

# Ipswich City Council

## Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021

### Contents

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		Page
<b>Part 1</b>	<b>Introduction</b>	<b>1</b>
	1. Short title	1
	2. Commencement	1
	3. Planning Act 2016	1
	4. Purpose	1
	5. Interpretation	2
<b>Part 2</b>	<b>Adopted charges</b>	<b>3</b>
	6. Purpose of part 2	3
	7. Adopted charges	3
	8. Trunk infrastructure networks for adopted charges	5
	9. Applicable date for the adopted charges	5
	10. Applicable area for the adopted charges	5
	11. Applicable uses or activity for the adopted charges	5
<b>Part 3</b>	<b>Levied charges</b>	<b>6</b>
	12. Purpose of part 3	6
	13. Applicable development for the levied charge	6
	14. Working out the levied charge	7
	15. Working out the applied adopted charge	7
	16. Working out the additional demand	7
	17. Working out the levied charge relief	10
	18. Working out the discount for the prescribed financial contribution	11
	19. Working out the automatic increase	12
<b>Part 4</b>	<b>Offset and refund for trunk infrastructure</b>	<b>13</b>
	20. Purpose of part 4	13
	21. Identified trunk infrastructure criteria	14
	22. Working out the establishment cost	14
	23. Calculation of the establishment cost	14
	24. Recalculation of the establishment cost for work	15
	25. Recalculation of the establishment cost for land	19
	26. Calculation of the actual cost	20
	27. Application of an offset and refund	22
	28. Information about an offset and refund	22
	29. Timing of an offset and refund	23
<b>Schedule 1</b>	<b>Dictionary</b>	<b>29</b>
<b>Schedule 2</b>	<b>Trunk infrastructure network charges</b>	<b>37</b>
<b>Schedule 3</b>	<b>Applicable uses under the Ipswich planning scheme and Springfield structure plan</b>	<b>47</b>
<b>Schedule 4</b>	<b>Applied local government adopted charges for particular uses</b>	<b>54</b>

<b>Schedule 5</b>	<b>Deemed demand for the deemed demand area</b>	<b>55</b>
<b>Schedule 6</b>	<b>Amount of levied charge relief</b>	<b>56</b>
<b>Schedule 7</b>	<b>Identified trunk infrastructure criteria</b>	<b>57</b>
<b>Schedule 8</b>	<b>Planned cost for local government trunk infrastructure networks</b>	<b>59</b>
<b>Schedule 9</b>	<b>Maximum construction on costs for work</b>	<b>60</b>
<b>Schedule 10</b>	<b>Infrastructure trunk network Charge areas maps</b>	<b>61</b>
<b>Schedule 11</b>	<b>Constrained land map</b>	<b>67</b>
<b>Schedule 12</b>	<b>Deemed demand areas map</b>	<b>68</b>

# Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021

## Part 1 Introduction

### 1. Short title

This resolution may be cited as *Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021*.

### 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.<sup>1</sup>

*Editor's note—See section 118(2) (Steps after making charges resolution) of the Planning Act 2016.*

### 3. Planning Act 2016

- (1) This resolution is made under the Planning Act.
- (2) This resolution is to be read in conjunction with the following:
  - (a) the Planning Regulation;
  - (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 118(1) (Steps after making charges resolution) of the Planning Act 2016.*

### 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;

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<sup>1</sup> The making of this resolution by the local government was first uploaded on the Ipswich City Council website on 1 July 2021.

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- (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 Planning Regulation;
    - (c)        the proportion of the adopted infrastructure charge that could be charged by the distributor-retailer was determined by the Planning Regulation 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.
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- (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 (**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);
    - (ii) for a reconfiguring a lot which is in the commercial or industrial area, the nominated percent of the *MAC* for the use of the premises as prescribed in Table B in schedule 2;
    - (iii) for a material change of use, the amount of the *MAC* for the proposed use of the premises;
  - (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 113(1) (Adopting charges by resolution) and 114(1) (Contents—general) of the Planning Act 2016.*

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**8. Trunk infrastructure networks for adopted charges**

- (1) The local government trunk infrastructure networks are specified in the local government 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 netserv 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 local government 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 114(2) (Contents—general) of the Planning Act 2016.*

**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 as 'Any other use not listed, including a use that is unknown' in schedule 3, column 1 pursuant to the Planning Regulation 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 2 and column 3 which are identified as an 'Other use' in schedule 3, column 1 pursuant to the Planning Regulation subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

*Editor's note—See schedule 16, Table 1, column 1 and column 2, 'Other uses', of the Planning Regulation.*

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## 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.
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- (2) The levied charge is not to be levied for the following:
- (a) works or use of premises 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*; or
  - (b) development in a priority development area under the *Economic Development Act 2012*; or
  - (c) development by a department, or part of a department, under a designation; or
  - (d) development for a non-State school under a designation.

*Editor's note—See section 113(3) (Adopting charges by resolution) of the Planning Act 2016.*

#### **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:

$$AD = DD - DC$$

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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 (other than for a vacant lot in subsection (3)(e) below), 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**);
  - (e) if the premises is a vacant lot in a commercial or industrial area and a levied charge has been paid pursuant to section 7(2)(d)(ii), the demand calculated under section 7(2)(d)(ii).

*Editor's note*—See section 120 (2) and (3) (Limitation of levied charge) of the Planning Act 2016.

- (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 under the Planning Act 2016.

- (a) an applicant which is seeking the demand credit for an existing lawful use or previous lawful use is to:
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- (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 under the Planning Act 2016.*

(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:

$$DD = AD - ED$$


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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) The demand credit under subsection 3(e) 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:

- (a) an applicant which is seeking the demand credit is to:

- (i) give a notice in the prescribed form to the local government which provides evidence of the following:

- (A) application details and any relevant conditions relating to the payment of the levied charge made under section 7(2)(d)(ii);

- (B) receipt of the payment of the levied charge made under section 7(2)(d)(ii);

- (C) the infrastructure agreement under which payment of the levied charge has been satisfied (where relevant);

- (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 determine if the demand credit is applicable to the development.

- (7) 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.

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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 under the Planning Act 2016.*

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

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 under the Planning Act 2016.*

- (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 114(3)(b), (4) and (6) (Contents—general) of the Planning Act 2016.*

- (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 114(5) (Contents—general) of the Planning Act 2016.*

- (3) The automatic increase is only to be worked out by the local government following a period of twelve (12) months from the date of a development approval.
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## 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 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 under the Planning Act 2016.*

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

*Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(a) (Necessary infrastructure conditions) of the Planning Act 2016.*

- (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 local government infrastructure plan;

*Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(b) (Necessary infrastructure conditions) of the Planning Act 2016.*

- (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 local government 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 local government 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 local government 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;

- (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 under the Planning Act 2016.*
- (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 and where the trunk infrastructure contribution is trunk road infrastructure a statement demonstrating the tender is from a **suitably qualified civil contractor**;
- (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

*Editor's note—Tenders for the development of trunk road infrastructure are only to be accepted from a **suitably qualified civil contractor**.*

- (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);
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- (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. Calculation of the actual cost

- (1) The **actual cost** for the work is 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;
  - (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 under the Planning Act 2016.*

- (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;
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- (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.

*Editor's note—Trunk road infrastructure works are only to be carried out by a suitably qualified civil contractor.*

## 27. 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 under the Planning Act 2016.*

- (a) an **offset**—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is equal to or less than the levied charge; and
- (b) a **refund**—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is more than the levied charge.

## 28. Information about an offset and refund

- (1) If an offset applies, the cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with:
  - (a) for the calculation of the establishment cost section 23 (Calculation of the establishment cost);
  - (b) for the recalculation of the establishment cost for work calculated under paragraph (a) section 24 (Recalculation of the establishment cost for work);
  - (c) for recalculation of the establishment cost for land calculated under paragraph (a) section 25 (Recalculation of the establishment cost for land);
  - (d) for calculation of the **actual cost** for work section 26 (Calculation of the actual cost) where less than the establishment cost for work calculated under paragraph (a).

*Editor's note—Calculation of an offset and refund for work pursuant to subclause (1)(d) will be used when the details provided in accordance with section 29(1)(b) (Timing of an offset and refund) evidence that the **actual cost** is less than the establishment cost for work calculated pursuant to subclause (1)(a).*

- (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 cost for the trunk infrastructure calculated in accordance with subsection 28(1) and the amount worked out by applying the adopted charge to the premises as follows:

$$R = C - LC$$



Where:

*R* is the refund amount.

*C* is the cost of the trunk infrastructure provided.

*LC* is the levied charge.

## 29. 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;

*Editor's note—A relevant approval is a development approval under the Planning Act 2016.*
    - (b) for works, unless the cost of the trunk infrastructure contribution has been determined in accordance with section 24 (Recalculation of the establishment cost for work), provide full details of the **actual cost** in the form of the tender documentation including any variations, invoices and proof of payments; and
    - (c) 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) and (1)(b).*
  - (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 subsections (1)(a) and (1)(b); 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 subsections (1)(a) and (1)(b) is to, unless otherwise provided for in an infrastructure agreement:
    - (a) for an offset—set off the cost determined in accordance with section 28 (Information about an offset and refund) 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.
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- (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 local government 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 local government infrastructure plan:

*Editor's note—A relevant approval is a development approval under the Planning Act 2016.*

- (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;
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- (iii) 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 29(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 local government 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 local government infrastructure plan:
    - (i) the following payment triggers achieve the local government's policy objectives:
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- (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;
- (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 local government 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 local government 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 local government 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;
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- (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;
- (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 local government 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;
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- (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

**actual cost** see section 26 (Calculation of the actual cost).

**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.

**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 Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

**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.

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*Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

**commercial or industrial area** means that part of the local government area in the zones and designations under the Ipswich planning scheme identified below:

Commercial (office) area	CBD primary commercial zone
	CBD secondary commercial zone
	CBD top of town zone
	CBD medical services zone
Commercial (retail) area	Major centre zone
	Local retail & commercial zone
	CBD North secondary business zone
	Rosewood town centre primary business area zone & town square sub area
	Character area - mixed use zone
	CBD primary retail zone
	Business park zone
Rosewood town centre secondary business area zone	
Other Industry area	Local business & industry zone
	Local business & industry investigation zone
	Business incubator zone
	Regional business & industry zone
	Regional business & industry investigation zone
	Rosewood service trades & showgrounds zone

**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
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(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 Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

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**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 Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

**dwelling** has the meaning in the Planning Regulation.

*Editor's note—The term 'dwelling' is defined in the Planning Regulation to mean:*

- “(a) is used, or capable of being used, as a self-contained residence; and  
(b) contains—  
(i) food preparation facilities; and  
(ii) a bath or shower; and  
(iii) a toilet; and  
(iv) a wash basin; and  
(v) facilities for washing clothes.”

**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 Planning Regulation.

*Editor's note—The term 'gross floor area' is defined in the Planning Regulation to mean:*

*“for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—*

- (a) building services, plant or equipment; or  
(b) access between levels; or  
(c) a ground floor public lobby; or  
(d) a mall; or  
(e) parking, loading or manoeuvring vehicles; or  
(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.

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

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

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**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 Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

**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 Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.*

**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 27(a) (Application of an offset and refund).

**persons** has the meaning in the local government infrastructure plan.

*Editor's note—The term 'person' is defined in the local government 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 *Planning Act 2016*.

**Planning Regulation** means the *Planning Regulation 2017*.

**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.
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*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);
- (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 200m<sup>2</sup> 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).

**local government infrastructure plan** means the Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

*Editor's note—The Local Government Infrastructure Plan is Part 13 of the Ipswich Planning Scheme 2006.*

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

**refund** see section 27(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 29(5)(d)(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.

**suitably qualified civil contractor** means a contractor:

- (a) that has been prequalified by the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed; or
- (b) that is able to demonstrate that it meets the prequalification criteria of the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed.

**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).

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## 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 B Reconfiguring a lot of land not in the residential area**

Column 1 Demand unit	Column 2 Area	Column 3 Unconstrained (see schedule 11) percentage	Column 4 Constrained Area (see schedule 11) percentage	Column 5 Trunk infrastructure network charges		
				Transport trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Commercial (office) area	30	Not applicable	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D1 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D2 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D3 (\$ per m <sup>2</sup> GFA).
Lot	Commercial (retail) area	30	22.5 in the Business park zone (see schedule 11)	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D1 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D2 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D3 (\$ per m <sup>2</sup> GFA).
Lot	Other industry area	30	6.65 in the Regional business and industry zone and Regional business and industry investigation zone (see schedule 11)	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D1 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D2 (\$ per m <sup>2</sup> GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D3 (\$ per m <sup>2</sup> GFA).





**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 the Planning Regulation Editor's note - See schedule 16, Table 1, column 1 of the Planning Regulation																											
	Residential uses						Accommodation (long term)										Accommodation (short term)											
	Caretaker's accommodation			Dual occupancy			Dwelling house		Relocatable Home Park		Rooming Accommodation				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			
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	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	4851	6282	9304	7793	10895	6282	6282	4851	9702	14553	4851	4851	6282	9304	4851	6282	12565	18847	3976	7952	11929	3976	4851	9702	14553			
E2	4944	6403	9483	7943	11104	6403	6403	4944	9888	14833	4944	4944	6403	9483	4944	6403	12806	19209	4053	8105	12158	4053	4944	9888	14833			
E3	4350	5633	8343	6988	9769	5633	5633	4350	8699	13049	4350	4350	5633	8343	4350	5633	11266	16900	3565	7131	10696	3565	4350	8699	13049			
E4	4710	6100	9034	7567	10578	6100	6100	4710	9420	14129	4710	4710	6100	9034	4710	6100	12199	18299	3860	7721	11581	3860	4710	9420	14129			
E5	4384	5678	8409	7044	9847	5678	5678	4384	8769	13153	4384	4384	5678	8409	4384	5678	11356	17034	3594	7187	10781	3594	4384	8769	13153			
E6	4978	6447	9548	7997	11180	6447	6447	4978	9956	14934	4978	4978	6447	9548	4978	6447	12894	19341	4080	8161	12241	4080	4978	9956	14934			
C1	4349	5632	8341	6987	9767	5632	5632	4349	8698	13047	4349	4349	5632	8341	4349	5632	11264	16896	3565	7129	10694	3565	4349	8698	13047			
C2	4182	5416	8022	6719	9393	5416	5416	4182	8365	12547	4182	4182	5416	8022	4182	5416	10833	16249	3428	6856	10284	3428	4182	8365	12547			
C3	4876	6315	9353	7834	10952	6315	6315	4876	9753	14629	4876	4876	6315	9353	4876	6315	12630	18946	3997	7994	11991	3997	4876	9753	14629			
C4	4687	6070	8990	7530	10527	6070	6070	4687	9374	14061	4687	4687	6070	8990	4687	6070	12140	18210	3842	7684	11526	3842	4687	9374	14061			
C5	4472	5791	8577	7184	10043	5791	5791	4472	8944	13416	4472	4472	5791	8577	4472	5791	11583	17374	3665	7331	10996	3665	4472	8944	13416			
C6	5083	6583	9750	8167	11417	6583	6583	5083	10167	15250	5083	5083	6583	9750	5083	6583	13167	19750	4167	8333	12500	4167	5083	10167	15250			
C7	4424	5730	8486	7108	9937	5730	5730	4424	8849	13273	4424	4424	5730	8486	4424	5730	11460	17190	3627	7253	10880	3627	4424	8849	13273			
C8	4236	5486	8125	6805	9514	5486	5486	4236	8472	12708	4236	4236	5486	8125	4236	5486	10972	16458	3472	6944	10416	3472	4236	8472	12708			
C9	4447	5759	8529	7144	9987	5759	5759	4447	8894	13340	4447	4447	5759	8529	4447	5759	11518	17277	3645	7290	10935	3645	4447	8894	13340			
C10	5307	6874	10180	8527	11920	6874	6874	5307	10615	15922	5307	5307	6874	10180	5307	6874	13747	20621	4350	8701	13051	4350	5307	10615	15922			
C11	6534	8462	12532	10497	14674	8462	8462	6534	13068	19601	6534	6534	8462	12532	6534	8462	16924	25385	5356	10711	16067	5356	6534	13068	19601			
R1	4895	6339	9388	7864	10993	6339	6339	4895	9789	14684	4895	4895	6339	9388	4895	6339	12678	19017	4012	8024	12036	4012	4895	9789	14684			
R2	5143	6661	9865	8263	11551	6661	6661	5143	10286	15430	5143	5143	6661	9865	5143	6661	13322	19982	4216	8431	12647	4216	5143	10286	15430			
R3	4713	6104	9040	7572	10585	6104	6104	4713	9426	14139	4713	4713	6104	9040	4713	6104	12208	18311	3863	7726	11589	3863	4713	9426	14139			
R4	4792	6206	9192	7699	10763	6206	6206	4792	9585	14377	4792	4792	6206	9192	4792	6206	12413	18619	3928	7856	11784	3928	4792	9585	14377			
W1	4599	5956	8820	7388	10328	5956	5956	4599	9197	13796	4599	4599	5956	8820	4599	5956	11911	17867	3769	7539	11308	3769	4599	9197	13796			
W2	4770	6178	9150	7664	10714	6178	6178	4770	9541	14311	4770	4770	6178	9150	4770	6178	12356	18534	3910	7820	11730	3910	4770	9541	14311			
W3	4221	5466	8095	6781	9479	5466	5466	4221	8441	12662	4221	4221	5466	8095	4221	5466	10932	16399	3460	6919	10379	3460	4221	8441	12662			
W4	4383	5676	8407	7042	9844	5676	5676	4383	8766	13149	4383	4383	5676	8407	4383	5676	11353	17029	3593	7185	10778	3593	4383	8766	13149			
W5	4411	5712	8460	7086	9906	5712	5712	4411	8821	13232	4411	4411	5712	8460	4411	5712	11425	17137	3615	7231	10846	3615	4411	8821	13232			
W6	4350	5633	8343	6988	9769	5633	5633	4350	8700	13049	4350	4350	5633	8343	4350	5633	11267	16900	3565	7131	10696	3565	4350	8700	13049			
W7	4286	5550	8220	6885	9625	5550	5550	4286	8571	12857	4286	4286	5550	8220	4286	5550	11101	16651	3513	7026	10539	3513	4286	8571	12857			
W8	4308	5580	8264	6922	9676	5580	5580	4308	8617	12925	4308	4308	5580	8264	4308	5580	11160	16740	3532	7063	10595	3532	4308	8617	12925			
W9	4263	5521	8176	6849	9574	5521	5521	4263	8526	12789	4263	4263	5521	8176	4263	5521	11042	16562	3494	6988	10483	3494	4263	8526	12789			

**Table C3 Residential use – community facilities trunk infrastructure network**

Column 1 Charge Area	Column 2 Community Facilities trunk infrastructure network charge (\$ per demand unit)																									
	Residential use under the Planning Regulation Editor's note - See schedule 16, Table 1, column 1 of the Planning Regulation																									
	Residential uses						Accommodation (long term)										Accommodation (short term)									
	Caretaker's accommodation			Dwelling house			Relocatable Home Park		Rooming Accommodation				Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation Hotel (residential component)				Tourist Park (Camping ground)		
	Multiple dwelling																									
Dual occupancy			Dwelling house			Relocatable Home Park		Rooming Accommodation				Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation Hotel (residential component)				Tourist Park (Camping ground)			
1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	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	622	806	1193	999	1397	806	806	622	1244	1866	622	622	806	1193	622	806	1611	2417	510	1020	1530	510	622	1244	1866	
E2	612	792	1173	983	1374	792	792	612	1224	1835	612	612	792	1173	612	792	1585	2377	501	1003	1504	501	612	1224	1835	
E3	637	825	1222	1024	1431	825	825	637	1274	1912	637	637	825	1222	637	825	1650	2476	522	1045	1567	522	637	1274	1912	
E4	556	720	1066	893	1248	720	720	556	1111	1667	556	556	720	1066	556	720	1439	2159	455	911	1366	455	556	1111	1667	
E5	570	738	1093	916	1280	738	738	570	1140	1710	570	570	738	1093	570	738	1476	2214	467	934	1401	467	570	1140	1710	
E6	605	783	1160	972	1358	783	783	605	1210	1814	605	605	783	1160	605	783	1566	2350	496	991	1487	496	605	1210	1814	
C1	639	828	1226	1027	1436	828	828	639	1279	1918	639	639	828	1226	639	828	1656	2484	524	1048	1572	524	639	1279	1918	
C2	636	823	1219	1021	1428	823	823	636	1271	1907	636	636	823	1219	636	823	1646	2470	521	1042	1563	521	636	1271	1907	
C3	631	817	1211	1014	1418	817	817	631	1262	1893	631	631	817	1211	631	817	1635	2452	517	1035	1552	517	631	1262	1893	
C4	654	847	1254	1051	1469	847	847	654	1308	1962	654	654	847	1254	654	847	1694	2541	536	1072	1608	536	654	1308	1962	
C5	583	756	1119	937	1310	756	756	583	1167	1750	583	583	756	1119	583	756	1511	2267	478	957	1435	478	583	1167	1750	
C6	556	721	1067	894	1250	721	721	556	1113	1669	556	556	721	1067	556	721	1441	2162	456	912	1368	456	556	1113	1669	
C7	598	774	1146	960	1342	774	774	598	1195	1793	598	598	774	1146	598	774	1548	2322	490	980	1470	490	598	1195	1793	
C8	724	938	1389	1164	1627	938	938	724	1449	2173	724	724	938	1389	724	938	1876	2814	594	1188	1781	594	724	1449	2173	
C9	565	732	1084	908	1269	732	732	565	1130	1695	565	565	732	1084	565	732	1463	2195	463	926	1389	463	565	1130	1695	
C10	518	670	993	832	1163	670	670	518	1035	1553	518	518	670	993	518	670	1341	2011	424	849	1273	424	518	1035	1553	
C11	710	920	1363	1141	1596	920	920	710	1421	2131	710	710	920	1363	710	920	1840	2760	582	1165	1747	582	710	1421	2131	
R1	587	760	1126	943	1318	760	760	587	1174	1761	587	587	760	1126	587	760	1520	2280	481	962	1443	481	587	1174	1761	
R2	675	875	1295	1085	1517	875	875	675	1351	2026	675	675	875	1295	675	875	1749	2624	554	1107	1661	554	675	1351	2026	
R3	673	871	1290	1081	1511	871	871	673	1345	2018	673	673	871	1290	673	871	1742	2613	551	1103	1654	551	673	1345	2018	
R4	633	820	1215	1017	1422	820	820	633	1267	1900	633	633	820	1215	633	820	1640	2461	519	1038	1557	519	633	1267	1900	
W1	212	274	406	340	476	274	274	212	424	636	212	212	274	406	212	274	549	823	174	347	521	174	212	424	636	
W2	216	279	413	346	484	279	279	216	431	647	216	216	279	413	216	279	558	837	177	353	530	177	216	431	647	
W3	259	336	497	416	582	336	336	259	518	777	259	259	336	497	259	336	671	1007	212	425	637	212	259	518	777	
W4	228	295	437	366	512	295	295	228	456	683	228	228	295	437	228	295	590	885	187	373	560	187	228	456	683	
W5	229	296	439	368	514	296	296	229	458	686	229	229	296	439	229	296	593	889	188	375	563	188	229	458	686	
W6	284	368	546	457	639	368	368	284	569	853	284	284	368	546	284	368	737	1105	233	466	699	233	284	569	853	
W7	260	337	499	418	584	337	337	260	520	780	260	260	337	499	260	337	673	1010	213	426	639	213	260	520	780	
W8	262	340	503	421	589	340	340	262	525	787	262	262	340	503	262	340	680	1019	215	430	645	215	262	525	787	
W9	258	334	494	414	579	334	334	258	515	773	258	258	334	494	258	334	667	1001	211	422	633	211	258	515	773	













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

Column 1 Use pursuant to the Planning Regulation  <i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	Column 2 Use or activity under the Ipswich planning scheme  <i>Editor's note—See Ipswich Planning Scheme 2006.</i>	Column 3 Use under the Springfield structure plan  <i>Editor's note—See Springfield Structure Plan.</i>
Residential uses		
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)		
Tourist park	Temporary accommodation (camping ground, caravan park)	Camping ground; Caravan park (short term accommodation)
Hotel	No defined use	Hotel
Short-term accommodation	Temporary accommodation (boarding house, motel)	Backpackers' hostel; Motel
Resort complex		
Accommodation (long-term)		
Relocatable home park	Multiple residential (caravan park, if providing permanent accommodation)	Caravan park (permanent occupancy)
Community residence	No defined use	No defined use
Retirement facility	Multiple residential (retirement community)	Retirement community
Rooming accommodation	Multiple residential (boarding house, if providing permanent accommodation); Student accommodation	Student accommodation; Tenement building
Places of assembly		
Club	Entertainment use (club)	Club

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<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
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
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

<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
		Premises (business or commercial purpose, other than for a business office or a purpose specified in the Springfield 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
Educational facility		
Childcare centre	Community use (child care centre)	Child care centre
Community care centre		
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program	Community use (school); primary school; secondary school; tertiary use	Educational establishment
Educational establishment for the Flying Start for Queensland Children program		
Entertainment		
Hotel	Business use (hotel); Entertainment use (licensed club)	Hotel; Tavern; Licensed club
Nightclub entertainment facility	Entertainment use (cabaret, night club)	Night club

<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
Theatre	Entertainment use (theatre, cinema, concert hall, dance hall)	Indoor entertainment (theatre, cinema, concert hall, dance hall, public hall)
Resort complex		
Indoor sport and recreation		
Indoor sport and recreation	Recreation use (indoor recreation); Entertainment use (amusement parlour); Indoor entertainment	Indoor recreation; Indoor entertainment (amusement parlour); Sports complex (indoor)
High impact industry or special industry		
High impact industry		Concrete batching plant; Dangerous goods store; Fuel depot; Junk yard; Special industry; Vehicle wrecking yard
Special industry	Special industry; Nuclear industry	
Other 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
Marine industry		
High impact rural		
Cultivating, in a confined area, aquatic animals or	Intensive Animal Husbandry (aquaculture)	

<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
plants for sale		
Intensive animal industry	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	
Low impact rural		
Animal husbandry	Animal husbandry; Intensive animal husbandry (dairy)	Animal husbandry
Cropping	Agriculture	Agriculture; Turf farm
Permanent plantation	Forestry	Forestry
Wind farm		
Essential services		
Correctional facility	Correctional centre	Reformatory institution
Emergency services	Community use (emergency service depot)	Emergency services depot
Health care service	Business use (medical centre)	Community building (health centre); Medical centre
Hospital	Community use (hospital)	Hospital
Residential care facility	Institutional residential; Multiple Residential (nursing home)	Institutional residence
Veterinary service	Business use (veterinary clinic)	Veterinary clinic; Veterinary hospital
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

<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
Landing		
Market		
Outdoor lighting	Night court	Night tennis court
Park	Park	Environmental facility; Park; Community building; restrooms
Roadside stall		Roadside stall
Telecommunications facility	Minor utility	Local utility
Temporary use	Temporary use	
Other uses		
Air service	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 facility	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 service		
Tourist attraction	Tourist facility	Tourist facility; Zoo
Utility installation	Major utility	Public utility; Special use
Other uses		Clearing of timber or

<b>Column 1 Use pursuant to the Planning Regulation</b>	<b>Column 2 Use or activity under the Ipswich planning scheme</b>	<b>Column 3 Use under the Springfield structure plan</b>
<i>Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.</i>	<i>Editor's note—See Ipswich Planning Scheme 2006.</i>	<i>Editor's note—See Springfield Structure Plan.</i>
		vegetation; earth works
Any other use not listed in column 1, including a use that is unknown		

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## **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:

- (a) the criteria outlined in the following Implementation Guidelines in the Ipswich Planning Scheme:
  - (i) Implementation Guideline No. 1;
  - (ii) Implementation Guideline No. 11;
  - (iii) Implementation Guideline No. 26; and
- (b) other Council policies as adopted by Council from time to time.



## Schedule 5 Deemed demand for the deemed demand area

Column 1 Deemed demand area under the Ipswich planning scheme	Column 2 Assumed demand (m <sup>2</sup> GFA per hectare for use under the Planning Regulation)
	<i>Editor's note—See schedule 16, Table 1, column 1 and column 2 of the Planning Regulation.</i>
Major centres zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local retail and commercial zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Regionally significant business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD north secondary business zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD residential high density zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Character mixed use zone	3000 for Commercial (retail) – Shop
Business incubator zone	3000 for Other Industry – Low impact industry
CBD primary retail zone	40,000 for Commercial (retail) – Shop
CBD primary commercial zone—where the land is not shaded in the deemed demand area in schedule 12	40,000 for Commercial (office) – Office
CBD primary commercial zone—where the land is shaded in the deemed demand area in schedule 12	10,000 for Commercial (office) – Office
CBD top of town zone	10,000 for Commercial (office) – Office
CBD medical services zone	10,000 for Commercial (office) – Office
Rosewood—Town centre primary business area and town square sub area	3000 for Commercial (retail) – Shop
Rosewood—Town centre secondary business area	3000 for Commercial (office) – Office
Rosewood—Service trades/showgrounds zone	3000 for Other Industry – Low impact industry

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## 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

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## 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"> <li>(a) arterial roads;</li> <li>(b) sub-arterial roads;</li> <li>(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.</li> </ul> <p>Transport trunk infrastructure network does not comprise the following:</p> <ul style="list-style-type: none"> <li>(a) major collector, collector and access streets linking a development area with an arterial or sub-arterial road;</li> <li>(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.</li> </ul>
Public parks trunk infrastructure network	<p>Public parks trunk infrastructure network comprises the following:</p> <ul style="list-style-type: none"> <li>(a) citywide parks—land, works and embellishments for citywide recreation parks, waterside parks, linear parks and sport ground and courts;</li> <li>(b) district parks—land, works and embellishments for district recreation parks and waterside parks;</li> <li>(c) local parks—land, works and embellishments for local recreation parks, linear parks and sport ground and courts.</li> </ul> <p>Trunk infrastructure for existing and future parks is restricted to the standard as set out in the local government infrastructure plan extrinsic material for the public parks trunk infrastructure network.</p> <p><i>Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.</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"><li>(a) citywide community facilities—land and basic works associated with the clearing of land and connection to services for citywide community facilities;</li><li>(b) district community facilities—land and basic works associated with the clearing of land and connection to services for district community facilities;</li><li>(c) local community facilities—land and basic works associated with the clearing of land and connection to services for local community facilities.</li></ul> <p>Trunk infrastructure for existing and future community facilities land is restricted to the standard as set out in the local government infrastructure plan extrinsic material for the community facilities trunk infrastructure network.</p> <p><i>Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.</i></p>
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## Schedule 8 Planned cost for local government trunk infrastructure networks

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

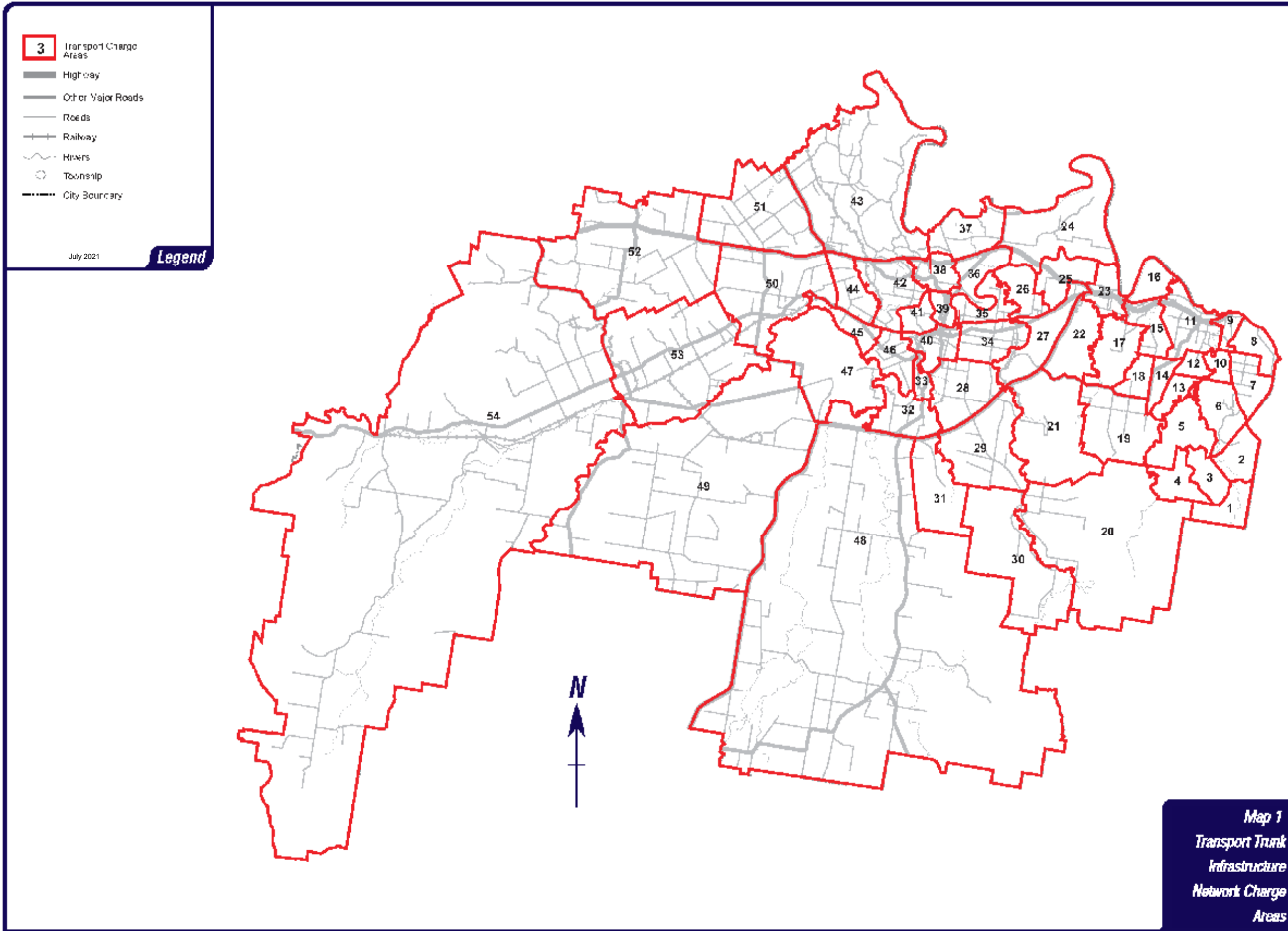
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## Schedule 9 Maximum construction on costs for work

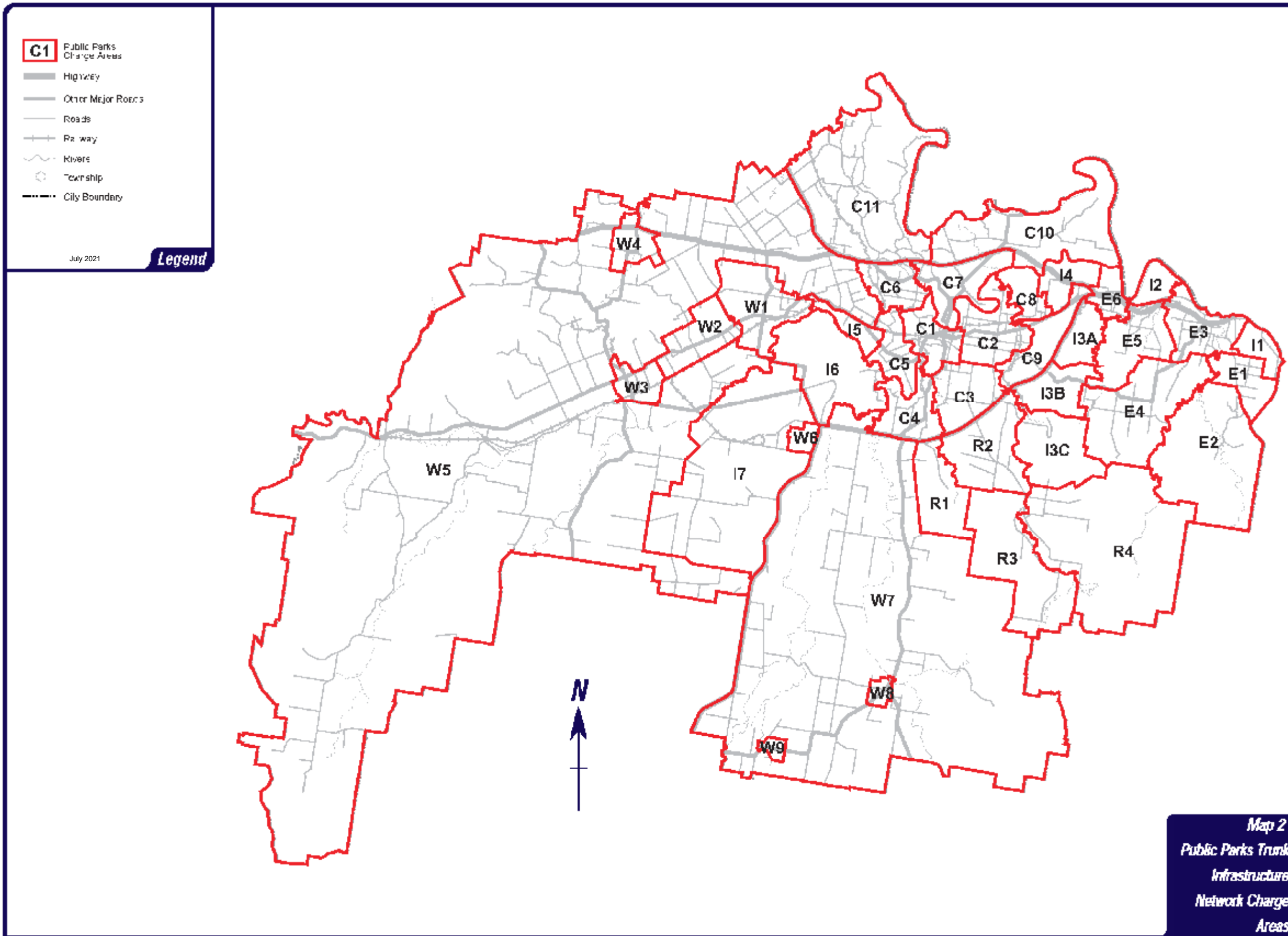
Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
<b>Transport trunk infrastructure network</b>	
Transport network	23%
<b>Public parks trunk infrastructure network</b>	
Public parks network	8% (included in embellishment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

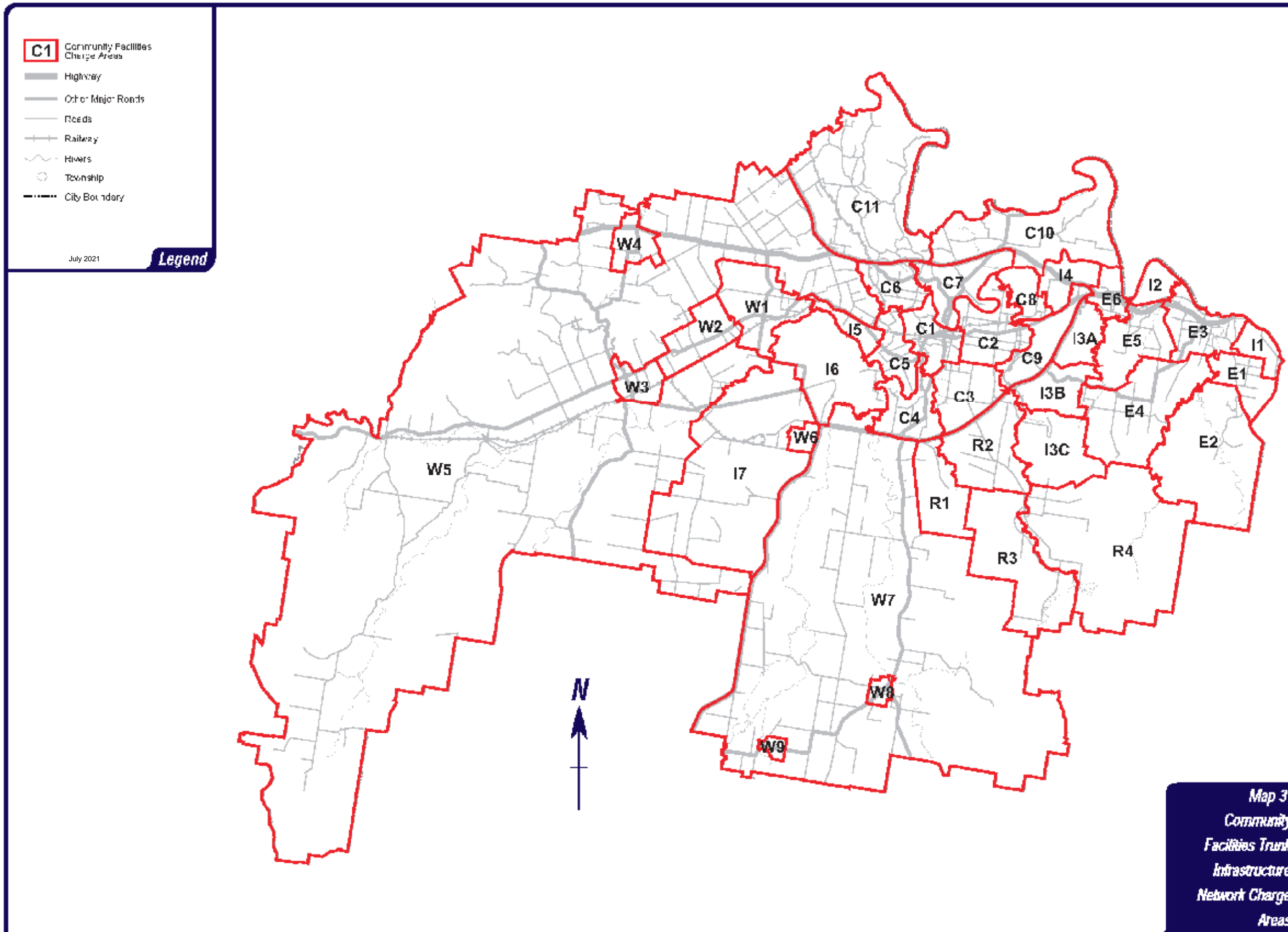
## **Schedule 10 Infrastructure trunk network Charge areas maps**

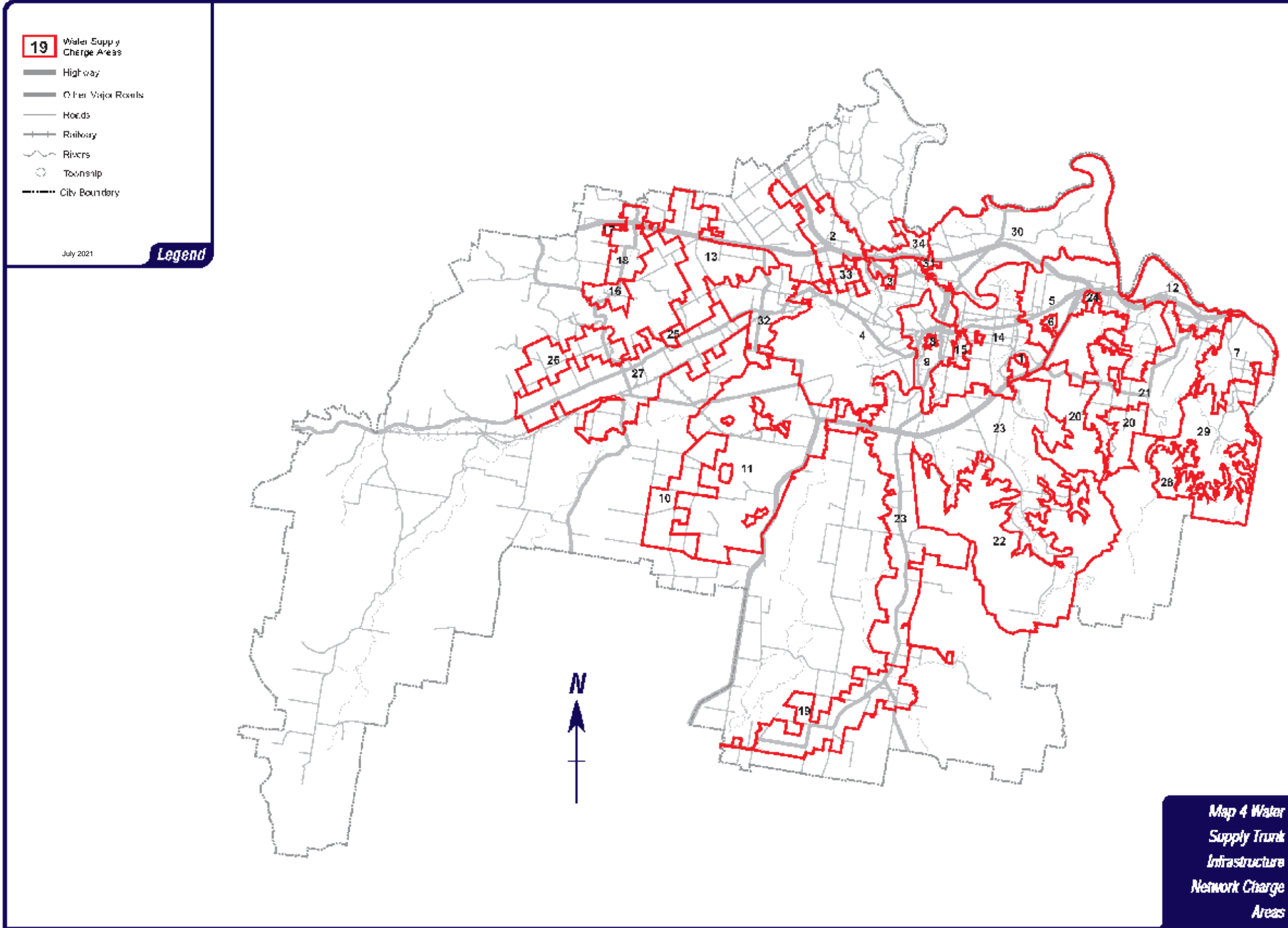
<b>Column 1 Map no.</b>	<b>Column 2 Description</b>
1.	Transport trunk infrastructure network charge areas
2.	Public parks trunk infrastructure network charge areas
3.	Community facilities trunk infrastructure network charge areas
4.	Water supply trunk infrastructure network charge areas
5.	Sewerage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

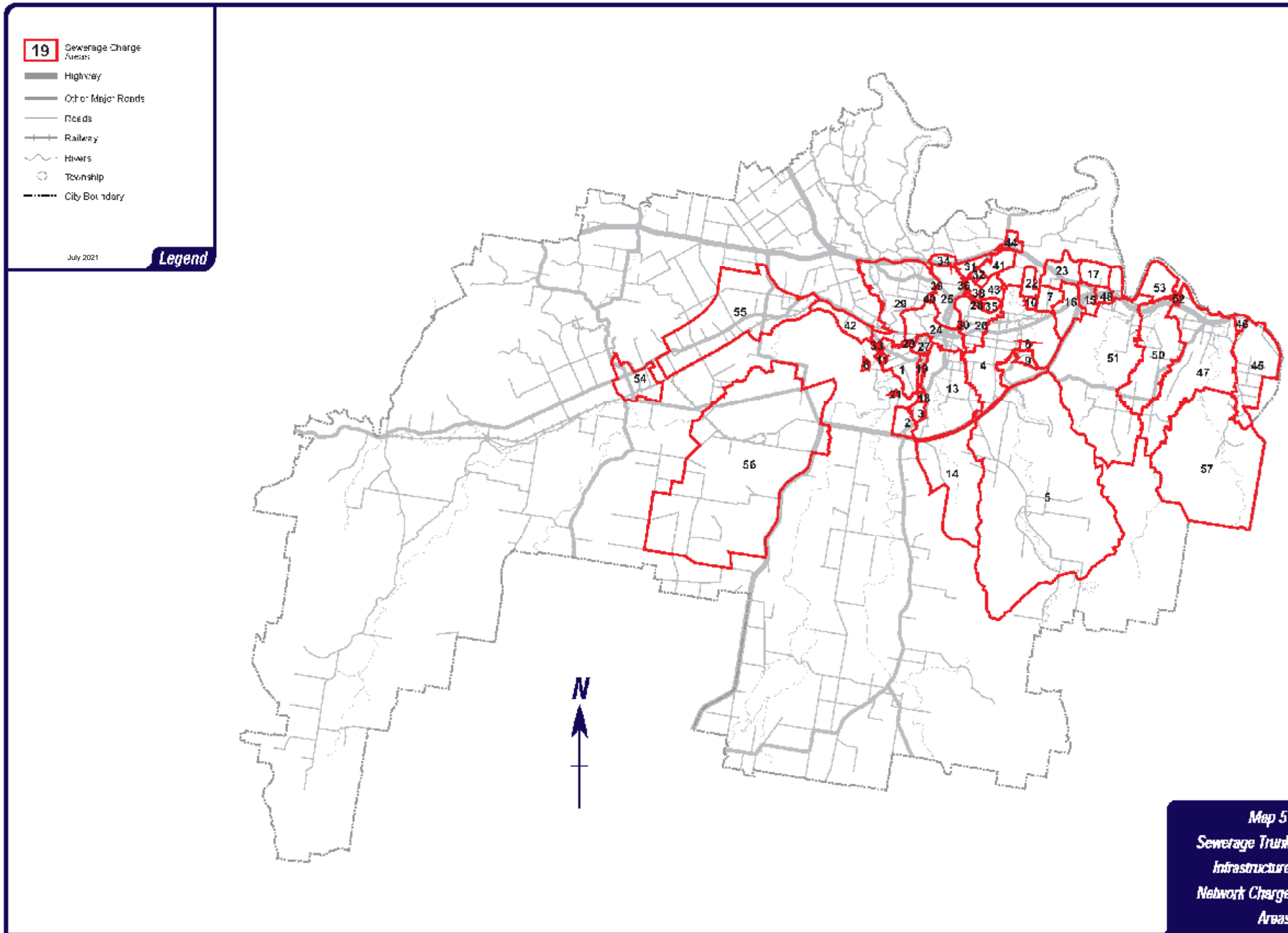






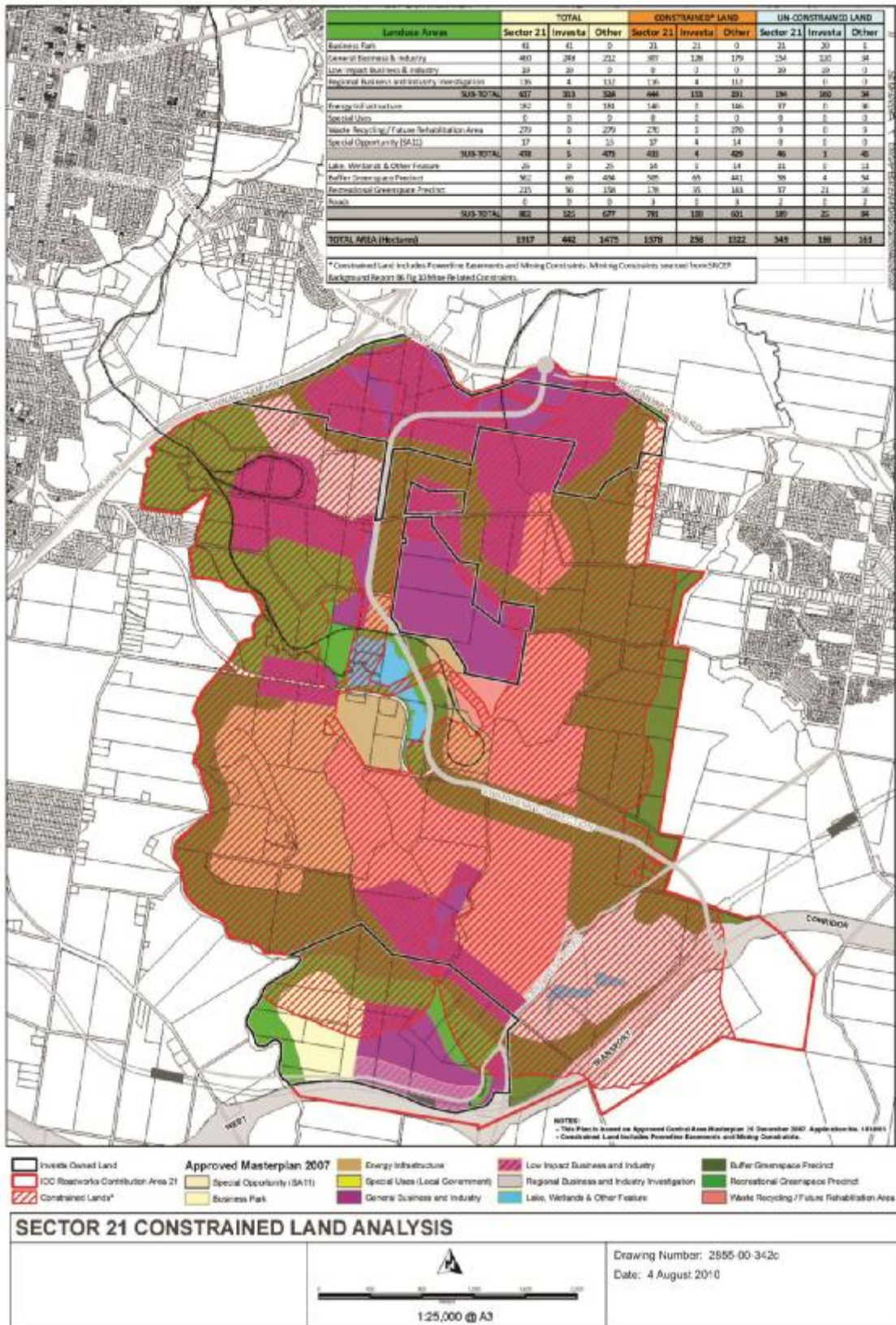








## Schedule 11 Constrained land map



## Schedule 12 Deemed demand areas map

