

Central Highlands Regional Council Charges Resolution (No. 14) 2021

1.0 Introduction

1.1 This is a charges resolution ("resolution") made pursuant to the *Planning Act 2016* ("PA").

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)-(c), 2.2(a)-(c), 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 *Planning Act 2016* and has effect on and from 1 January 2022.

1.5 **Table 1.1** overpage identifies the relationship between existing planning scheme use types and the classes of development to which the adopted charges apply.

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

Planning Regulation 2017 use category	Planning scheme uses
Residential	Caretaker's accommodation Dual Occupancy Dwelling house (including secondary dwelling) Multiple dwelling
Accommodation (short term)	Hotel (accommodation component) Resort complex (accommodation component) Short-term accommodation Tourist park (short term) Resort complex
Accommodation (long term)	Community residence 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 Food and drink outlet Service industry Service station Shop Shopping Centre
Commercial (Office)	Office Sales office
Education facility except an educational establishment for the Flying Start for Queensland Children program	Child care centre Community care centre Educational establishment
Entertainment	Hotel (non-residential component) Nightclub entertainment facility (other than areas providing accommodation) Resort complex (other than accommodation component) Theatre
Indoor Sport and Recreational Facility	Indoor sport and recreation
Other Industry	Low impact industry Medium impact industry Research and technology industry Rural industry Warehouse
High Impact Industry	High Impact Industry Special industry
Low Impact Rural	Animal husbandry Cropping Permanent plantation Wind farm

Planning Regulation 2017 use category	Planning scheme uses
High Impact Rural	Aquaculture (Cultivating, in a confined area, aquatic animals or plants for sale) Intensive animal industry Intensive horticulture Wholesale nursery Winery
Essential Services	Correctional facility Emergency services Health care services Hospital Residential care facility Veterinary services
Other uses	Air services Animal keeping Bar Brothel Car Wash Crematorium Environment facility Extractive industry Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Nature-based tourism Non-resident workforce accommodation Outdoor sport and recreation Parking station Renewable energy facility Substation Tourist attraction Transport depot Utility installation
Minor uses	Advertising advice Cemetery Home based business Landing Market Park Roadside stall Telecommunications facility Temporary use

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.

Charge Area means the catchments that determine the charge rate (refer Attachment 1 – Charge Area Maps).

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, plant and equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or
- (d) a public mall in a shopping complex; or
- (e) parking, loading or manoeuvring of vehicles; or
- (f) balconies, whether roofed or not.

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

rural workers accommodation (commensurate with a dwelling house) means a land use of rural workers accommodation taking the built form of a dwelling house as defined in the planning scheme and for persons engaged in bona fide and viable rural pursuits on the subject site.

schedule of works means the list of planned trunk infrastructure projects in the Planning Scheme.

A term defined in the *Planning Act 2016* which is used in the resolution has the meaning given in the *Planning Act 2016*.

If a term is not defined in the resolution or the *Planning Act 2016* 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 Act is to be preferred to any other interpretation.

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

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION	LOCAL GOVERNMENT ADOPTED CHARGE
5 bedroom or more dwelling	\$30,226.70	\$25,000.00 per dwelling
3 or 4 bedroom dwelling	\$30,226.70	\$25,000.00 per dwelling
2 bedroom dwelling	\$21,590.50	\$13,000.00 per dwelling
1 bedroom dwelling	\$21,590.50	\$9,655.00 per dwelling
Accommodation (Short term)	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or re bedrooms)	\$9,000.00 per suite
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10,795.20 per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin) OR \$15,113.30 per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	\$2,100.00 per 1 or 2 tent/ caravan sites \$4,200.00 per 1 or 2 bedroom cabin \$3,000.00 Per 3 tent / caravan sites \$9,000 Per 3 bedroom cabin
Accommodation (Long term)	\$21,590.50 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$30,226.70 per suite (with 3 or more bedrooms)	\$14,655 per suite with 1 bedroom or studio \$18,000 per suite with 2 bedrooms \$25,200 per suite with 3 or more bedrooms
Accommodation (Long term): Tourist Park	\$10,795.20 per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin) OR \$15,113.30 per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	\$4,200 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin \$9,000 per 3 tent/caravan sites and per 3 bedroom cabin

Table 2.1(b) – Adopted Charge – Townships – Partial Services Charge Catchment

Residential Material Change of Use or Building Work

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION	LOCAL GOVERNMENT ADOPTED CHARGE
5 bedroom or more dwelling	\$30,226.70	\$25,000.00 per dwelling
3 or 4 bedroom dwelling	\$30,226.70	\$25,000.00 per dwelling
2 bedroom dwelling	\$21,590.50	\$13,000.00 per dwelling
1 bedroom dwelling	\$21,590.50	\$10,000.00 per dwelling
Accommodation (Short term)	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or re bedrooms)	\$9,000.00 per suite
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10, 795.20 per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin) OR \$15,113.30 per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	\$2,100.00 per 1 or 2 tent/ caravan sites \$4,200.00 per 1 or 2 bedroom cabin \$3,000.00 Per 3 tent / caravan sites \$9,000 Per 3 bedroom cabin
Accommodation (Long term)	\$21,590.50 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$30,226.70 per suite (with 3 or more bedrooms)	\$15,000 per suite with 1 bedroom or studio \$18,000 per suite with 2 bedrooms \$25,200 per suite with 3 or more bedrooms
Accommodation (Long term): Tourist Park	\$10,795.20 per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin) OR \$15,113.30 per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	\$4,200 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin \$9,000 per 3 tent/caravan sites and per 3 bedroom cabin

Table 2.1(c) – Adopted Charge – Rural Charge Catchment

Residential Material Change of Use or Building Work

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION	LOCAL GOVERNMENT ADOPTED CHARGE
5 bedroom or more dwelling	\$30,226.70	\$10,940.00 per dwelling
3 or 4 bedroom dwelling	\$30,226.70	\$10,940.00 per dwelling
2 bedroom dwelling	\$21,590.50	\$4,565.00 per dwelling
1 bedroom dwelling	\$21,590.50	\$2,565.00 per dwelling
Accommodation (Short term)	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or more bedrooms)	\$5,565.00 per suite with 1 bedroom or studio \$8,270.00 per suite with 2 bedrooms \$9,000.00 per suite with 3 or more bedrooms
Accommodation (Short term) Rural workers accommodation (commensurate with non-resident worker accommodation)	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or more bedrooms)	\$2,100 Per suite with 1 bedroom or studio and \$2,100 for each additional bedroom
Accommodation (Short term): Tourist Park Nature Based Tourism	\$10,795.20 per 1 or 2 tent/caravan sites (for a tent or caravan site) and per 1 or 2 bedroom cabin (for a cabin) OR \$15,113.30 per 3 tent/caravan sites (for a tent or caravan site) and per 3 bedroom cabin (for a cabin)	\$2,100.00 Per 1 or 2 tent/ caravan sites/ Per 1 or 2 bedroom cabin \$3,000.00 Per 3 tent / caravan sites / Per 3 bedroom cabin
Accommodation (Long term)	\$21,590.50 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$30,226.70 per suite (with 3 or more bedrooms)	\$5,565.00 per suite with 1 bedroom or studio \$9,656.00 per suite with 2 bedrooms \$15,940 per suite with 3 or 4 bedrooms \$25,200 per suite with 5 or more bedrooms
Accommodation (Long term): Tourist Park	\$10,795.20 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin OR \$15,113.30 per 3 tent/caravan sites and per 3 bedroom cabin	\$4,200 per 1 or 2 tent/caravan sites and per 1 or 2 bedroom cabin \$8,270 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

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Places of Assembly	\$75.60	\$10.80	\$59.50
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies Garden Centre Hardware and trade supplies Outdoor sales Showroom	\$151.15	\$10.80	\$100.00
Commercial (Retail): Adult store Food and drink outlet Service industry Service Station Shop Shopping centre	\$194.30	\$10.80	\$153.00
Commercial (Office): Office Sales Office	\$151.15	\$10.80	\$100.00
Education Facility : Child Care Centre Educational Establishment (Primary/Secondary/Tertiary)	\$151.15	\$10.80	\$70.00
Entertainment: Hotel Nightclub entertainment facility Theatre Resort Complex	\$215.90	\$10.80	\$100.00
Indoor Sport and Recreational Facility	\$215.90 plus \$21.55 for each square metre that is a court area	\$10.80	\$100.00 Plus \$17.00 per square metre of court area
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry Transport Depot Warehouse	\$54.00	\$10.80	\$42.00

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
High Impact Industry: High Impact Industry Special Industry	\$75.60	\$10.80	\$59.00
Low Impact Rural: Animal Husbandry Cropping Permanent Plantation Wind Farm	Nil	Nil	Nil
Essential Services Detention facility Emergency services Health care services Hospital Residential care facility Veterinary services	\$151.15	\$10.80	\$70.00
High Impact Rural: Cultivating, in a confined area, aquatic animals or plants for sale Intensive animal industry Intensive horticulture Wholesale nursery Winery	\$21.55	Nil	\$14.00
Other Uses: Air Services	The prescribed amount for another similar use that the local government decides to apply to the use		\$61.00
Other Uses: Animal Keeping	The prescribed amount for another similar use that the local government decides to apply to the use		\$700 per animal pen
Other Uses: Crematorium	The prescribed amount for another similar use that the local government decides to apply to the use		\$42.00
Other Uses: Extractive industry	The prescribed amount for another similar use that the local government decides to apply to the use		\$1.00 per tonne + \$10.00 per m2 of GFA
Other Uses: Major sport, recreation and entertainment Facility Motor Sport Facility Outdoor sport and recreation Tourist attraction Transport Depot	The prescribed amount for another similar use that the local government decides to apply to the use		\$59.50
Other Uses: Non-resident workforce accommodation	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or more bedrooms)		\$9,000 per suite (with 1 bed or more)

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Other Uses: Environment Facility Major electricity infrastructure Parking Station Renewable energy facility Substation Utility installation	The prescribed amount for another similar use that the local government decides to apply to the use		\$0
Minor Uses: Cemetery Home based business Landing Market Park Roadside stalls Telecommunications facility	Nil	Nil	Nil

Table 2.2(b) – Adopted Charge – Townships – Partial Services Charge Catchment

Non-Residential Material Change of Use or Building Work

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Places of Assembly	\$75.60	\$10.80	\$59.50
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies Garden Centre Hardware and trade supplies Outdoor sales Showroom	\$151.15	\$10.80	\$100.00
Commercial (Retail): Adult store Food and drink outlet Service industry Service Station Shop Shopping centre	\$194.30	\$10.80	\$153.00
Commercial (Office): Office Sales Office	\$151.15	\$10.80	\$100.00
Education Facility : Child Care Centre Educational Establishment (Primary/Secondary/ Tertiary)	\$151.15	\$10.80	\$70.00

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Entertainment: Hotel Nightclub entertainment facility Theatre Resort Complex	\$215.90	\$10.80	\$100.00
Indoor Sport and Recreational Facility	\$215.90 plus \$21.55 for each square metre that is a court area	\$10.80	\$100.00 Plus \$17.00 per square metre of court area
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry Warehouse	\$54.00	\$10.80	\$42.00
High Impact Industry: High Impact Industry Special Industry	\$75.60	\$10.80	\$59.00
Low Impact Rural: Animal Husbandry Cropping Permanent Plantation Wind Farm	Nil	Nil	Nil
Essential Services Detention facility Emergency services Health care services Hospital Residential care facility Veterinary services	\$151.15	\$10.80	\$70.00
High Impact Rural: Cultivating, in a confined area, aquatic animals or plants for sale Intensive animal industry Intensive horticulture Wholesale nursery Winery	\$21.55	Nil	\$14.00
Other Uses: Air Services	The prescribed amount for another similar use that the local government decides to apply to the use		\$64.00
Other Uses: Animal Keeping	The prescribed amount for another similar use that the local government decides to apply to the use		\$700 per animal pen
Other Uses: Crematorium	The prescribed amount for another similar use that the local government decides to apply to the use		\$42.00
Other Uses: Extractive industry	The prescribed amount for another similar use that the local government decides to apply to the use		\$1.00 per tonne + \$10.00 per m2 of GFA

USE	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Other Uses: Major sport, recreation and entertainment Facility Motor Sport Facility Outdoor sport and recreation Tourist attraction Transport Depot	The prescribed amount for another similar use that the local government decides to apply to the use		\$59.50
Other Uses: Non-resident workforce accommodation	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or more bedrooms)	Nil	\$9,000 per suite with 1 bed or more
Special Uses: Environment Facility Major electricity infrastructure Parking Station Renewable energy facility Substation Utility installation	The prescribed amount for another similar use that the local government decides to apply to the use		Nil
Minor Uses Cemetery Home based business Landing Market Park Roadside stalls Telecommunications facility	The prescribed amount for another similar use that the local government decides to apply to the use		Nil

Table 2.2(c) – Adopted Charge – Rural Charge Catchment

Non-Residential Material Change of Use or Building Work

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Places of Assembly	\$75.60	\$10.80	\$59.50
Commercial (Bulk goods): Agricultural supplies store Bulk landscape supplies Garden Centre Hardware and trade supplies Outdoor sales Showroom	\$151.15	\$10.80	\$40.00
Commercial (Retail): Adult store Food and drink outlet Service industry Service Station Shop Shopping centre	\$194.30	\$10.80	\$153.00
Commercial (Office): Office Sales Office	\$151.15	\$10.80	\$40.00
Education Facility : Child Care Centre Educational Establishment (Primary/Secondary/Tertiary)	\$151.15	\$10.80	\$0
Entertainment: Hotel Nightclub entertainment facility Theatre Resort Complex	\$215.90	\$10.80	\$59.50
Indoor Sport and Recreational Facility	\$215.90 plus \$21.55 for each square metre that is a court area	\$10.80	\$59.50 Plus \$16.00 per square metre of court area
Industry : Low Impact Industry Medium Impact Industry Research and Technology industry Rural industry Warehouse	\$54.00	\$10.80	\$40.00
High Impact Industry: High Impact Industry Special Industry	\$75.60	\$10.80	\$40.00

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Low Impact Rural: Animal Husbandry Cropping Permanent Plantation Wind Farm	Nil	Nil	Nil
Essential Services Detention facility Emergency services Health care services Hospital Residential care facility Veterinary services	\$151.15	\$10.80	\$0
High Impact Rural: Cultivating, in a confined area, aquatic animals or plants for sale Intensive animal industry Intensive horticulture Wholesale nursery Winery	\$21.55	Nil	\$0
Other Uses: Air Services	The prescribed amount for another similar use that the local government decides to apply to the use		\$40.00
Other Uses: Animal Keeping	The prescribed amount for another similar use that the local government decides to apply to the use		\$50.00 per animal pen
Other Uses: Crematorium	The prescribed amount for another similar use that the local government decides to apply to the use		\$42.00
Other Uses: Extractive industry	The prescribed amount for another similar use that the local government decides to apply to the use		20c per tonne
Other Uses: Major sport, recreation and entertainment Facility Motor Sport Facility Outdoor sport and recreation Tourist attraction Transport Depot	The prescribed amount for another similar use that the local government decides to apply to the use		\$59.50
Other Uses: Non-resident workforce accommodation	\$10,795.20 per suite (with 1 or 2 bedrooms) and per bedroom (for a bedroom that is not within a suite) OR \$15,113.30 per suite (with 3 or more bedrooms)		\$5656 per suite with 1 bedroom or studio \$8270 per suite with 2 bedrooms \$9000 per suite with or more bedrooms
Special Uses: Environment Facility Major electricity infrastructure Parking Station	The prescribed amount for another similar use that the local government decides to apply to the use		Nil

USE UNDER PLANNING REGULATION	PRESCRIBED AMOUNT AS PER REGULATION		LOCAL GOVERNMENT ADOPTED CHARGE
	Per Gross Floor Area	Per each square metre impervious to stormwater	Per m2 Gross Floor Area unless otherwise specified
Renewable energy facility Substation Utility installation			
Minor Uses Cemetery Home based business Landing Market Park Roadside stalls Substation Telecommunications facility	Nil	Nil	Nil

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

CHARGE AREA	PRESCRIBED AMOUNT AS PER REGULATION	TOTAL ADOPTED CHARGE PER LOT
Towns/Townships - Full Services	\$30,226.00	\$25,000
Townships - Partial Services	\$30,226.00	\$25,000
Rural	\$30,226.00	\$10,940

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

CHARGE AREA	PRESCRIBED AMOUNT AS PER REGULATION	TOTAL ADOPTED CHARGE PER LOT
Towns/Townships - Full Services	\$30,226.00	\$28,000
Townships - Partial Services	\$30,226.00	\$28,000
Rural	\$30,226.00	\$10,940

3.0 Calculation of the levied charge

- 3.1 In accordance with s120 of PA, 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 – \$25,000;
 - (ii) Blackwater Town Charge Area – \$25,000;
 - (iii) Towns/Townships (Full Services) Charge Area – \$25,000;
 - (iv) Townships (Partial Services) Charge Area – \$25,000;
 - (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 the appropriate Charge Area as per at Attachment 1.
- Step 2** Determine the applicable Use 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).
- 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.

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.

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 *Planning Act 2016*.

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 Payment of levied charge

To give effect to the payment triggers in section 122 of the Planning Act, the time of payment of levied charges will be in accordance with the Table 4.

Table 4 – Trigger for Payment

Type of Development Approval	Payment time
Reconfiguring a Lot	Prior to Council approving a plan for the reconfiguration that, under the Land Title Act, is required to be given to Council for approval.
Material Change of Use	Prior to the first of the following occurring: a) The issue of a Compliance Certificate under the Plumbing and Drainage Act 2018; b) When the final inspection certificate or Certificate of Classification is given under the Building Act 1975; c) When the change of use happens; OR On the day stated in the ICN*
Carrying out Building Work	Prior to the first of the following occurring: a) When the final inspection certificate or Certificate of Classification is given under the <i>Building Act 1975</i> ; b) When the change of use happens; OR On the day stated in the ICN*

*Editor's note: If a Compliance Certificate under the Plumbing and Drainage Act 2018 or a Certificate of Classification or final

inspection certificate under the Building Act 1975 is not required for the material change of use or the building work, then the ICN issued in response to a Relevant Approval will state that an invoice will be issued within either 30, 60 or 90 days of the giving of the Relevant Approval. The invoice will require the levied charge referred to in the ICN to be payable within 30 days from the date of the invoice.

6.0 Conversion applications

6.1 Purpose

6.1.1 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).

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

6.2 Process for making a conversion application

6.2.1 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).

6.3 Considering conversion applications

6.3.1 Council will consider conversion applications having regard to the conversion criteria set out in clause 0.

6.4 Conversion criteria

6.4.1 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.

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

- 7.1 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.
- 7.2 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 0.
- 7.3 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.
- 7.4 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.
- 7.5 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).
- 7.6 Despite Clauses 7.1 to 0, 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).

8.0 Plans for Trunk Infrastructure

- 8.1 The Central Highlands Regional Council Planning Scheme (Part 4.5.1) identifies the existing and proposed trunk infrastructure for the following networks:
- (i) water supply;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) public parks and community land.

9.0 Desired Standard of Service

- 9.1 The Central Highlands Regional Council Planning Scheme (Part 4.4) identifies the desired standards of service (DSS) for the following networks:
- (i) water supply;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) public parks and community land.

10.0 Schedule of Works

- 10.1 The Central Highlands Regional Council Planning Scheme (Part 4.5.2) 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 Areas

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.