facility: Other			\$50 per m <sup>2</sup> of GFA	\$0.00	\$0.00	\$50.00	\$0.00	\$0 per impervious m <sup>2</sup>
Specialised uses: Worker's Accommodation	\$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	\$5,015  per suite (with 1 bedroom) and per bedroom (for a bedroom that is not within a suite)	\$0.00	\$0.00	\$3,095	\$1,920	\$0 per impervious m <sup>2</sup>
			\$8,020  per suite (with 2 bedrooms)	\$0.00	\$0.00	\$6,120	\$1,900	\$0 per impervious m <sup>2</sup>
			\$9,000  per suite (with 3 or 4 bedrooms)	\$0.00	\$0.00	\$6,865	\$2,135	\$0 per impervious m <sup>2</sup>
			\$9,000  per suite (with 5 or more bedrooms)	\$0.00	\$0.00	\$6,870	\$2,130	\$0 per impervious m <sup>2</sup>
Minor uses	Nil charge							

Table 3.1(a) – Adopted Charge – Emerald Township Charge Catchment – Residential and Non-Residential Reconfiguration of a Lot

Planning Scheme Zone	Total adopted charge	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater
Town Zone - Residential Precinct	\$25,200 per Lot	\$6,180 per Lot	\$3,930 per Lot	\$9,745 per Lot	\$3,460 per Lot	\$1,885 per Lot
Town Zone - Residential Accommodation Precinct	\$25,200 per Lot	\$6,180 per Lot	\$3,930 per Lot	\$9,745 per Lot	\$3,460 per Lot	\$1,885 per Lot
Town Zone - Rural Residential Precinct	\$23,315 per Lot	\$6,180 per Lot	\$3,930 per Lot	\$9,745 per Lot	\$3,460 per Lot	N/A per Lot
Town Zone - Investigation Area	To be consistent with the Demand applied to the Precinct(s) which the application is to be consistent with					
Town Zone - Airport	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Town Zone - Commercial	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Town Zone - Community	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Town Zone - Industrial	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Town Zone - Light Industrial	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Town Zone - Recreation	N/A	N/A	N/A	N/A	N/A	N/A
Town Zone - Utilities	N/A	N/A	N/A	N/A	N/A	N/A
Open Space	\$37,470 per Lot	\$22,910 per Lot	\$14,560 per Lot	N/A	N/A	N/A
Special Industry	\$86,425 per Lot	\$22,910 per Lot	\$14,560 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Rural	\$13,205 per Lot	\$0 per Lot	\$0 per Lot	\$9,745 per Lot	\$3,460 per Lot	N/A

Table 3.1(b) – Adopted Charge – Villages Charge Catchment – Residential and Non-Residential Reconfiguration of a Lot

Planning Scheme Zone	Total adopted charge	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater
Open Space	\$33,225 per Lot	\$33,225 per Lot	\$0 per Lot	N/A	N/A	N/A
Special Industry	\$82,180 per Lot	\$33,225 per Lot	\$0 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Village - Business	\$82,180 per Lot	\$33,225 per Lot	\$0 per Lot	\$46,955 per Lot	N/A	\$2,000 per lot
Village - Balance	\$25,015 per Lot	\$9,495 per Lot	\$0 per Lot	\$10,320 per Lot	\$3,205 per Lot (Residential Component Only)	\$1,995 per lot
Gemfields - Core Area	\$25,015 per Lot	\$9,495 per Lot	\$0 per Lot	\$10,320 per Lot	\$3,205 per Lot (Residential Component Only)	\$1,995 per lot
Gemfields - Balance Area	\$25,015 per Lot	\$9,495 per Lot	\$0 per Lot	\$10,320 per Lot	\$3,205 per Lot (Residential Component Only)	\$1,995 per lot
Rural	\$13,525 per Lot	\$0 per Lot	\$0 per Lot	\$10,320 per Lot	\$3,205 per Lot	N/A

Table 3.1(c) – Adopted Charge – Rural Charge Catchment – Residential and Non-Residential Reconfiguration of a Lot

Planning Scheme Zone	Total adopted charge	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater
Open Space	\$0 per Lot	\$0 per Lot	\$0 per Lot	N/A	N/A	N/A
Special Industry	\$46,955 per Lot	\$0 per Lot	\$0 per Lot	\$46,955 per Lot	N/A	N/A
Rural	\$13,525 per Lot	\$0 per Lot	\$0 per Lot	\$10,320 per Lot	\$3,205 per Lot	N/A

### **3.0 Discounts and 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 Township Charges Catchment - \$25,200;
  - (ii) Villages Charges Catchment - \$25,015;
  - (iii) Rural Charges Catchment - \$13,525.
- (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 indexation<sup>2</sup> 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 component<sup>3</sup> 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. \$/m<sup>2</sup> 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(a) – (c).
- Step 4** Determine the development demand units (e.g. 1,000m<sup>2</sup> GFA, 50 lots).

<sup>2</sup> To 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.

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

- Step 5** Calculate the total charge for the development using the adopted charge rate (step 3) and the development demand units (step 4).
- 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 –
  - (vii) is consistent with Council's Desired Standards of Service set out in the LGIP;
  - (viii) is identified as trunk infrastructure in the LGIP in other geographical locations;
  - (ix) facilitates future development of other premises in the area;
  - (x) reduces or removes unnecessary or interim staged infrastructure;
  - (xi) provides a critical shared link between multiple development sites and the trunk infrastructure identified in the LGIP; and
  - (xii) 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 (Emerald 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 (Emerald 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 (Emerald 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.