

Ipswich City Council

Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2016

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Ipswich City Council

Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2016

Part 1 Introduction

1. Short title

This resolution may be cited as *Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2016*.

2. Commencement

This resolution has effect on and from the day the making of this resolution by the local government is first uploaded on the relevant local government website.¹

Editor's note—See section 634(2) (Steps after making charges resolution) of the Sustainable Planning Act 2009.

3. Sustainable Planning Act 2009

- (1) This resolution is made under the Planning Act.
- (2) This resolution is to be read in conjunction with the following:
 - (a) the Infrastructure SPRP;
 - (b) the Ipswich planning scheme.
- (3) This resolution is attached to but does not form part of the Ipswich planning scheme.

Editor's note—See section 634(1) (Steps after making charges resolution) of the Sustainable Planning Act 2009.

4. Purpose

The purpose of this resolution is to state the following:

- (a) the adopted charges for providing the local government trunk infrastructure networks and distributor-retailer trunk infrastructure networks for development;
- (b) the levied charges to be levied by the local government for development for the demand placed on the local government trunk infrastructure networks;

¹ The making of this resolution by the local government was first uploaded on the Ipswich City Council website on 1 July 2016.

- (c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the local government trunk infrastructure networks for development.

5. Interpretation

- (1) The dictionary in schedule 1 defines words used in this resolution.
- (2) A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- (3) A word not defined in this resolution or the Planning Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this resolution takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* and section 14 (Applicable provisions) of the *Statutory Instruments Act 1992*.

Editor's note—Section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Part 2 Adopted charges

6. Purpose of part 2

Part 2 states the following:

- (a) the adopted infrastructure charges for providing trunk infrastructure networks for development (**adopted charge**);
- (b) the **trunk infrastructure networks**, which are the following:
 - (i) for the local government—the trunk infrastructure for the local government's transport, public parks and community facilities infrastructure networks (**local government trunk infrastructure networks**);
 - (ii) for the distributor-retailer—the trunk infrastructure for the distributor-retailer's water service and wastewater service (**distributor-retailer trunk infrastructure networks**).
- (c) the date the adopted charges take effect (**applicable date**);
- (d) the part of the local government area to which the adopted charges apply (**applicable area**);
- (e) the uses to which the adopted charges apply (**applicable use**).

7. Adopted charges

- (1) The local government has before levied adopted infrastructure charges under the Planning Act on the following basis:
 - (a) the local government had before 30 June 2011 adopted *Planning Scheme Policy 5—Infrastructure (PSP 5)* which stated a charge for the trunk infrastructure networks for development;
 - (b) the adopted infrastructure charge was the lesser of a charge the local government could have obtained in relation to a development by imposing a condition of a development approval requiring a financial contribution under PSP 5 and the maximum adopted charge under the Infrastructure SPRP;
 - (c) the proportion of the adopted infrastructure charge that could be charged by the distributor-retailer was determined by the Infrastructure SPRP to be the proportion that the distributor-retailer was able to charge under PSP 5;
 - (d) the proportion of the adopted infrastructure charge that could be levied by the local government was the balance of the adopted infrastructure charge that was not the proportion of the adopted infrastructure charge that could have been charged by the distributor-retailer.
 - (2) The local government has for the purpose of working out the adopted charges for the local government trunk infrastructure networks under this resolution determined the following:
-

- (a) a charge for each trunk infrastructure network based on PSP 5 (including indexation) for development which is included in schedule 2 (**trunk infrastructure network charges**) that comprise the following:
 - (i) a charge for each local government trunk infrastructure network (**local government trunk infrastructure network charge or LNC**);
 - (ii) a charge for each distributor-retailer trunk infrastructure network (**distributor-retailer trunk infrastructure network charge or DNC**);
 - (b) a total charge for all trunk infrastructure networks worked out by adding the *LNC* and the *DNC* (**total trunk infrastructure network charges or Total NC**);
 - (c) the proportion of the *DNC* to the *Total NC* being the proportion of the adopted infrastructure charge that could be charged by the distributor-retailer (**relevant proportion or RP**);
 - (d) the maximum adopted charge under the Infrastructure SPRP (**maximum adopted charge or MAC**) is to be applied by the local government as follows:
 - (i) for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the *MAC* for a dwelling house (3 or more bedroom) in the Residential charge category in the Infrastructure SPRP;
 - (ii) for a reconfiguring a lot which is in the commercial or industrial area, the percent of the site area in Table B1 in schedule 2 of the amount of the *MAC* for the proposed use of the premises in the applicable charge category under the Infrastructure SPRP;
 - (iii) for a material change of use, the amount of the *MAC* for the proposed use of the premises in the applicable charge category under the Infrastructure SPRP;
 - (e) the distributor-retailer's adopted charge cannot exceed the relevant proportion of the *MAC*.
- (3) The adopted charge (AC) for the local government trunk infrastructure networks is to be worked out by the local government as follows:
- (a) where *Total NC* is less than or equal to the *MAC*, *the LNC*;
 - (b) where *Total NC* is greater than the *MAC*, *the following calculation*:

$$\frac{\text{LNC}}{\text{Total NC}} \times \text{MAC}$$

Editor's note—For adopted charges for providing the local government trunk infrastructure networks—see section 630(1) (Power to adopt charges by resolution) and 631(1) (Contents—general) of the Sustainable Planning Act 2009.

8. Trunk infrastructure networks for adopted charges

- (1) The local government trunk infrastructure networks are specified in the priority infrastructure plan.
- (2) The distributor-retailer trunk infrastructure networks are specified in the ***distributor-retailer infrastructure planning instrument*** which means the following:
 - (a) the distributor-retailer's water netserf plan under the SEQ Water Act;
 - (b) the interim connections policy and schedule of works under the SEQ Water Act adopted by the distributor-retailer if paragraph (a) is not applicable;
 - (c) the local government's priority infrastructure plan, if paragraphs (a) and (b) are not applicable.

9. Applicable date for the adopted charges

The applicable date for the adopted charges is the day this resolution has effect.

Editor's note—See section 2 (Commencement).

10. Applicable area for the adopted charges

The applicable area for the adopted charges is all of the local government area.

Editor's note—See section 631(2) (Contents—general) of the Sustainable Planning Act 2009.

11. Applicable uses or activity for the adopted charges

- (1) The applicable uses or activity under the Ipswich planning scheme and the Springfield structure plan to which the adopted charges apply are stated in schedule 3.
- (2) The local government is to include a use or activity under the Ipswich planning scheme or Springfield structure plan which is included in the 'Other uses' charge category in schedule 3, column 1 in a charge category permitted under the Infrastructure SPRP based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) The local government has indicatively included the uses or activity under the Ipswich planning scheme and the Springfield structure plan in schedule 3, column 3 and column 4 which are identified as an 'Other use' in schedule 3, column 2 in the charge category permitted under the Infrastructure SPRP stated in schedule 3, column 1, subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

Editor's note—See schedule 1, column 2 and column 3, 'Other uses', of the State Planning Regulatory Provision (adopted charges).

Part 3 Levied charges

12. Purpose of part 3

Part 3 states the following:

- (a) the applicable development for which adopted charges may be levied by the local government for development for the demand placed upon the local government trunk infrastructure networks (**levied charge**);
- (b) the method to be applied by the local government for working out the levied charge including the following:
 - (i) the adopted charge to be applied (**applied adopted charge**);
 - (ii) the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development (**additional demand**);
 - (iii) the relief to be applied to the levied charge (**levied charge relief**);
 - (iv) the discount to be applied for a financial contribution (**prescribed financial contribution**):
 - (A) provided for in relation to a local government trunk infrastructure network under an infrastructure charging instrument for a previous development approval;
 - (B) which has been paid to the local government or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the local government for the provision of land, work or money for the local government trunk infrastructure networks; and
 - (C) which has not been reimbursed or otherwise previously applied against another financial contribution;
- (c) the method to be applied by the local government for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (**automatic increase**).

13. Applicable development for the levied charge

- (1) The levied charge may be levied for the following development:
 - (a) reconfiguring a lot;
 - (b) material change of use of premises.

Editor's note—See section 2.2 (Development for which maximum adopted charges may be levied) of the State Planning Regulatory Provision (adopted charges).

- (2) The levied charge is not to be levied for the following:
- (a) development in a priority development area under the *Economic Development Act 2012*;
 - (b) work or use of land authorised under the *Greenhouse Gas Storage Act 2009*, the *Mineral Resources Act 1989*, the *Petroleum Act 1923* or the *Petroleum and Gas (Production and Safety) Act 2004*.

Editor's note—See section 630(2)(c) (Power to adopt charges by resolution) of the Sustainable Planning Act 2009.

14. Working out the levied charge

The levied charge for the development is to be worked out by the local government as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by the local government by applying the following:

- (a) the adopted charge worked out under section 7 (Adopted charges), if paragraph (b) does not apply;
- (b) the applied adopted charge for particular uses in schedule 4, if the local government considers that it should be applied having regard to the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development.

16. Working out the additional demand

- (1) The additional demand for the development is to be worked out by the local government as follows:

$$AD = DD - DC$$

Where:

AD is the additional demand.

DD is the demand placed upon the local government trunk infrastructure networks which will be generated by the development (**development demand**).

DC is the demand placed upon the local government trunk infrastructure networks generated by existing or previous development if applicable (**demand credit**).

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in schedule 2 (**demand unit**).
- (3) The demand credit is to be worked out using the greater of the following:
 - (a) if the premises is subject to an existing use which is lawful and already taking place on the premises (**existing lawful use**) that places demand upon the local government trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
 - (b) if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises (**previous lawful use**) that placed demand upon the local government trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
 - (c) if the premises is a vacant lot, the demand for one dwelling house (3 bedroom dwelling) in schedule 2;
 - (d) if the relevant local government trunk infrastructure network is the transport network and the premises are within the deemed demand area, the deemed demand for the deemed demand area in schedule 5 (**deemed demand**).

Editor's note—See section 636 (2) and (3) (Limitation of levied charge) of the Sustainable Planning Act 2009.

- (4) The demand credit for an existing lawful use or previous lawful use under subsections 3(a) and 3(b) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the demand credit for an existing lawful use or previous lawful use is to:
 - (i) give a notice in the prescribed form to the local government which provides evidence of the existing lawful use or the previous lawful use and the calculation of the demand credit; and
 - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
- (i) determine if a demand credit for the existing lawful use or the previous lawful use is applicable to the development;
 - (ii) work out the demand credit for the previous lawful use if applicable; and
 - (iii) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

- (5) The demand credit for the deemed demand under subsection 3(d) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the demand credit for the deemed demand is to:
- (i) give a notice in the prescribed form to the local government which provides evidence of the following:
 - (A) the premises are within the deemed demand area;
 - (B) the existing lawful use and the calculation of the demand generated by the existing lawful use on the transport network;
 - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
- (i) determine if the demand generated by the existing lawful use is applicable to the development;
 - (ii) if it is satisfied that there is no outstanding infrastructure contribution under a previous development approval, work out the deemed demand as follows:

$$DD = AD - ED$$

Where:

DD is the deemed demand.

AD is the assumed demand for the applicable deemed demand area in schedule 5.

ED is the demand generated by the existing lawful use on the transport network which is applicable to the development.

- (iii) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

- (6) A demand credit is only to be provided to a maximum amount equal to the development demand.

17. Working out the levied charge relief

- (1) The amount of the levied charge relief for the development is to be worked out by the local government as follows:

$$LCR = AC \times AD \times PR$$

Where:

LCR is the levied charge relief.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

AD is the additional demand for the proposed development worked out under section 16 (Working out the additional demand).

PR is the relevant percentage of levied charge relief stated in schedule 6.

- (2) The levied charge relief for the development is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the levied charge relief is to:
 - (i) give a notice in the prescribed form to the local government which provides evidence of the following:
 - (A) the applicant is a prescribed community organisation;
 - (B) the proposed development is a prescribed community development;
 - (C) the calculation of the amount of the levied charge relief; and
 - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the levied charge relief.
- (b) the local government is to:

- (i) determine if the applicant is a prescribed community organisation and the proposed development is a prescribed community development;
- (ii) if it accepts that the applicant is a prescribed community organisation and the proposed development is a prescribed community development, work out the levied charge relief; and
- (iii) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

18. Working out the discount for the prescribed financial contribution

- (1) The amount of the discount for the prescribed financial contribution is to be worked out by the local government as follows:

$$D = PFC - (AC - DC)$$

Where:

D is the discount which cannot be less than zero.

PFC is the amount of the prescribed financial contribution.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

DC is the demand credit if applicable worked out under section 16 (Working out the additional demand).

- (2) The discount for the prescribed financial contribution is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the discount for the prescribed financial contribution is to:

- (i) give a notice in the prescribed form to the local government which provides evidence of the prescribed financial contribution and the calculation of the discount; and
- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the discount for prescribed financial contribution.

- (b) the local government is to:

- (i) determine if the discount for a prescribed financial contribution is applicable to the development;

- (ii) work out the discount for the prescribed financial contribution if applicable; and
- (iii) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

19. Working out the automatic increase

- (1) The automatic increase of the levied charge is to be worked out by the local government as the amount which is equal to the increase calculated by using the index stated in the Planning Act.

Editor's note—See section 631(3)(b), (4) and (6) (Contents—general) of the Sustainable Planning Act 2009.

- (2) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

Editor's note—See section 631(5) (Contents—general) of the Sustainable Planning Act 2009.

Part 4 Offset and refund for trunk infrastructure

20. Purpose of part 4

Part 4 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the local government trunk infrastructure networks for development:

- (a) the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (**identified trunk infrastructure criteria**);
- (b) the method to be applied by the local government for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure for local government trunk infrastructure networks (**trunk infrastructure contribution**):

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (i) **identified trunk infrastructure**—development infrastructure which is identified in the priority infrastructure plan;

Editor's note—See section 645 (Application and operation of sdiv 1) and 646(2)(a) (Necessary infrastructure condition for LGIP-identified infrastructure) of the Sustainable Planning Act 2009.

- (ii) **different trunk infrastructure**—development infrastructure which:

- (A) is an alternative to the identified trunk infrastructure; and

- (B) delivers the same desired standards of service for the network of development infrastructure stated in the priority infrastructure plan;

Editor's note—See section 645 (Application and operation of sdiv 1) and 646(2)(b) (Necessary infrastructure condition for LGIP-identified infrastructure) of the Sustainable Planning Act 2009.

- (iii) **necessary trunk infrastructure**—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;

- (iv) **prescribed trunk infrastructure**—development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;

- (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.
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21. Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (a) that the development infrastructure is necessary to service development consistent with the assumptions about the type, scale, location or timing of future development stated in the priority infrastructure plan;
- (b) that the development infrastructure complies with the criteria in schedule 7.

22. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using the following:

- (a) for the calculation of the establishment cost—the method in section 23 (Calculation of the establishment cost);
- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 24 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 25 (Recalculation of the establishment cost for land).

23. Calculation of the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
 - (a) the planned estimate of the trunk infrastructure contribution;
 - (b) a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
 - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the local government.
 - (2) The **planned estimate** of the trunk infrastructure contribution if:
 - (a) the whole of an item of identified trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in schedule 8;
 - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the local government to work out the planned cost of the item of identified trunk infrastructure stated in the extrinsic material to the priority infrastructure plan; and
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- (c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the local government to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the priority infrastructure plan.

24. Recalculation of the establishment cost for work

Market cost

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- (2) The **market cost** for the work is the estimate of the cost of the design and construction of the work:
 - (a) including the following:
 - (i) the construction cost for the work;
 - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 9 for the following:
 - (A) the cost of survey for the work;
 - (B) the cost of geotechnical investigations for the work;
 - (C) the cost of only detailed design for the work;
 - (D) the cost of project management and contract administration;
 - (E) the cost of environmental investigations for the work;
 - (F) a portable long service leave payment for a construction contract for the work;
 - (iii) risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:
 - (i) the planning of the work;
 - (ii) a cost of carrying out temporary infrastructure;
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- (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
- (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
- (v) a part of the trunk infrastructure contribution provided by:
 - (A) the local government; or
 - (B) a person, other than the applicant or a person engaged by the applicant;
- (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
- (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- (x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

Determining the market cost

- (3) The local government is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
 - (a) the applicant is to undertake an open tender process for the work;
 - (b) the applicant is to:
 - (i) give to the local government a notice in the prescribed form which states the following:
 - (A) an open tender process has been conducted;
 - (B) the tenders received;
 - (C) the applicant's preferred tenderer;

- (D) the applicant's reason for the preferred tenderer;
 - (E) the terms of the construction contract for the work;
 - (F) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
 - (G) the applicant's calculation of the market cost for the work; and
- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the market cost.

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the market cost including without limitation the following:
- (i) details in respect of a construction contract for the work;
 - (ii) a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;
- (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
- (e) the local government is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the local government after determining the market cost is to as soon as reasonably practicable:
- (i) give to the applicant a notice which states the following:
 - (A) the local government's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.

Adjustment of the establishment cost

- (4) The local government is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
- (a) this subsection only applies to a cost of work (***prescribed cost***) if the cost:
 - (i) would have formed part of the market cost used to work out the establishment cost for the work; and

- (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
 - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (2)(a)(iii);
 - (b) the applicant may, prior to 15 business days after the applicant has completed the work:
 - (i) give to the local government a single notice which is to state the following:
 - (A) that the applicant requests that the local government adjust the establishment cost to take account of the prescribed cost;
 - (B) all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
 - (C) the applicant's calculation of the prescribed cost; and
 - (ii) pay the prescribed fee if paragraph (i) applies.

Editor's note—The prescribed fee may include local government's costs for determining whether the establishment cost is to be adjusted.
 - (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the value of an adjusted establishment cost;
 - (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
 - (e) the local government is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);
 - (f) the local government after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the following:
 - (A) the local government's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.
-

25. Recalculation of the establishment cost for land

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the local government at the request of the applicant using the current market value of the land.
 - (2) The **current market value** of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises including the land and the value of the subject premises excluding the land.
 - (3) The local government is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
 - (a) the applicant is to provide to the local government the following:
 - (i) a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
 - (ii) a valuation of the land undertaken by a certified practicing valuer;
 - (iii) the prescribed fee;
Editor's note—The prescribed fee may include the local government's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.
 - (b) the local government may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the current market value;
 - (c) the local government is to decide whether to:
 - (i) accept the valuation; or
 - (ii) reject the valuation;
 - (d) the local government is to, if it accepts the valuation:
 - (i) give to the applicant a notice stating the establishment cost for the land; and
 - (ii) index the establishment cost for the land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
 - (e) the local government is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
 - (i) assess whether the valuation is consistent with the current market value; and
 - (ii) undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
-

- (f) the local government is to, upon the determination of the independent certified practicing valuer's valuation:
 - (i) give to the applicant a notice stating the establishment cost for the land;
 - (ii) index the establishment cost for the land using the CPI from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
 - (iii) issue an amended infrastructure charges notice;
- (g) the local government however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to the Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

26. Application of an offset and refund

The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the relevant approval:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (a) an **offset**—where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge; and
- (b) a **refund**—where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

27. Information about an offset and refund

- (1) If an offset applies, the establishment cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with section 22 (Working out the establishment cost).
- (2) If a refund applies, the refund is to be worked out by the local government as the amount equal to the difference between the establishment cost and the amount worked out by applying the adopted charge to the premises as follows:

$$R = EC - LC$$

Where:

R is the refund amount.

EC is the establishment cost of the trunk infrastructure provided.

LC is the levied charge.

28. Timing of an offset and refund

- (1) An applicant entitled to seek an offset or refund for the trunk infrastructure contribution is to:
 - (a) give to the local government a notice in the prescribed form which states the following:
 - (i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
 - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution; and

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.
 - (b) pay the prescribed fee.

Editor's note—The prescribed fee may include the local government's costs for determining the matters in subsection (1)(a).
 - (2) The local government is to as soon as reasonably practicable after receiving a notice under subsection (1):
 - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
 - (b) give to the applicant a notice stating the outcome of the local government's determination.
 - (3) The local government if satisfied of the matters in subsection (1)(a) is to, unless otherwise provided for in an infrastructure agreement:
 - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
 - (b) for a refund—give the refund when stated in the infrastructure charges notice.
 - (4) The local government has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government to achieve the following policy objectives:
 - (a) to seek to integrate the local government's land use and infrastructure plans;
 - (b) to implement the priority infrastructure plan as the basis for the local government's trunk infrastructure funding;
 - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for the local government.
 - (5) The local government's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
-

- (a) for a trunk infrastructure contribution for identified trunk infrastructure which is identified in the local government's capital works program at the date of the relevant approval with a planned date that is consistent with the priority infrastructure plan:

Editor's note—A relevant approval is a development approval or a compliance permit under the Sustainable Planning Act 2009.

- (i) the refund may be given in accordance with the payment triggers in paragraph (ii) until the planned date, at which time the balance of the refund is to be given by 31 December of the financial year following the planned date;
 - (ii) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
 - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
 - (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution until the amount is paid;
 - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (b) for a trunk infrastructure contribution for identified trunk infrastructure (for which subsection 28(5)(a) does not apply) or different trunk infrastructure which is provided before or in the planned date or period for the trunk infrastructure contribution stated in the priority infrastructure plan:
- (i) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
-

- (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
 - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
 - (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution until the amount is paid;
 - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (c) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned date or period for the trunk infrastructure contribution stated in the priority infrastructure plan:
- (i) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
 - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
 - (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution until the amount is paid;
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- (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
 - (d) for a trunk infrastructure contribution for necessary trunk infrastructure:
 - (i) the local government is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the priority infrastructure plan having regard to the method used by the local government to work out the relevant planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the priority infrastructure plan (***specified date or period***);
 - (ii) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the priority infrastructure plan;
 - (iii) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution;
 - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution;
 - (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution until the amount is paid;
 - (iv) each amount to be paid under paragraph (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
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- (e) for a trunk infrastructure contribution for prescribed trunk infrastructure:
 - (i) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the priority infrastructure plan;
 - (ii) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December 2036;
 - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments between 31 December 2036 and 31 December 2039;
 - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments between 31 December 2036 and 31 December 2041;
 - (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 from 31 December 2036 until the amount is paid;
 - (iii) each amount to be paid under paragraph (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.
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Schedule 1 Dictionary

additional demand see section 12(b)(ii) (Purpose of part 3).

adopted charge see section 6(a) (Purpose of part 2).

applicable area see section 6(d) (Purpose of part 2).

applicable date see section 6(c) (Purpose of part 2).

applicable use see section 6(e) (Purpose of part 2).

applied adopted charge see section 12(b)(i) (Purpose of part 3).

arterial roads mean local roads which:

- (a) facilitate traffic movement across a number of suburbs or townships, or provide crosscity links between major activity areas and link with highways and motorways; and
- (b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic will ultimately not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'arterial roads' is also referred to as 'intersuburban links' in the Council's land-use planning activities.

automatic increase see section 12(c) (Purpose of part 3).

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) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

calculated charge or CC see section 7(2)(f) (Adopted charges).

citywide community facilities mean community facilities which are described as 'citywide community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of service for Local Community facilities Infrastructure) of Ipswich City Council 'Land for Local Community Facilities Supporting Document (Update) 2009'.

citywide parks mean parks which are described as 'citywide parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of Service for Public Parks Infrastructure) of Ipswich City Council 'Ipswich Public Parks Strategy (Update) 2009'.

commercial or industrial area means that part of the local government area in the zones and designations under the Ipswich planning scheme identified as the commercial or industrial area in Table B1 in schedule 2.

completion means the stage in the provision of a trunk infrastructure contribution by an applicant when the local government is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for its intended purpose;
- (c) the local government determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

CPI (an acronym for consumer price index) means the following:

- (a) the consumer price index 6401.0 All Groups Brisbane published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 25(2) (Recalculation of the establishment cost for land).

deemed demand see section 16(3)(d) (Working out the additional demand).

deemed demand area means the deemed demand area in schedule 12.

demand credit see section 16(1) (Working out the additional demand).

demand unit see section 16(2) (Working out the additional demand).

development demand see section 16(1) (Working out the additional demand).

different trunk infrastructure see section 20(b)(ii) (Purpose of part 4).

distributor-retailer means the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) under the SEQ Water Act.

distributor-retailer's adopted charge or DAC see section 7(2)(e) (Adopted charges).

distributor-retailer infrastructure planning instrument see section 8(2) (Trunk infrastructure networks for adopted charges).

distributor-retailer trunk infrastructure network charge or DNC see section 7(2)(a)(ii) (Adopted charges).

distributor-retailer trunk infrastructure networks see section 6(b)(ii) (Purpose of part 2).

district community facilities mean community facilities which are described as 'district community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of service for Local Community facilities Infrastructure) of Ipswich City Council 'Land for Local Community Facilities Supporting Document (Update) 2009'.

district parks mean parks which are described as 'district parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of Service for Public Parks Infrastructure) of Ipswich City Council 'Ipswich Public Parks Strategy (Update) 2009'.

dwelling has the meaning in the Queensland Planning Provisions.

Editor's note—The term 'dwelling' is defined in the Queensland Planning Provisions to mean "A building or part of a building used or capable of being used as a self-contained residence that must include the following:

- (a) food preparation facilities*
- (b) a bath or shower*
- (c) a toilet and wash basin*
- (d) clothes washing facilities.*

This term includes outbuildings, structures and works normally associated with a dwelling."

establishment cost see section 22 (Working out the establishment cost).

existing lawful use see section 16(3)(a) (Working out the additional demand).

financial year means a period of 1 year beginning on 1 July.

GFA (an acronym for gross floor area) has the meaning in the Queensland Planning Provisions.

Editor's note—The term 'gross floor area' is defined in the Queensland Planning Provisions to mean "The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) *building services, plant and equipment*
- (b) *access between levels*
- (c) *ground floor public lobby*
- (d) *a mall*
- (e) *the parking, loading and manoeuvring of motor vehicles*
- (f) *unenclosed private balconies whether roofed or not."*

identified trunk infrastructure criteria see section 20(a) (Purpose of part 4).

identified trunk infrastructure see section 20(b)(i) (Purpose of part 4).

infrastructure charging instrument means any of the following:

- (a) a condition imposed under a planning scheme policy about infrastructure;
- (b) an adopted infrastructure charge levied under an adopted infrastructure charges notice;
- (c) a levied charge under an infrastructure charges notice.

Infrastructure SPRP means the State planning regulatory provision (adopted charges).

Ipswich planning scheme means the *Ipswich Planning Scheme 2006*.

levied charge see section 12(a) (Purpose of part 3).

levied charge relief see section 12(b)(iii) (Purpose of part 3).

local community facilities mean community facilities which are described as 'local community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of service for Local Community facilities Infrastructure) of Ipswich City Council 'Land for Local Community Facilities Supporting Document (Update) 2009'.

local government trunk infrastructure networks see section 6(b)(i) (Purpose of part 2).

local government trunk infrastructure network charge or LNC see section 7(2)(a)(i) (Adopted charges).

local parks mean parks which are described as 'local parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Section 3.0 (Review of Desired Standards of Service for Public Parks Infrastructure) of Ipswich City Council 'Ipswich Public Parks Strategy (Update) 2009'.

market cost see section 24(2) (Recalculation of the establishment cost for work).

maximum adopted charge or MAC see section 7(2)(d) (Adopted charges).

necessary trunk infrastructure see section 20(b)(iii) (Purpose of part 4).

offset see section 26(a) (Application of an offset and refund).

persons has the meaning in the priority infrastructure plan.

Editor's note—The term 'person' is defined in the priority infrastructure plan to mean "the number of persons within an occupied dwelling averaged across the detached housing or attached housing zones as outlined in the Planning Scheme."

planned cost see section 23(2)(a) (Calculation of the establishment cost).

planned estimate see section 23(2) (Calculation of the establishment cost).

Planning Act means the *Sustainable Planning Act 2009*.

PPI (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.

Editor's note—Where the PPI has not been published for a calculation date the change in the PPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

prescribed community development means the following:

- (a) citywide developments—these developments are higher order community facilities which have a Citywide or sub-regional catchment. Whilst not mandatory, their location is best intended for the Ipswich City Centre or proposed Town Centres (e.g. Ipswich Grammar Schools);
 - (b) district developments—these developments, whilst higher order community facilities, have a 'sector' or large suburban catchment (i.e. Ipswich Eastern Suburbs, Southern Corridor etc.). These types of developments are more prevalent in existing urban areas (e.g. St. Peter Claver College);
 - (c) neighbourhood developments—these developments, whilst varying in size, cater primarily for the needs of the surrounding neighbourhood (e.g. Leichhardt Catholic Primary School, Riverview Neighbourhood Centre);
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- (d) local developments—these developments provide facilities for a highly localised catchment (e.g. Local Neighbourhood House, Tenants' Association House or local community hall or recreational facility which is generally less than 200m² in GFA). These developments will be limited to small, local based community organisations.

prescribed community organisation means the following:

- (a) Scouts and Girl Guides Associations, War Widows Guild, Creche and Kindergartens, Queensland Deaf Society (Inc.), Queensland Spastic Welfare League, Welfare Associations for the Blind, Queensland Society for Crippled Children, Senior Citizens Clubs and other like registered charitable organisations;
- (b) religious institutions;
- (c) private schools (or non-state schools) in receipt of a subsidy under the *Education (General Provisions) Act 2006* and affiliated with an approved Capital Assistance Authority under the *Education (Capital Assistance) Act 1993*; or
- (d) other non-profit organisations (including sporting and recreational organisations) which provide a service to the community and do not normally have an income stream or are able to demonstrate their status as non-profit through an external source such as the Australian Taxation Office.

prescribed cost see section 24(4)(a) (Recalculation of the establishment cost for work).

prescribed financial contribution see section 12(b)(iv) (Purpose of part 3).

prescribed fee means a cost recovery fee prescribed by the local government.

prescribed form means a form prescribed by the local government.

prescribed trunk infrastructure see section 20(b)(iv) (Purpose of part 4).

previous lawful use see section 16(3)(b) (Working out the additional demand).

priority infrastructure plan means the *Ipswich Priority Infrastructure Plan*.

PSP 5 see section 7 (1)(a) (Adopted charges).

Queensland Planning Provisions means the *Queensland Planning Provisions 27 June 2014, version 3.1*.

refund see section 26(b) (Application of an offset and refund).

relevant proportion or RP see section 7(2)(c) (Adopted charges).

religious institution means an institution which is a religious institution under the *Income Tax Assessment Act 1936* or the *Income Tax Assessment Act 1997*, as applicable.

residential area means that part of the local government area in the zones and designations under the Ipswich planning scheme that is not otherwise identified as commercial or industrial area.

SEQ Water Act means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

specified date or period see section 28(5)(c)(i) (Timing of an offset and refund).

Springfield structure plan means the Springfield structure plan, which forms part of the Ipswich planning scheme.

Editor's note—The Springfield structure plan is Part 14 of the Ipswich Planning Scheme 2006.

sub-arterial roads mean local roads which:

- (a) facilitate movement across a suburb, from one suburb to another and link with arterial roads; and
- (b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic usage that ultimately does not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'sub-arterial roads' is also referred to as 'suburban links' and 'distributors' in the Council's land-use planning activities.

suite means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

total trunk infrastructure network charges or Total NC see section 7(2)(b) (Adopted charges).

trunk infrastructure contribution see section 20(b) (Purpose of part 4).

trunk infrastructure networks see section 6(b) (Purpose of part 2).

trunk infrastructure network charges see section 7(2) (Adopted charges).

Schedule 2 Trunk infrastructure network charges

Table A Reconfiguring a lot of land in the residential area

Column 1	Column 2				
Demand unit	Trunk infrastructure network charges				
	Transport trunk infrastructure network	Public parks trunk infrastructure network	Community facilities trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C1.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C2.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C3.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C4.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C5.

Table B1 Reconfiguring a lot of land not in the residential area

Column 1 Demand unit	Column 2 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges)</i>	Column 3 Commercial or industrial area	Column 4 % of site area to be applied to the maximum adopted charge under the Infrastructure SPRP		Column 5 Trunk infrastructure network charges
			Unconstrained (see schedule 11)	Constrained (see schedule 11)	
Imputed GFA The GFA of a future material change of use imputed to a lot	Commercial (office)	CBD primary commercial zone	30	Not applicable	See Tables B2, B3 and B4
		CBD secondary commercial zone	30	Not applicable	
		CBD top of town zone CBD medical services zone			
	Commercial (retail)	Major centre zone Local retail & commercial zone CBD North secondary business zone	30	Not applicable	
		Rosewood town centre primary business area zone & town square sub area Character area - mixed use zone	30	Not applicable	
		CBD primary retail zone	30	Not applicable	
		Business park zone	30	22.5	
		Rosewood town centre secondary business area zone	30	Not applicable	
	Industry	Local business & industry zone Local business & industry investigation zone Business incubator zone	30	Not applicable	
		Regional business & industry zone	30	6.65	
		Regional business & industry investigation zone	30	6.65	
Rosewood service trades & showgrounds zone		30	Not applicable		

Table B2 Reconfiguring a lot of land not in the residential area – transport trunk infrastructure network

Column 1	Column 2									
	Transport trunk infrastructure network charge (\$ per demand unit)									
	Commercial and industrial area comprising land in the following zones under the Planning Scheme 2006									
	Demand unit (m ²)									
Charge Area	CBD Primary Commercial Zone	CBD Secondary Commercial Zone	Major Centres Zone; Local Retail & Commercial Zone; CBD North - Secondary Business Zone; Business Park Zone (unconstrained land); Rosewood Town Centre Primary Business Area Zone & Town Square sub area;	CBD Primary Retail Zone	Business Park Zone (constrained land)	Rosewood Town Centre Secondary Business Area Zone	Local Business & Industry Zone; Local Business & Industry Investigation Zone; Business Incubator Zone;	Regional Business & Industry Zone (constrained land);	Rosewood Service Trades & Showgrounds Zone	All other non-residential zones
		CBD Top of Town Zone	Character Area - Mixed Use Zone				Regional Business & Industry Zone (unconstrained land);	Regional Business & Industry Investigation Zone (constrained land)		
		CBD Medical Services Zone					Regional Business & Industry Investigation Zone (unconstrained land)			
1	362.62	90.65	35.21	468.23	26.40	5.72	12.32	2.73	5.72	5720.90
2	305.00	76.25	29.61	393.83	22.21	4.81	10.36	2.29	4.81	4811.89
3	358.92	89.73	34.85	463.46	26.13	5.66	12.20	2.70	5.66	5662.52
4	350.46	87.61	34.03	452.53	25.52	5.53	11.91	2.64	5.53	5529.09
5	494.77	123.69	48.04	638.87	36.03	7.81	16.81	3.72	7.81	7805.77
6	515.91	128.98	50.09	666.17	37.57	8.14	17.53	3.88	8.14	8139.35
7	427.11	106.78	41.47	551.51	31.10	6.74	14.51	3.21	6.74	6738.32
8	148.01	37.00	14.37	191.12	10.78	2.34	5.03	1.11	2.34	2335.06
9	289.67	72.42	28.12	374.04	21.09	4.57	9.84	2.18	4.57	4570.05
10	404.38	101.09	39.26	522.16	29.44	6.38	13.74	3.04	6.38	6379.72
11	356.80	89.20	34.64	460.73	25.98	5.63	12.12	2.68	5.63	5629.16
12	502.17	125.54	48.75	648.43	36.57	7.92	17.06	3.78	7.92	7922.53
13	509.57	127.39	49.47	657.98	37.10	8.04	17.32	3.83	8.04	8039.28
14	506.92	126.73	49.22	654.57	36.91	8.00	17.23	3.81	8.00	7997.58
15	307.64	76.91	29.87	397.25	22.40	4.85	10.45	2.31	4.85	4853.59
16	379.53	94.88	36.85	490.08	27.64	5.99	12.90	2.86	5.99	5987.76
17	673.43	168.36	65.38	869.58	49.04	10.62	22.88	5.07	10.62	10624.52
18	506.39	126.60	49.16	653.89	36.87	7.99	17.21	3.81	7.99	7989.24
19	692.99	173.25	67.28	894.83	50.46	10.93	23.55	5.21	10.93	10933.08
20	445.08	111.27	43.21	574.71	32.41	7.02	15.12	3.35	7.02	7021.86
21	501.11	125.28	48.65	647.06	36.49	7.91	17.03	3.77	7.91	7905.85
22	675.55	168.89	65.59	872.31	49.19	10.66	22.96	5.08	10.66	10657.88
23	373.19	93.30	36.23	481.88	27.17	5.89	12.68	2.81	5.89	5887.69
24	316.63	79.16	30.74	408.85	23.06	5.00	10.76	2.38	5.00	4995.36
25	353.10	88.28	34.28	455.95	25.71	5.57	12.00	2.66	5.57	5570.79
26	398.56	99.64	38.70	514.65	29.02	6.29	13.54	3.00	6.29	6287.98
27	373.72	93.43	36.28	482.57	27.21	5.90	12.70	2.81	5.90	5896.03
28	325.62	81.40	31.61	420.45	23.71	5.14	11.06	2.45	5.14	5137.13
29	384.29	96.07	37.31	496.22	27.98	6.06	13.06	2.89	6.06	6062.82
30	368.43	92.11	35.77	475.74	26.83	5.81	12.52	2.77	5.81	5812.63
31	519.08	129.77	50.40	670.27	37.80	8.19	17.64	3.91	8.19	8189.39
32	216.72	54.18	21.04	279.85	15.78	3.42	7.36	1.63	3.42	3419.20
33	355.75	88.94	34.54	459.36	25.90	5.61	12.09	2.68	5.61	5612.48
34	404.90	101.23	39.31	522.84	29.48	6.39	13.76	3.05	6.39	6388.06
35	514.32	128.58	49.93	664.13	37.45	8.11	17.48	3.87	8.11	8114.33
36	253.73	63.43	24.63	327.63	18.48	4.00	8.62	1.91	4.00	4002.96
37	272.23	68.06	26.43	351.52	19.82	4.29	9.25	2.05	4.29	4294.84
38	318.74	79.69	30.95	411.58	23.21	5.03	10.83	2.40	5.03	5028.72
39	383.23	95.81	37.21	494.85	27.91	6.05	13.02	2.88	6.05	6046.14
40	287.56	71.89	27.92	371.31	20.94	4.54	9.77	2.16	4.54	4536.69
41	283.33	70.83	27.51	365.85	20.63	4.47	9.63	2.13	4.47	4469.97
42	604.19	151.05	58.66	780.16	43.99	9.53	20.53	4.55	9.53	9532.05
43	518.02	129.51	50.29	668.90	37.72	8.17	17.60	3.90	8.17	8172.71
44	367.90	91.98	35.72	475.06	26.79	5.80	12.50	2.77	5.80	5804.29
45	727.35	181.84	70.62	939.20	52.96	11.48	24.72	5.47	11.48	11475.15
46	395.92	98.98	38.44	511.23	28.83	6.25	13.45	2.98	6.25	6246.29
47	276.46	69.11	26.84	356.98	20.13	4.36	9.39	2.08	4.36	4361.56
48	86.69	21.67	8.42	111.94	6.31	1.37	2.95	0.65	1.37	1367.68
49	172.32	43.08	16.73	222.51	12.55	2.72	5.86	1.30	2.72	2718.68
50	197.69	49.42	19.19	255.28	14.40	3.12	6.72	1.49	3.12	3118.97
51	137.96	34.49	13.39	178.15	10.05	2.18	4.69	1.04	2.18	2176.61
52	270.11	67.53	26.22	348.79	19.67	4.26	9.18	2.03	4.26	4261.48
53	134.79	33.70	13.09	174.05	9.81	2.13	4.58	1.01	2.13	2126.57
54	123.16	30.79	11.96	159.04	8.97	1.94	4.19	0.93	1.94	1943.10

Table B3 Reconfiguring a lot of land not in the residential area – water supply trunk infrastructure network for water service

Column 1	Column 2									
	Water trunk infrastructure network charge (\$ per demand unit)									
	Commercial and industrial area comprising land in the following zones under the Planning Scheme 2006									Other non-residential areas in the local government area comprising land in the following zones under the Planning Scheme 2006
	Demand unit (m ²)									Demand unit (per lot)
Charge Area	CBD Primary Commercial Zone	CBD Secondary Commercial Zone	Major Centres Zone; Local Retail & Commercial Zone; CBD North - Secondary Business Zone; Business Park Zone (unconstrained land);	CBD Primary Retail Zone	Business Park Zone (constrained land)	Rosewood Town Centre Secondary Business Area Zone	Local Business & Industry Zone; Local Business & Industry Investigation Zone; Business Incubator Zone;	Regional Business & Industry Zone (constrained land);	Rosewood Service Trades & Showgrounds Zone	All other non-residential zones
		CBD Top of Town Zone	Rosewood Town Centre Primary Business Area Zone & Town Square sub area;				Regional Business & Industry Zone (unconstrained land);	Regional Business & Industry Investigation Zone (constrained land)		
		CBD Medical Services Zone	Character Area - Mixed Use Zone				Regional Business & Industry Investigation Zone (unconstrained land)			
1	115.64	28.91	8.67	115.64	6.51	6.94	5.20	1.15	6.94	7632.27
2	96.97	24.24	7.27	96.97	5.46	5.82	4.36	0.97	5.82	6399.84
3	77.23	19.31	5.79	77.23	4.34	4.63	3.48	0.77	4.63	5096.98
4	89.63	22.41	6.72	89.63	5.04	5.38	4.03	0.89	5.38	5915.67
5	48.95	12.24	3.67	48.95	2.75	2.94	2.20	0.49	2.94	3230.73
6	29.88	7.47	2.24	29.88	1.68	1.79	1.34	0.30	1.79	1971.89
7	82.90	20.72	6.22	82.90	4.66	4.97	3.73	0.83	4.97	5471.11
8	54.22	13.55	4.07	54.22	3.05	3.25	2.44	0.54	3.25	3578.45
9	49.28	12.32	3.70	49.28	2.77	2.96	2.22	0.49	2.96	3252.74
10	91.17	22.79	6.84	91.17	5.13	5.47	4.10	0.91	5.47	6016.91
11	69.62	17.41	5.22	69.62	3.92	4.18	3.13	0.69	4.18	4595.21
12	42.08	10.52	3.16	42.08	2.37	2.52	1.89	0.42	2.52	2777.37
13	142.25	35.56	10.67	142.25	8.00	8.53	6.40	1.42	8.53	9388.48
14	95.90	23.98	7.19	95.90	5.40	5.75	4.32	0.96	5.75	6329.41
15	88.10	22.02	6.61	88.10	4.96	5.29	3.96	0.88	5.29	5814.43
16	180.00	45.00	13.50	180.00	10.13	10.80	8.10	1.79	10.80	11879.76
17	161.26	40.31	12.09	161.26	9.07	9.68	7.26	1.61	9.68	10642.92
18	156.72	39.18	11.75	156.72	8.82	9.40	7.05	1.56	9.40	10343.62
19	370.80	92.70	27.81	370.80	20.86	22.25	16.69	3.69	22.25	24472.56
20	99.90	24.98	7.49	99.90	5.62	5.99	4.50	1.00	5.99	6593.51
21	77.76	19.44	5.83	77.76	4.37	4.67	3.50	0.77	4.67	5132.20
22	104.77	26.19	7.86	104.77	5.89	6.29	4.71	1.04	6.29	6914.82
23	92.03	23.01	6.90	92.03	5.18	5.52	4.14	0.92	5.52	6074.13
24	31.94	7.99	2.40	31.94	1.80	1.92	1.44	0.32	1.92	2108.34
25	77.56	19.39	5.82	77.56	4.36	4.65	3.49	0.77	4.65	5118.99
26	82.23	20.56	6.17	82.23	4.63	4.93	3.70	0.82	4.93	5427.10
27	88.43	22.11	6.63	88.43	4.98	5.31	3.98	0.88	5.31	5836.44
28	54.02	13.50	4.05	54.02	3.04	3.24	2.43	0.54	3.24	3565.25
29	48.08	12.02	3.61	48.08	2.71	2.89	2.16	0.48	2.89	3173.51
30	76.36	19.09	5.73	76.36	4.30	4.58	3.44	0.76	4.58	5039.76
31	14.67	3.67	1.10	14.67	0.83	0.88	0.66	0.15	0.88	968.34
32	69.62	17.41	5.22	69.62	3.92	4.18	3.13	0.69	4.18	4595.21
33	35.68	8.92	2.68	35.68	2.01	2.14	1.61	0.36	2.14	2354.82
34	417.55	104.39	31.32	417.55	23.49	25.05	18.79	4.16	25.05	27558.04

Table B4 Reconfiguring a lot of land not in the residential area – sewerage trunk infrastructure network for wastewater service

Column 1	Column 2										
	Sewerage trunk infrastructure network charge (\$ per demand unit)										
	Commercial and industrial area comprising land in the following zones under the Planning Scheme 2006										Other non-residential areas in the local government area comprising land in the following zones under the Planning Scheme 2006
	Demand unit (m ²)										Demand unit (per lot)
Charge Area	CBD Primary Commercial Zone	CBD Secondary Commercial Zone	Major Centres Zone; Local Retail & Commercial Zone; CBD North - Secondary Business Zone; Business Park Zone (unconstrained land);	CBD Primary Retail Zone	Business Park Zone (constrained land)	Rosewood Town Centre Secondary Business Area Zone	Local Business & Industry Zone; Local Business & Industry Investigation Zone; Business Incubator Zone;	Regional Business & Industry Zone (constrained land);	Rosewood Service Trades & Showgrounds Zone	All other non-residential zones	
	CBD Top of Town Zone	Rosewood Town Centre Primary Business Area Zone & Town Square sub area;					Regional Business & Industry Zone (unconstrained land);	Regional Business & Industry Investigation Zone (constrained land)			
	CBD Medical Services Zone	Character Area - Mixed Use Zone					Regional Business & Industry Investigation Zone (unconstrained land)				
1	136.91	34.23	10.27	136.91	7.70	8.21	6.16	1.36	8.21	9036.36	
2	130.98	32.74	9.82	130.98	7.37	7.86	5.89	1.30	7.86	8644.62	
3	139.25	34.81	10.44	139.25	7.83	8.35	6.27	1.39	8.35	9190.42	
4	100.44	25.11	7.53	100.44	5.65	6.03	4.52	1.00	6.03	6628.72	
5	135.65	33.91	10.17	135.65	7.63	8.14	6.10	1.35	8.14	8952.73	
6	212.14	53.04	15.91	212.14	11.94	12.73	9.55	2.11	12.73	14001.30	
7	80.69	20.17	6.05	80.69	4.54	4.84	3.63	0.80	4.84	5325.86	
8	376.73	94.18	28.25	376.73	21.19	22.60	16.95	3.75	22.60	24864.30	
9	103.50	25.88	7.76	103.50	5.82	6.21	4.66	1.03	6.21	6831.19	
10	117.64	29.41	8.82	117.64	6.62	7.06	5.29	1.17	7.06	7764.32	
11	270.23	67.56	20.27	270.23	15.20	16.21	12.16	2.69	16.21	17835.04	
12	323.65	80.91	24.27	323.65	18.21	19.42	14.56	3.22	19.42	21360.67	
13	124.78	31.19	9.36	124.78	7.02	7.49	5.61	1.24	7.49	8235.28	
14	156.59	39.15	11.74	156.59	8.81	9.40	7.05	1.56	9.40	10334.82	
15	106.04	26.51	7.95	106.04	5.97	6.36	4.77	1.06	6.36	6998.45	
16	101.90	25.48	7.64	101.90	5.73	6.11	4.59	1.01	6.11	6725.55	
17	142.05	35.51	10.65	142.05	7.99	8.52	6.39	1.41	8.52	9375.28	
18	165.59	41.40	12.42	165.59	9.32	9.94	7.45	1.65	9.94	10929.02	
19	113.84	28.46	8.54	113.84	6.40	6.83	5.12	1.13	6.83	7513.43	
20	396.61	99.15	29.75	396.61	22.31	23.80	17.85	3.95	23.80	26175.96	
21	294.44	73.61	22.08	294.44	16.56	17.67	13.25	2.93	17.67	19432.80	
22	306.11	76.53	22.96	306.11	17.22	18.37	13.77	3.05	18.37	20203.07	
23	70.16	17.54	5.26	70.16	3.95	4.21	3.16	0.70	4.21	4630.42	
24	95.37	23.84	7.15	95.37	5.37	5.72	4.29	0.95	5.72	6294.20	
25	80.56	20.14	6.04	80.56	4.53	4.83	3.63	0.80	4.83	5317.06	
26	102.84	25.71	7.71	102.84	5.79	6.17	4.63	1.02	6.17	6787.17	
27	176.66	44.17	13.25	176.66	9.94	10.60	7.95	1.76	10.60	11659.68	
28	110.44	27.61	8.28	110.44	6.21	6.63	4.97	1.10	6.63	7288.95	
29	104.97	26.24	7.87	104.97	5.91	6.30	4.72	1.05	6.30	6928.02	
30	119.51	29.88	8.96	119.51	6.72	7.17	5.38	1.19	7.17	7887.56	
31	111.24	27.81	8.34	111.24	6.26	6.67	5.01	1.11	6.67	7341.77	
32	78.56	19.64	5.89	78.56	4.42	4.71	3.54	0.78	4.71	5185.01	
33	97.97	24.49	7.35	97.97	5.51	5.88	4.41	0.98	5.88	6465.86	
34	89.70	22.42	6.73	89.70	5.05	5.38	4.04	0.89	5.38	5920.07	
35	235.88	58.97	17.69	235.88	13.27	14.15	10.61	2.35	14.15	15568.25	
36	430.22	107.55	32.27	430.22	24.20	25.81	19.36	4.28	25.81	28394.33	
37	78.49	19.62	5.89	78.49	4.42	4.71	3.53	0.78	4.71	5180.61	
38	324.05	81.01	24.30	324.05	18.23	19.44	14.58	3.23	19.44	21387.08	
39	373.40	93.35	28.00	373.40	21.01	22.40	16.80	3.72	22.40	24644.22	
40	508.71	127.18	38.15	508.71	28.62	30.52	22.89	5.07	30.52	33574.95	
41	70.29	17.57	5.27	70.29	3.95	4.22	3.16	0.70	4.22	4639.22	
42	139.18	34.80	10.44	139.18	7.83	8.35	6.26	1.39	8.35	9186.01	
43	87.10	21.77	6.53	87.10	4.90	5.23	3.92	0.87	5.23	5748.41	
44	180.40	45.10	13.53	180.40	10.15	10.82	8.12	1.80	10.82	11906.17	
45	125.04	31.26	9.38	125.04	7.03	7.50	5.63	1.25	7.50	8252.89	
46	115.17	28.79	8.64	115.17	6.48	6.91	5.18	1.15	6.91	7601.46	
47	119.58	29.89	8.97	119.58	6.73	7.17	5.38	1.19	7.17	7891.96	
48	143.72	35.93	10.78	143.72	8.09	8.62	6.47	1.43	8.62	9485.32	
49	138.92	34.73	10.42	138.92	7.82	8.33	6.25	1.38	8.33	9168.41	
50	102.37	25.59	7.68	102.37	5.76	6.14	4.61	1.02	6.14	6756.36	
51	119.38	29.84	8.95	119.38	6.72	7.16	5.37	1.19	7.16	7878.76	
52	86.63	21.66	6.50	86.63	4.87	5.20	3.90	0.86	5.20	5717.60	
53	93.03	23.26	6.98	93.03	5.23	5.58	4.19	0.93	5.58	6140.15	
54	112.44	28.11	8.43	112.44	6.33	6.75	5.06	1.12	6.75	7421.00	
55	100.57	25.14	7.54	100.57	5.66	6.03	4.53	1.00	6.03	6637.52	
56	77.76	19.44	5.83	77.76	4.37	4.67	3.50	0.77	4.67	5132.20	
57	95.30	23.83	7.15	95.30	5.36	5.72	4.29	0.95	5.72	6289.80	

Table C2 Residential use – public parks trunk infrastructure network

Column 1 Charge Area	Column 2 Public Parks trunk infrastructure network charge (\$ per demand unit)																																	
	Residential use under Infrastructure SPRP																																	
	Editor's note - See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges)																																	
	Residential charge category						Accommodation (long term) charge category								Accommodation (short term) charge category																			
Caretaker's accommodation			Dwelling house			Relocatable Home Park		Hostel				Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation Hotel (residential component)				Tourist Park (Camping ground)											
Multiple dwelling																																		
Dual occupancy			1 or 2 bedroom dwelling			1 or 2 bedroom relocatable dwelling site		Suite with 1 bedroom		Suite with 2 bedrooms		Suite with 3 or more bedrooms		Bedroom that is not within a suite		Suite with 1 bedroom	Suite with 2 bedrooms		Suite with 3 or more bedrooms		Bedroom that is not within a suite		1 caravan site	2 caravan sites		3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms		Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
E1	4473	5793	8579	7186	10045	5793	5793	4473	8945	13418	4473	4473	5793	8579	4473	5793	11585	17378	3666	7332	10998	3666	4473	8945	13418									
E2	4559	5904	8744	7324	10238	5904	5904	4559	9117	13676	4559	4559	5904	8744	4559	5904	11808	17711	3737	7473	11210	3737	4559	9117	13676									
E3	4011	5194	7692	6443	9007	5194	5194	4011	8021	12032	4011	4011	5194	7692	4011	5194	10388	15582	3287	6575	9862	3287	4011	8021	12032									
E4	4343	5624	8329	6977	9753	5624	5624	4343	8685	13028	4343	4343	5624	8329	4343	5624	11248	16872	3559	7119	10678	3559	4343	8685	13028									
E5	4042	5235	7754	6494	9079	5235	5235	4042	8085	12127	4042	4042	5235	7754	4042	5235	10471	15706	3313	6627	9940	3313	4042	8085	12127									
E6	4590	5944	8803	7374	10308	5944	5944	4590	9180	13769	4590	4590	5944	8803	4590	5944	11888	17832	3762	7524	11286	3762	4590	9180	13769									
C1	4010	5193	7691	6442	9006	5193	5193	4010	8020	12029	4010	4010	5193	7691	4010	5193	10386	15579	3287	6573	9860	3287	4010	8020	12029									
C2	3856	4994	7396	6195	8661	4994	4994	3856	7712	11568	3856	3856	4994	7396	3856	4994	9988	14982	3161	6322	9482	3161	3856	7712	11568									
C3	4496	5823	8624	7223	10098	5823	5823	4496	8992	13488	4496	4496	5823	8624	4496	5823	11645	17468	3685	7371	11056	3685	4496	8992	13488									
C4	4322	5597	8289	6943	9706	5597	5597	4322	8643	12965	4322	4322	5597	8289	4322	5597	11194	16790	3542	7085	10627	3542	4322	8643	12965									
C5	4123	5340	7908	6624	9260	5340	5340	4123	8246	12370	4123	4123	5340	7908	4123	5340	10680	16020	3380	6759	10139	3380	4123	8246	12370									
C6	4687	6070	8990	7530	10527	6070	6070	4687	9374	14061	4687	4687	6070	8990	4687	6070	12140	18210	3842	7684	11525	3842	4687	9374	14061									
C7	4079	5283	7825	6554	9162	5283	5283	4079	8159	12238	4079	4079	5283	7825	4079	5283	10566	15850	3344	6688	10031	3344	4079	8159	12238									
C8	3906	5058	7491	6275	8772	5058	5058	3906	7811	11717	3906	3906	5058	7491	3906	5058	10116	15175	3201	6403	9604	3201	3906	7811	11717									
C9	4100	5310	7864	6587	9208	5310	5310	4100	8200	12300	4100	4100	5310	7864	4100	5310	10620	15930	3361	6721	10082	3361	4100	8200	12300									
C10	4894	6338	9386	7862	10991	6338	6338	4894	9787	14681	4894	4894	6338	9386	4894	6338	12675	19013	4011	8022	12033	4011	4894	9787	14681									
C11	6024	7802	11555	9678	13530	7802	7802	6024	12049	18073	6024	6024	7802	11555	6024	7802	15604	23406	4938	9876	14814	4938	6024	12049	18073									
R1	4513	5845	8656	7250	10136	5845	5845	4513	9026	13539	4513	4513	5845	8656	4513	5845	11690	17534	3699	7398	11098	3699	4513	9026	13539									
R2	4742	6141	9096	7618	10650	6141	6141	4742	9484	14226	4742	4742	6141	9096	4742	6141	12283	18424	3887	7774	11661	3887	4742	9484	14226									
R3	4346	5628	8335	6981	9760	5628	5628	4346	8691	13037	4346	4346	5628	8335	4346	5628	11256	16883	3562	7124	10686	3562	4346	8691	13037									
R4	4419	5722	8475	7099	9924	5722	5722	4419	8837	13256	4419	4419	5722	8475	4419	5722	11445	17167	3622	7244	10865	3622	4419	8837	13256									
W1	4240	5491	8133	6812	9523	5491	5491	4240	8480	12720	4240	4240	5491	8133	4240	5491	10982	16474	3475	6951	10426	3475	4240	8480	12720									
W2	4398	5696	8436	7066	9878	5696	5696	4398	8797	13195	4398	4398	5696	8436	4398	5696	11392	17089	3605	7210	10816	3605	4398	8797	13195									
W3	3892	5040	7464	6252	8740	5040	5040	3892	7783	11675	3892	3892	5040	7464	3892	5040	10080	15120	3190	6380	9570	3190	3892	7783	11675									
W4	4041	5234	7751	6492	9076	5234	5234	4041	8082	12124	4041	4041	5234	7751	4041	5234	10467	15701	3312	6625	9937	3312	4041	8082	12124									
W5	4067	5267	7800	6534	9134	5267	5267	4067	8134	12200	4067	4067	5267	7800	4067	5267	10534	15801	3333	6667	10000	3333	4067	8134	12200									
W6	4011	5194	7692	6443	9007	5194	5194	4011	8021	12032	4011	4011	5194	7692	4011	5194	10388	15582	3287	6575	9862	3287	4011	8021	12032									
W7	3952	5118	7579	6348	8875	5118	5118	3952	7903	11855	3952	3952	5118	7579	3952	5118	10235	15353	3239	6478	9717	3239	3952	7903	11855									
W8	3973	5145	7619	6382	8922	5145	5145	3973	7945	11918	3973	3973	5145	7619	3973	5145	10290	15434	3256	6512	9769	3256	3973	7945	11918									
W9	3930	5090	7539	6315	8827	5090	5090	3930	7861	11791	3930	3930	5090	7539	3930	5090	10181	15271	3222	6443	9665	3222	3930	7861	11791									

Table C3 Residential use – community facilities trunk infrastructure network

Column 1	Column 2																								
	Community Facilities trunk infrastructure network charge (\$ per demand unit)																								
	Charge Area	Residential use under Infrastructure SPRP																							
		Editor's note - See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges)																							
Residential charge category						Accommodation (long term) charge category								Accommodation (short term) charge category											
Caretaker's accommodation			Dwelling house			Relocatable Home Park		Hostel				Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation Hotel (residential component)				Tourist Park (Camping ground)		
Multiple dwelling																									
Dual occupancy			1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites	
E1	574	743	1100	921	1288	743	743	574	1147	1721	574	574	743	1100	574	743	1486	2228	470	940	1410	470	574	1147	1721
E2	564	731	1082	906	1267	731	731	564	1128	1692	564	564	731	1082	564	731	1461	2192	462	925	1387	462	564	1128	1692
E3	588	761	1127	944	1319	761	761	588	1175	1763	588	588	761	1127	588	761	1522	2283	482	963	1445	482	588	1175	1763
E4	512	664	983	823	1151	664	664	512	1025	1537	512	512	664	983	512	664	1327	1991	420	840	1260	420	512	1025	1537
E5	525	680	1008	844	1180	680	680	525	1051	1576	525	525	680	1008	525	680	1361	2041	431	861	1292	431	525	1051	1576
E6	558	722	1070	896	1252	722	722	558	1115	1673	558	558	722	1070	558	722	1444	2166	457	914	1371	457	558	1115	1673
C1	590	764	1131	947	1324	764	764	590	1179	1769	590	590	764	1131	590	764	1527	2291	483	966	1450	483	590	1179	1769
C2	586	759	1124	942	1316	759	759	586	1172	1758	586	586	759	1124	586	759	1518	2277	480	961	1441	480	586	1172	1758
C3	582	754	1116	935	1307	754	754	582	1164	1746	582	582	754	1116	582	754	1507	2261	477	954	1431	477	582	1164	1746
C4	603	781	1157	969	1354	781	781	603	1206	1809	603	603	781	1157	603	781	1562	2343	494	989	1483	494	603	1206	1809
C5	538	697	1032	864	1208	697	697	538	1076	1614	538	538	697	1032	538	697	1393	2090	441	882	1323	441	538	1076	1614
C6	513	664	984	824	1152	664	664	513	1026	1539	513	513	664	984	513	664	1329	1993	421	841	1262	421	513	1026	1539
C7	551	714	1057	885	1238	714	714	551	1102	1653	551	551	714	1057	551	714	1427	2141	452	903	1355	452	551	1102	1653
C8	668	865	1281	1073	1500	865	865	668	1336	2004	668	668	865	1281	668	865	1730	2595	547	1095	1642	547	668	1336	2004
C9	521	675	999	837	1170	675	675	521	1042	1563	521	521	675	999	521	675	1349	2024	427	854	1281	427	521	1042	1563
C10	477	618	916	767	1072	618	618	477	955	1432	477	477	618	916	477	618	1236	1855	391	783	1174	391	477	955	1432
C11	655	848	1256	1052	1471	848	848	655	1310	1965	655	655	848	1256	655	848	1697	2545	537	1074	1611	537	655	1310	1965
R1	541	701	1038	869	1215	701	701	541	1082	1624	541	541	701	1038	541	701	1402	2103	444	887	1331	444	541	1082	1624
R2	623	807	1194	1000	1399	807	807	623	1245	1868	623	623	807	1194	623	807	1613	2420	510	1021	1531	510	623	1245	1868
R3	620	803	1189	996	1393	803	803	620	1240	1860	620	620	803	1189	620	803	1606	2409	508	1017	1525	508	620	1240	1860
R4	584	756	1120	938	1311	756	756	584	1168	1752	584	584	756	1120	584	756	1513	2269	479	957	1436	479	584	1168	1752
W1	195	253	375	314	439	253	253	195	391	586	195	195	253	375	195	253	506	759	160	320	480	160	195	391	586
W2	199	257	381	319	446	257	257	199	397	596	199	199	257	381	199	257	515	772	163	326	489	163	199	397	596
W3	239	309	458	384	537	309	309	239	478	717	239	239	309	458	239	309	619	928	196	392	588	196	239	478	717
W4	210	272	403	337	472	272	272	210	420	630	210	210	272	403	210	272	544	816	172	344	516	172	210	420	630
W5	211	273	405	339	474	273	273	211	422	633	211	211	273	405	211	273	546	820	173	346	519	173	211	422	633
W6	262	340	503	421	589	340	340	262	525	787	262	262	340	503	262	340	679	1019	215	430	645	215	262	525	787
W7	240	310	460	385	538	310	310	240	479	719	240	240	310	460	240	310	621	931	196	393	589	196	240	479	719
W8	242	313	464	389	543	313	313	242	484	726	242	242	313	464	242	313	627	940	198	397	595	198	242	484	726
W9	238	308	456	382	533	308	308	238	475	713	238	238	308	456	238	308	615	923	195	389	584	195	238	475	713

Schedule 3 Applicable uses under the Ipswich planning scheme and Springfield structure plan

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
Residential use			
Residential	Dwelling house	Single residential	Detached house
	Dual occupancy	Dual occupancy	Dual occupancy dwelling; Relatives' flat
	Caretaker's accommodation	Caretaker residential	Caretakers' residence
	Multiple dwelling	Multiple residential	Apartment building; Attached house (per dwelling)
Accommodation (short-term)	Hotel	No defined use	Hotel
	Short-term accommodation	Temporary accommodation (boarding house, motel)	Backpackers' hostel; Motel
	Tourist park	Temporary accommodation (camping ground, caravan park)	Camping ground; Caravan park (short term accommodation)
Accommodation (long-term)	Community residence	No defined use	No defined use
	Hostel	Multiple residential (boarding house, if providing permanent accommodation); Student accommodation	Student accommodation; Tenement building
	Relocatable home park	Multiple residential (caravan park, if providing permanent	Caravan park (permanent

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
		accommodation)	occupancy)
	Retirement facility	Multiple residential (retirement community)	Retirement community
Non-residential use			
Places of assembly	Club	Entertainment use (club)	Club
	Community use	Community use (community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, neighbourhood centre, senior citizens centre, transit centre, youth centre)	Community building (art and craft centre, information centre, senior citizens centre, youth centre, meeting room, welfare centre, library, neighbourhood centre); Passenger terminal
	Function facility		Reception and function rooms
	Funeral parlour	Business use (funeral premises)	Funeral parlour
	Place of worship	Community use (place of worship)	Place of public worship
Commercial (bulk goods)	Agricultural supplies store	Business use (farm supply outlet, produce/craft market)	Produce/craft market; Produce store
	Bulk landscape supplies		Landscape supply outlet
	Garden centre	Business use (garden centre)	Garden centre

Column 1 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 3 Use or activity under the Ipswich planning scheme <i>Editor's note—See Ipswich Planning Scheme 2006.</i>	Column 4 Use under the Springfield structure plan <i>Editor's note—See Springfield Structure Plan.</i>
	Hardware and trade supplies		
	Outdoor sales		Plant sales and hire yard
	Showroom	Business use (auction depot, vehicle sales premises, bulky goods sales)	Auction depot, Retail warehouse; Motor showroom
Commercial (retail)	Adult store		
	Food and drink outlet	Catering shop; Business use (cafe, restaurant, fast food premises, cake shop, snack bar, takeaway food premises, hot bread shop, food delivery service)	Fast food premises; Catering business; Restaurant; Community building (kiosk centre)
	Service industry	Business use (laundromat)	Service industry
	Service station	Business use (service station)	Service station
	Shop	General store; Business use (shop)	General store; Local shops; Sale of automotive parts and accessories; Commercial Premises (business or commercial purpose, other than for a business office or a purpose specified in the Springfield

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
			structure plan)
	Shopping centre	Shopping centre	Major shopping centre; Neighbourhood shopping centre; Neighbourhood centre
Commercial (office)	Office	Business use (office, professional office)	Professional office; Commercial premises (business office); Public building
	Sales office	Temporary sales office; Display housing	Real estate display/sales office
		Broadcasting station	Radio station; Television station
Education facility except an educational establishment for the Flying Start for Queensland Children Program	Child care centre	Community use (child care centre)	Child care centre
	Community care centre		
	Educational establishment	Community use (school); primary school; secondary school; tertiary use	Educational establishment
Educational establishment for the Flying Start for Queensland Children Program	Educational establishment		
Entertainment	Hotel (non-residential component)	Business use (hotel); Entertainment use (licensed club)	Hotel; Tavern; Licensed club

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
	Nightclub	Entertainment use (cabaret, night club)	Night club
	Theatre	Entertainment use (theatre, cinema, concert hall, dance hall)	Indoor entertainment (theatre, cinema, concert hall, dance hall, public hall)
Indoor sport and recreational facility	Indoor sport and recreation	Recreation use (indoor recreation); Entertainment use (amusement parlour); Indoor entertainment	Indoor recreation; Indoor entertainment (amusement parlour); Sports complex (indoor)
Industry	Low impact industry	Service/Trades use	Automatic car wash; Car repair station; Light industry
	Medium impact industry	General industry	Freight depot; General industry; Milk depot; Transport depot; Transport terminal; Truck depot
	Research and technology industry		Research and associated technology activities
	Rural industry		
	Warehouse	Service/Trades use (warehouse or storage)	Mini storage complex; Warehouse; Bulk store; Storage yard
	Waterfront and marine industry		
High impact industry	High impact industry	Special industry	Concrete batching plant; Dangerous goods store; Fuel depot; Junk yard;

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
			Special industry; Vehicle wrecking yard
	Noxious and hazardous industries	Nuclear industry	
Low impact rural	Animal husbandry	Animal husbandry; Intensive animal husbandry (dairy)	Animal husbandry
	Cropping	Agriculture	Agriculture; Turf farm
	Permanent plantations	Forestry	Forestry
	Wind farms		
High impact rural	Aquaculture	Intensive Animal Husbandry (aquaculture)	
	Intensive animal industries	Intensive animal husbandry (feedlot, riding establishment, piggery, stock sales market)	Animal establishment; Riding school; stable; Stock sales yard
	Intensive horticulture		
	Wholesale nursery	Plant nursery (wholesale)	Plant nursery (wholesale)
	Winery	Wine making	
Essential services	Correctional facility	Correctional centre	Reformative institution
	Emergency services	Community use (emergency service depot)	Emergency services depot
	Health care services	Business use (medical centre)	Community building (health centre); Medical

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use or activity under the Ipswich planning scheme	Column 4 Use under the Springfield structure plan
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
			centre
	Hospital	Community use (hospital)	Hospital
	Residential care facility	Institutional residential; Multiple Residential (nursing home)	Institutional residence
	Veterinary services	Business use (veterinary clinic)	Veterinary clinic; Veterinary hospital
Specialised uses	Air services	Aviation use	
	Animal keeping	Intensive animal husbandry (cattery, kennels, stable)	Animal establishment; Stable
	Car park	Car park	Car park
	Crematorium	Community use (crematorium)	Crematorium
	Extractive industry	Extractive industry	Extractive industry
	Major sport, recreation and entertainment facility	Recreation use (equestrian and coursing sports); Entertainment use (exhibition, trade fair)	Exhibition; Trade fair
	Motor sport	Recreation use (motor sports)	Motor sports complex
	Non-resident workforce accommodation		
	Outdoor sport and recreation	Entertainment use (drive in theatre); Recreation use (outdoor recreation)	Outdoor entertainment; Outdoor recreation; Sports complex
	Port services		
	Tourist attraction	Tourist facility	Tourist facility; Zoo

Column 1 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 3 Use or activity under the Ipswich planning scheme <i>Editor's note—See Ipswich Planning Scheme 2006.</i>	Column 4 Use under the Springfield structure plan <i>Editor's note—See Springfield Structure Plan.</i>
	Utility installation	Major utility	Public utility; Special use
	Other uses		Clearing of timber or vegetation; earth works
Minor uses	Advertising device		Advertising structure
	Cemetery	Community use (cemetery)	Cemetery
	Home based business	Home based activity	Family day care centre; Home business; Home industry; Home occupation
	Landing		
	Market		
	Outdoor lighting	Night court	Night tennis court
	Park	Park	Environmental facility; Park; Community building; restrooms
	Roadside stalls		Roadside stall
	Telecommunications facility	Minor utility	Local utility
Temporary use	Temporary use		
Other uses	A use not otherwise listed, including a use that is unknown because the development application does not specify a proposed use		

Schedule 4 Applied local government adopted charges for particular uses

The local government may apply discounted adopted charges for those particular uses that comply with the criteria outlined in the following Implementation Guidelines in the Ipswich Planning Scheme:

- (a) Implementation Guideline No. 1;
 - (b) Implementation Guideline No. 3;
 - (c) Implementation Guideline No. 11;
 - (d) Implementation Guideline No. 26.
-

Schedule 5 Deemed demand for the deemed demand area

Column 1 Deemed demand area under the Ipswich planning scheme	Column 2 Assumed demand (m ² GFA per hectare for use under the Infrastructure SPRP) <i>Editor's note—See schedule 1, column 1 and column 2 of the State Planning Regulatory Provision (adopted charges).</i>
Major centres zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail)
Local retail and commercial zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail)
Local business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Industry
Regionally significant business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Industry
Character mixed use zone	3000 for Commercial (retail)
Business incubator zone	3000 for Industry
CBD primary retail zone	40,000 for Commercial (retail)
CBD primary commercial zone	40,000 for Commercial (office)
CBD secondary commercial zone, sub area SC2	Nil
CBD secondary commercial zone (other than sub area SC2)	10,000 for Commercial (office)
CBD top of town zone	10,000 for Commercial (office)
CBD medical services zone	10,000 for Commercial (office)
Rosewood—Town centre primary business area and town square sub area	3000 for Commercial (retail)
Rosewood—Town centre secondary business area	3000 for Commercial (office)
Rosewood—Service trades/showgrounds zone	3000 for Industry

Schedule 6 Amount of levied charge relief

Column 1 Category of prescribed community development	Column 2 Percentage of levied charge relief (%)	
	Transport trunk infrastructure network	Public parks and community facilities trunk infrastructure networks
Citywide	50	100
District	75	100
Neighbourhood	100	100
Local	100	100

Schedule 7 Identified trunk infrastructure criteria

Column 1 Local government trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
Transport trunk infrastructure network	<p>Transport trunk infrastructure network comprises the following:</p> <ul style="list-style-type: none"> (a) arterial roads; (b) sub-arterial roads; (c) within an arterial or a sub-arterial road land and works for, an associated interchange, intersection, road drainage, kerb and channel, culverts, bridges, pedestrian and cyclist pathways, lighting and landscaping. <p>Transport trunk infrastructure network does not comprise the following:</p> <ul style="list-style-type: none"> (a) major collector, collector and access streets linking a development area with an arterial or sub-arterial road; (b) land and works for an arterial road or a sub-arterial road that is primarily related to providing access to and from a development area such as an acceleration or deceleration lane, turn lanes, traffic signals and roundabouts.
Public parks trunk infrastructure network	<p>Public parks trunk infrastructure network comprises the following:</p> <ul style="list-style-type: none"> (a) citywide parks—land, works and embellishments for citywide recreation parks, waterside parks, linear parks and sport ground and courts; (b) district parks—land, works and embellishments for district recreation parks and waterside parks; (c) local parks—land, works and embellishments for local recreation parks, linear parks and sport ground and courts. <p>Trunk infrastructure for existing and future parks is restricted to the standard as set out in the priority infrastructure plan extrinsic material for the public parks trunk infrastructure network.</p> <p><i>Editor's note—See Table B.1.1 (Desired Standard of Service for Sports Grounds and Courts), Table B.1.2 (Desired Standard of Service for Recreation Parks (includes formal</i></p>

	<p><i>parks and gardens, play and picnic parks, plazas, squares and other hard urban spaces), Table 5.1.3 (Desired Standard for Service for Waterside Parks), Table 5.1.4 (Desired Standard of Service for Linear Parks) in Appendix B to Ipswich City Council 'Ipswich Public Parks Strategy (Update) 2009'.</i></p>
<p>Community facilities trunk infrastructure network</p>	<p>Community facilities trunk infrastructure network comprises the following:</p> <ul style="list-style-type: none"> (a) citywide community facilities—land and basic works associated with the clearing of land and connection to services for citywide community facilities; (b) district community facilities—land and basic works associated with the clearing of land and connection to services for district community facilities; (c) local community facilities—land and basic works associated with the clearing of land and connection to services for local community facilities. <p>Trunk infrastructure for existing and future community facilities land is restricted to the standard as set out in the priority infrastructure plan extrinsic material for the community facilities trunk infrastructure network.</p> <p><i>Editor's note—See Table B.1.1(Desired Standard for Service for land for Local Community Facilities) in Appendix B to Ipswich City Council 'Land for Local Community Facilities Supporting Document (Update) 2009'.</i></p>

Schedule 8 Planned cost for local government trunk infrastructure networks

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
Transport trunk infrastructure network		
Transport network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Priority Infrastructure Plan extrinsic material for the transport network.	The value of the following stated in the Ipswich Planning Scheme 2006 Priority Infrastructure Plan extrinsic material for the transport network: (a) construction cost; (b) construction on cost.
Public parks trunk infrastructure network		
Public parks network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Priority Infrastructure Plan extrinsic material for the public parks network.	The value of the embellishment cost stated in the Ipswich Planning Scheme 2006 Priority Infrastructure Plan extrinsic material for the public parks network.
Community facilities trunk infrastructure network		
Land for community facilities network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Priority Infrastructure Plan extrinsic material for the community facilities network.	Not applicable.

Schedule 9 Maximum construction on costs for work

Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
Transport trunk infrastructure network	
Transport network	23%
Public parks trunk infrastructure network	
Public parks network	8% (included in embellishment cost)
Community facilities trunk infrastructure network	
Land for community facilities network	Not applicable



Schedule 10 Infrastructure trunk network Charge areas maps

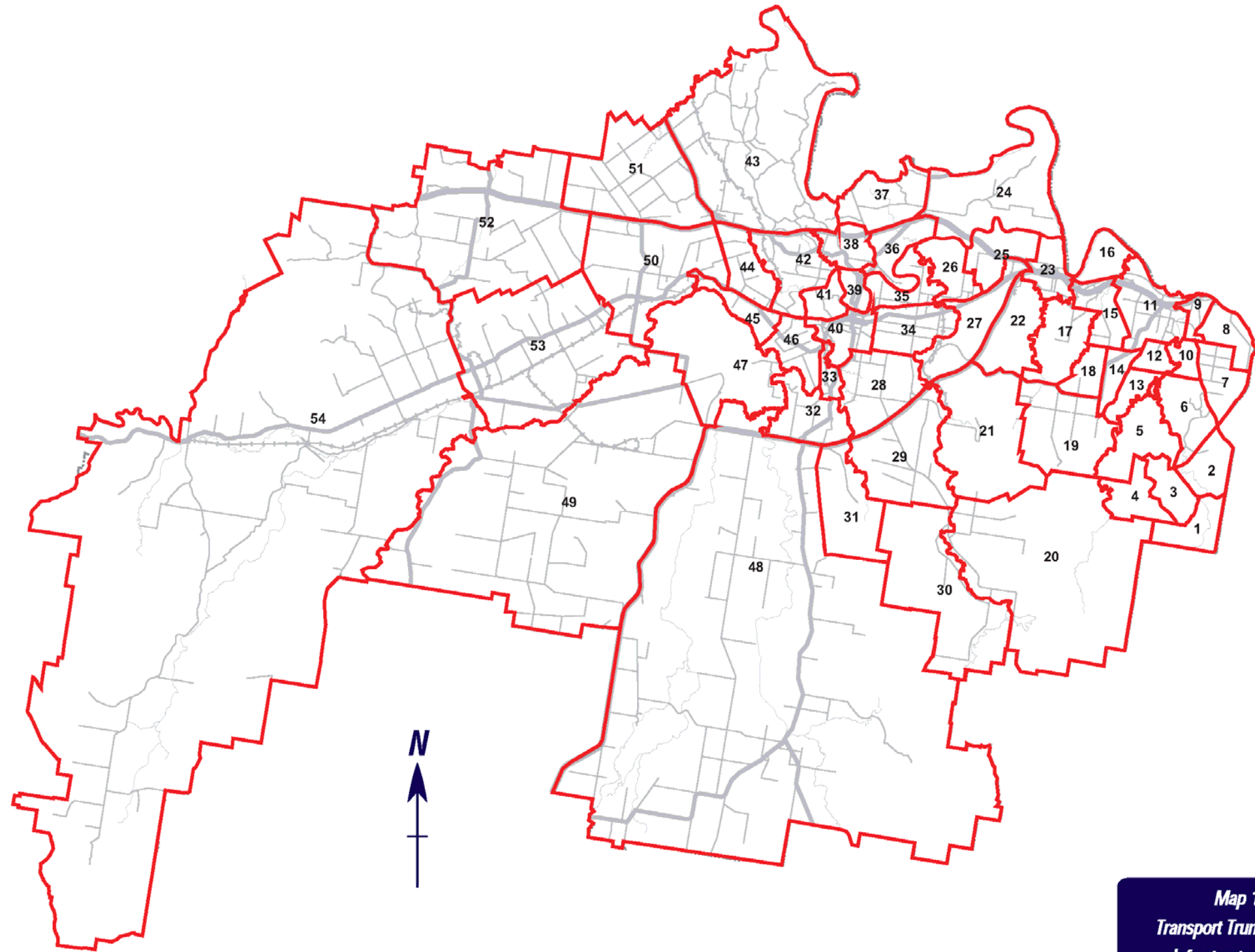
Column 1	Column 2
Map no.	Description
1.	Transport trunk infrastructure network charge areas
2.	Public parks trunk infrastructure network charge areas
3.	Community facilities trunk infrastructure network charge areas
4.	Water supply trunk infrastructure network charge areas
5.	Sewerage trunk infrastructure network charge areas

3 Transport Charge Areas

- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

July 2016

Legend



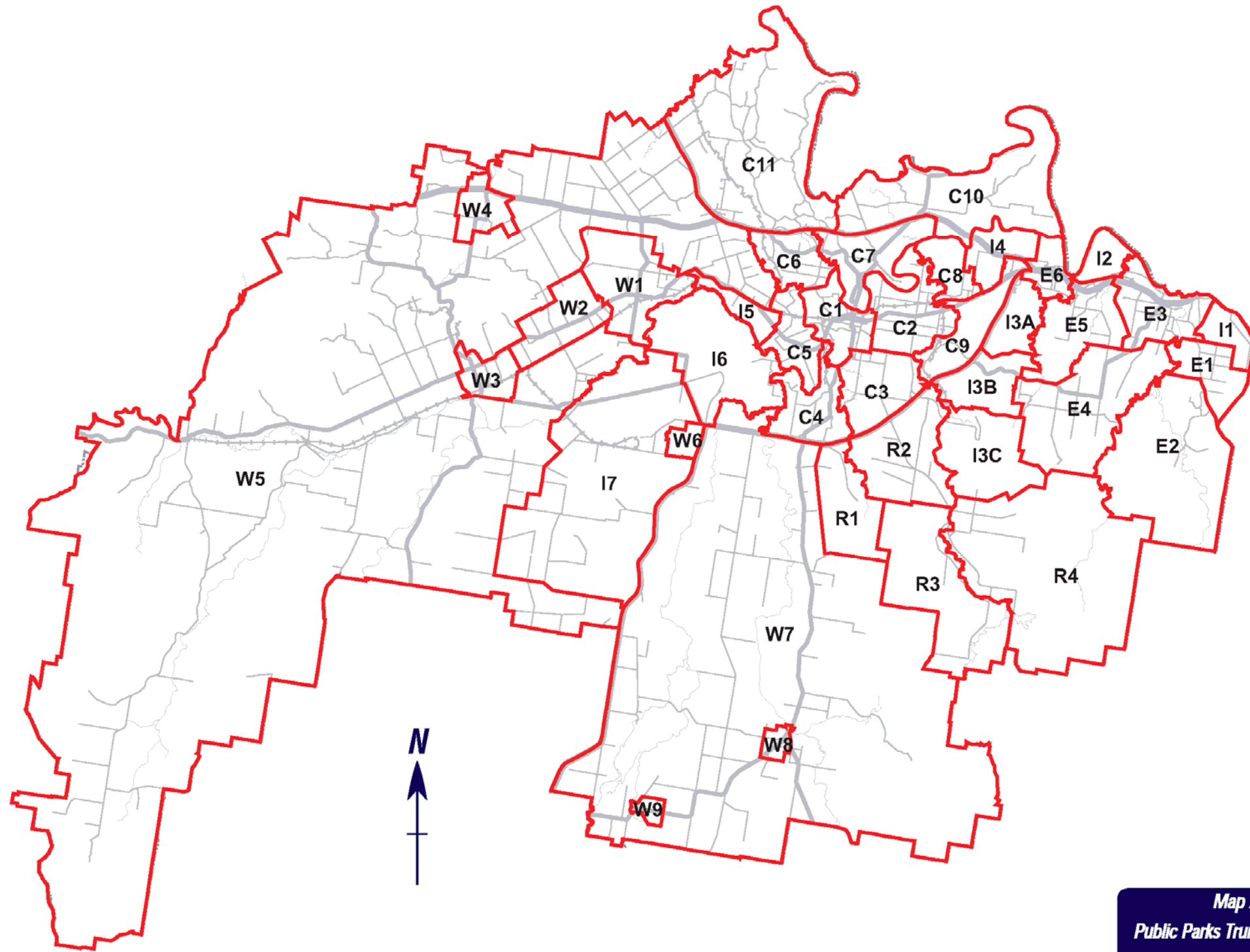
Map 1
Transport Trunk
Infrastructure
Network Charge
Areas

C1 Public Parks Charge Areas

- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

July 2016

Legend



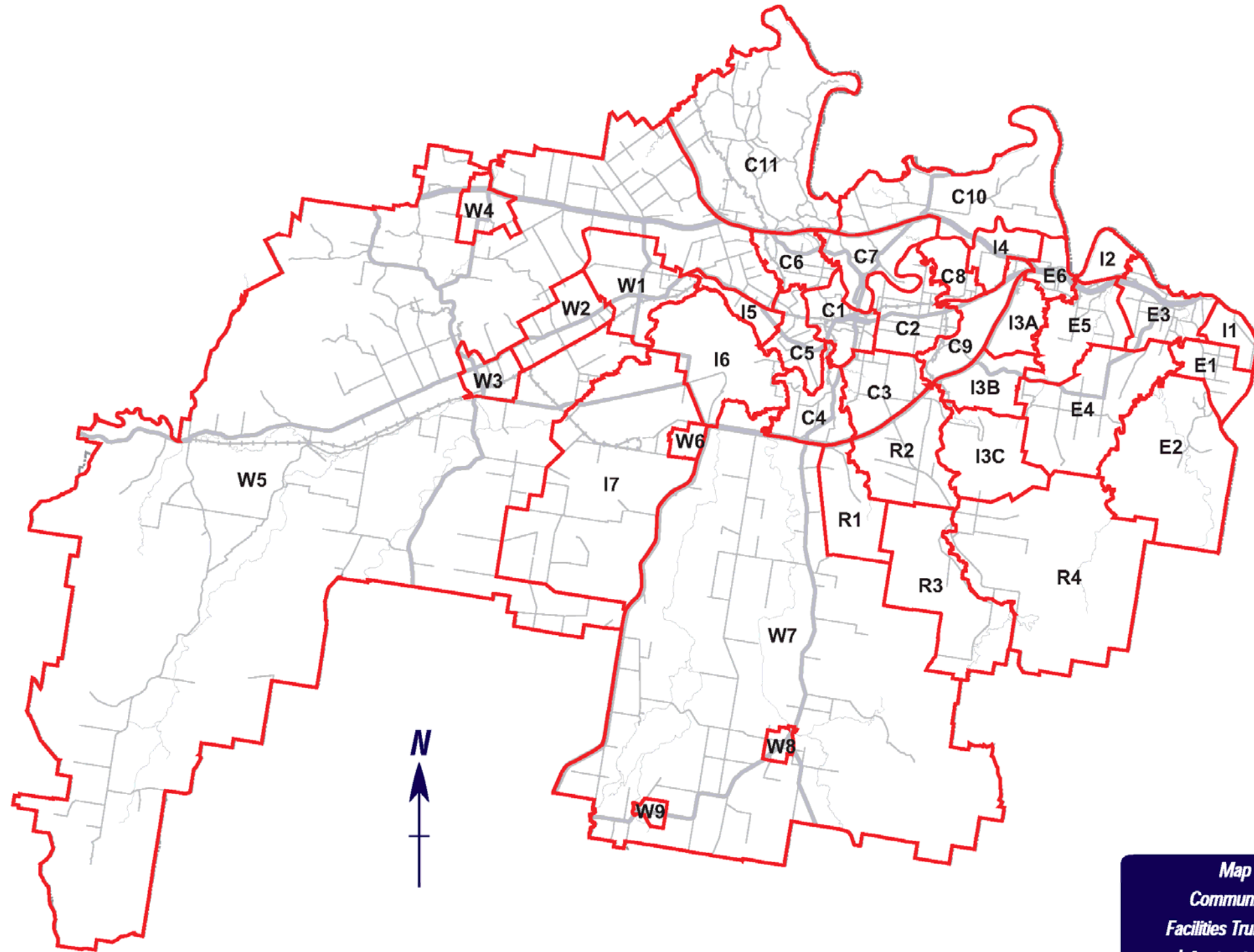
*Map 2
Public Parks Trunk
Infrastructure
Network Charge
Areas*

C1 Community Facilities Charge Areas

- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

July 2016

Legend



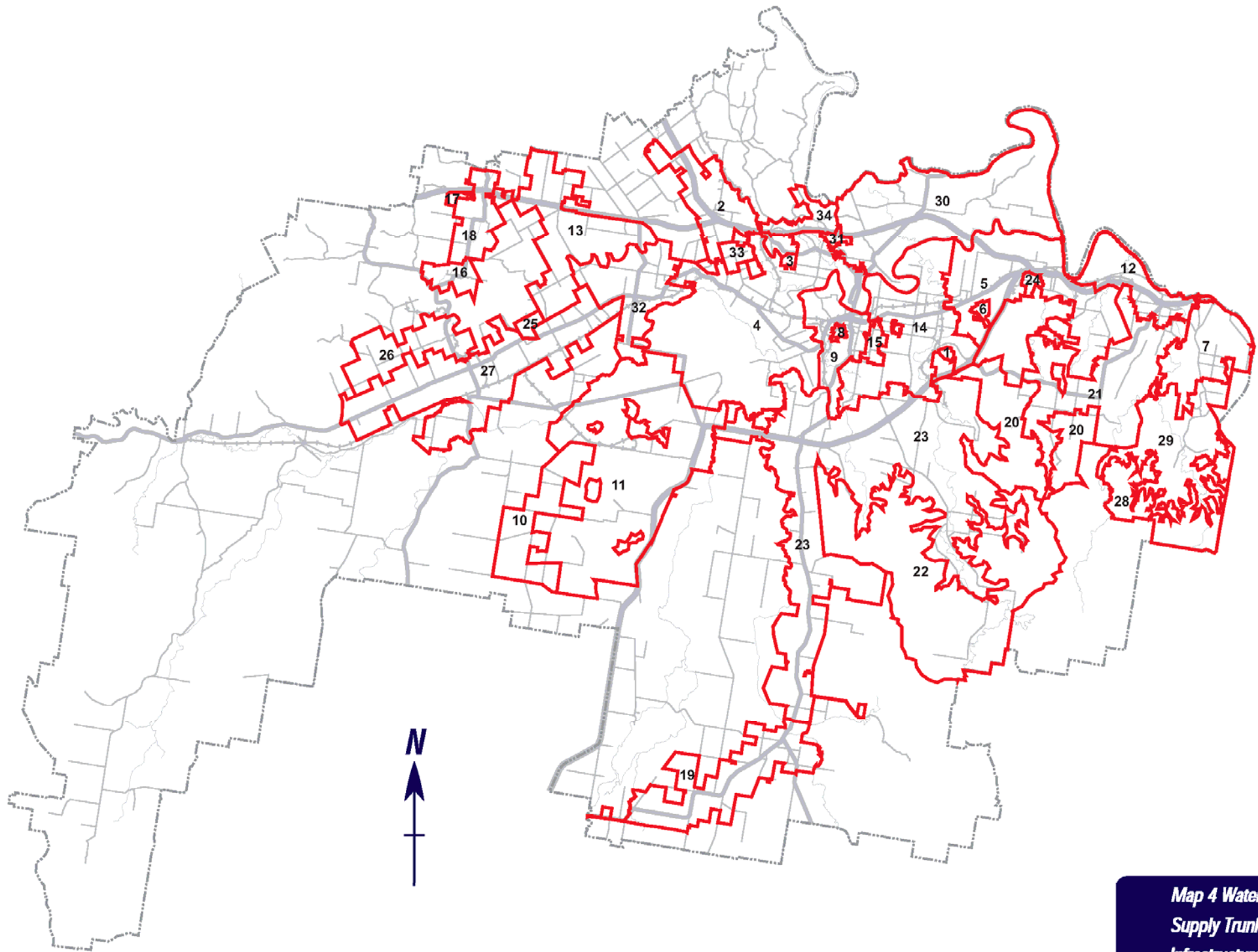
Map 3
Community
Facilities Trunk
Infrastructure
Network Charge
Areas

19 Water Supply Charge Areas

- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

July 2016

Legend



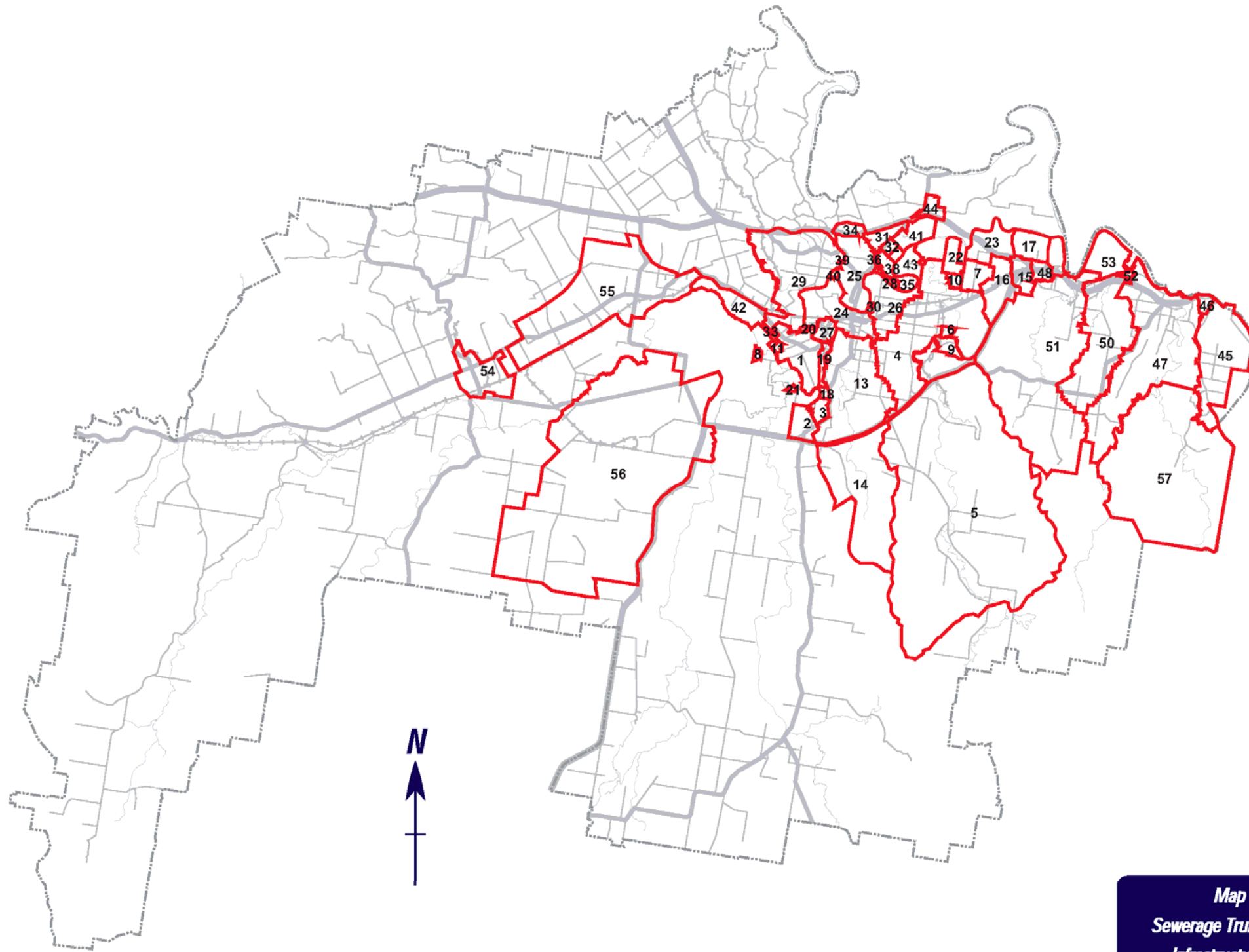
*Map 4 Water
Supply Trunk
Infrastructure
Network Charge
Areas*

19 Sewerage Charge Areas

- Highway
- Other Major Roads
- Roads
- +— Railway
- ~ Rivers
- Township
- - - City Boundary

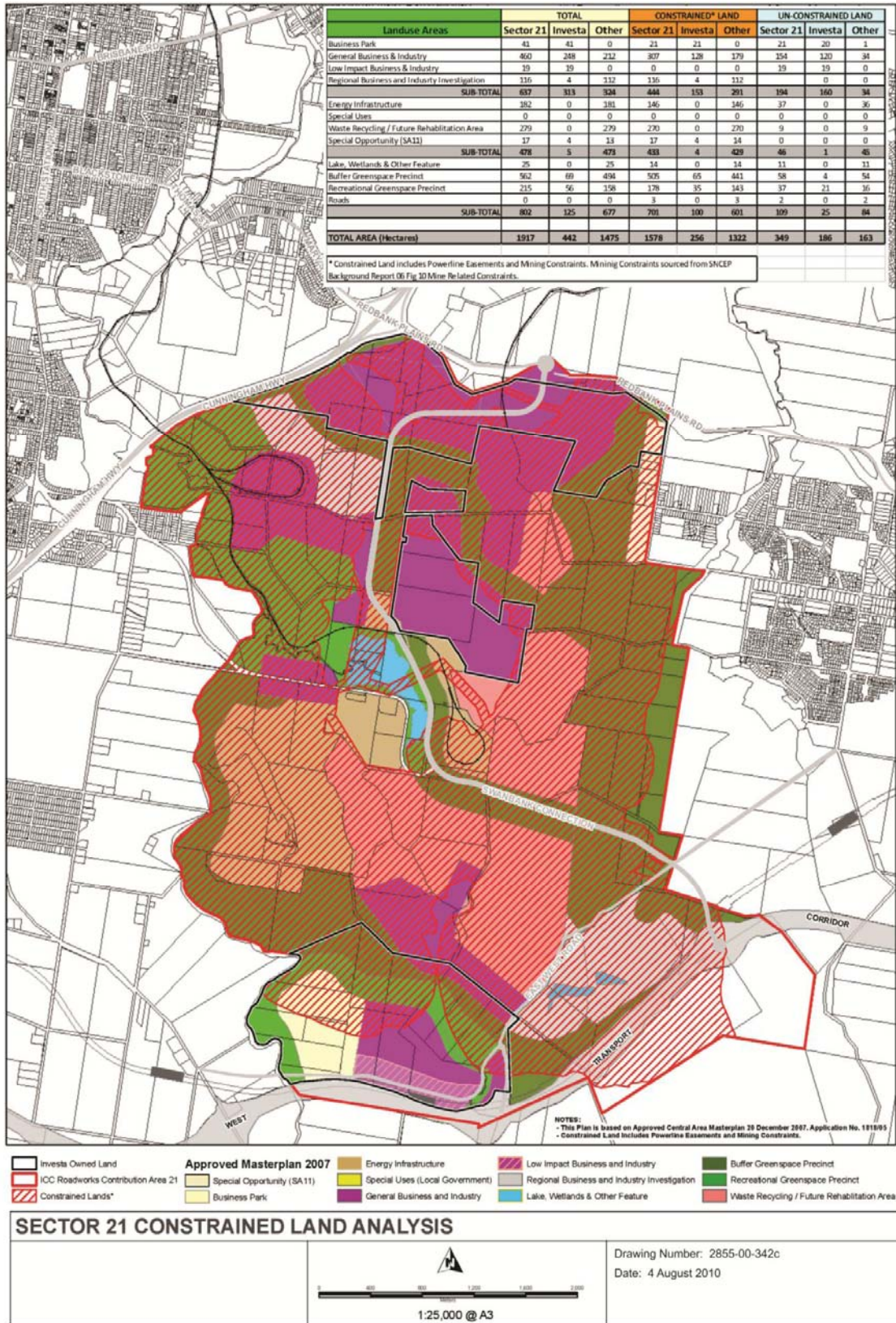
July 2016

Legend



Map 5
Sewerage Trunk
Infrastructure
Network Charge
Areas

Schedule 11 Constrained land map



Schedule 12 Deemed demand areas map

