

# Ipswich City Council

## Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018

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# **Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018**

## **Part 1                      Introduction**

### **1.            Short title**

This resolution may be cited as *Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018*.

### **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 2 July 2018.

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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 imputed use of the premises 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:

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

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.*

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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.

## 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.

## 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
Other Industry area	Business park zone
	Rosewood town centre secondary business area zone
	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  Demand unit	Column 2				
	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 C1 Residential use – transport trunk infrastructure network

Column 1	Column 2																																
	Transport trunk infrastructure network charge (\$ per demand unit)																																
Charge Area	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				Tourist Park (Caravan Park)	Short-term accommodation				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		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	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms
1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling																															
1	2588	3391	4998	4141	5801	3391	3391	1785	3570	5355	1785	2588	5176	7765	2588	2588	3391	4998	2588	3391	6783	10174	1785	3570	5355	1785	2588	5176	7765	2588	2588	5176	7765
2	2177	2853	4204	3483	4879	2853	2853	1501	3003	4504	1501	2177	4354	6531	2177	2177	2853	4204	2177	2853	5705	8558	1501	3003	4504	1501	2177	4354	6531	2177	2177	4354	6531
3	2562	3357	4947	4099	5742	3357	3357	1767	3534	5300	1767	2562	5124	7685	2562	2562	3357	4947	2562	3357	6714	10071	1767	3534	5300	1767	2562	5124	7685	2562	2562	5124	7685
4	2501	3278	4830	4002	5607	3278	3278	1725	3450	5175	1725	2501	5003	7504	2501	2501	3278	4830	2501	3278	6555	9833	1725	3450	5175	1725	2501	5003	7504	2501	2501	5003	7504
5	3531	4627	6819	5650	7915	4627	4627	2435	4871	7306	2435	3531	7063	10594	3531	3531	4627	6819	3531	4627	9255	13882	2435	4871	7306	2435	3531	7063	10594	3531	3531	7063	10594
6	3682	4825	7111	5892	8254	4825	4825	2540	5079	7619	2540	3682	7365	11047	3682	3682	4825	7111	3682	4825	9650	14475	2540	5079	7619	2540	3682	7365	11047	3682	3682	7365	11047
7	3049	3995	5887	4878	6833	3995	3995	2102	4205	6307	2102	3049	6097	9146	3049	3049	3995	5887	3049	3995	7989	11984	2102	4205	6307	2102	3049	6097	9146	3049	3049	6097	9146
8	1056	1384	2040	1690	2368	1384	1384	729	1457	2186	729	1056	2113	3169	1056	1056	1384	2040	1056	1384	2769	4153	729	1457	2186	729	1056	2113	3169	1056	1056	2113	3169
9	2068	2709	3993	3308	4634	2709	2709	1426	2852	4278	1426	2068	4135	6203	2068	2068	2709	3993	2068	2709	5418	8128	1426	2852	4278	1426	2068	4135	6203	2068	2068	4135	6203
10	2886	3782	5573	4618	6469	3782	3782	1991	3981	5972	1991	2886	5773	8659	2886	2886	3782	5573	2886	3782	7564	11346	1991	3981	5972	1991	2886	5773	8659	2886	2886	5773	8659
11	2547	3337	4918	4075	5708	3337	3337	1756	3513	5269	1756	2547	5093	7640	2547	2547	3337	4918	2547	3337	6674	10011	1756	3513	5269	1756	2547	5093	7640	2547	2547	5093	7640
12	3584	4697	6921	5735	8034	4697	4697	2472	4944	7416	2472	3584	7169	10753	3584	3584	4697	6921	3584	4697	9393	14090	2472	4944	7416	2472	3584	7169	10753	3584	3584	7169	10753
13	3637	4766	7023	5819	8152	4766	4766	2508	5017	7525	2508	3637	7274	10911	3637	3637	4766	7023	3637	4766	9532	14297	2508	5017	7525	2508	3637	7274	10911	3637	3637	7274	10911
14	3618	4741	6987	5789	8110	4741	4741	2495	4991	7486	2495	3618	7236	10855	3618	3618	4741	6987	3618	4741	9482	14223	2495	4991	7486	2495	3618	7236	10855	3618	3618	7236	10855
15	2196	2877	4240	3513	4922	2877	2877	1514	3029	4543	1514	2196	4392	6587	2196	2196	2877	4240	2196	2877	5755	8632	1514	3029	4543	1514	2196	4392	6587	2196	2196	4392	6587
16	2709	3550	5231	4334	6072	3550	3550	1868	3736	5605	1868	2709	5418	8127	2709	2709	3550	5231	2709	3550	7099	10649	1868	3736	5605	1868	2709	5418	8127	2709	2709	5418	8127
17	4807	6298	9282	7691	10774	6298	6298	3315	6630	9945	3315	4807	9613	14420	4807	4807	6298	9282	4807	6298	12597	18895	3315	6630	9945	3315	4807	9613	14420	4807	4807	9613	14420
18	3614	4736	6980	5783	8101	4736	4736	2493	4985	7478	2493	3614	7229	10843	3614	3614	4736	6980	3614	4736	9472	14208	2493	4985	7478	2493	3614	7229	10843	3614	3614	7229	10843
19	4946	6481	9551	7914	11086	6481	6481	3411	6822	10234	3411	4946	9893	14839	4946	4946	6481	9551	4946	6481	12963	19444	3411	6822	10234	3411	4946	9893	14839	4946	4946	9893	14839
20	3177	4163	6134	5083	7120	4163	4163	2191	4382	6573	2191	3177	6354	9530	3177	3177	4163	6134	3177	4163	8325	12488	2191	4382	6573	2191	3177	6354	9530	3177	3177	6354	9530
21	3577	4687	6907	5723	8017	4687	4687	2467	4933	7400	2467	3577	7153	10730	3577	3577	4687	6907	3577	4687	9373	14060	2467	4933	7400	2467	3577	7153	10730	3577	3577	7153	10730
22	4822	6318	9311	7715	10807	6318	6318	3325	6651	9976	3325	4822	9644	14465	4822	4822	6318	9311	4822	6318	12636	18955	3325	6651	9976	3325	4822	9644	14465	4822	4822	9644	14465
23	2664	3490	5144	4262	5970	3490	3490	1837	3674	5511	1837	2664	5327	7991	2664	2664	3490	5144	2664	3490	5144	7664	1837	3674	5511	1837	2664	5327	7991	2664	2664	5327	7991
24	2260	2961	4364	3616	5065	2961	2961	1559	3117	4676	1559	2260	4520	6780	2260	2260	2961	4364	2260	2961	5923	8884	1559	3117	4676	1559	2260	4520	6780	2260	2260	4520	6780
25	2520	3302	4867	4032	5649	3302	3302	1738	3476	5214	1738	2520	5041	7561	2520	2520	3302	4867	2520	3302	6605	9907	1738	3476	5214	1738	2520	5041	7561	2520	2520	5041	7561
26	2845	3728	5493	4552	6376	3728	3728	1962	3924	5886	1962	2845	5690	8534	2845	2845	3728	5493	2845	3728	7455	11183	1962	3924	5886	1962	2845	5690	8534	2845	2845	5690	8534
27	2667	3495	5151	4268	5979	3495	3495	1840	3679	5519	1840	2667	5335	8002	2667	2667	3495	5151	2667	3495	6991	10486	1840	3679	5519	1840	2667	5335	8002	2667	2667	5335	8002
28	2324	3045	4488	3719	5209	3045	3045	1603	3206	4808	1603	2324	4648	6972	2324	2324	3045	4488	2324	3045	6091	9136	1603	3206	4808	1603	2324	4648	6972	2324	2324	4648	6972
29	2743	3594	5297	4389	6148	3594	3594	1892	3783	5675	1892	2743	5486	8229	2743	2743	3594	5297	2743	3594	7188	10782	1892	3783	5675	1892	2743	5486	8229	2743	2743	5486	8229
30	2630	3446	5078	4208	5894	3446	3446	1814	3627	5441	1814	2630	5259	7889	2630	2630	3446	5078	2630	3446	6892	10337	1814	3627	5441	1814	2630	5259	7889	2630	2630	5259	7889
31	3705	4855	7154	5928	8304	4855	4855	2555	5110	7665	2555	3705	7410	11115	3705	3705	4855	7154	3705	4855	9710	14564	2555	5110	7665	2555	3705	7410	11115	3705	3705	7410	11115
32	1547	2027	2987	2475	3467	2027	2027	1067	2134	3200	1067	1547	3094	4641	1547	1547	2027	2987	1547	2027	4054	6081	1067	2134	3200	1067	1547	3094	4641	1547	1547	3094	4641
33	2539	3327	4903	4063	5691	3327	3327	1751	3502	5253	1751	2539	5078	7617	2539	2539	3327	4903	2539	3327	6654	9982	1751	3502	5253	1751	2539	5078	7617	2539	2539	5078	7617
34	2890	3787	5581	4624	6478	3787	3787	1993	3986	5979	1993	2890	5780																				

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			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 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	4535	5874	8699	7286	10186	5874	5874	4535	9071	13606	4535	4535	5874	8699	4535	5874	11747	17621	3718	7435	11153	3718	4535	9071	13606			
E2	4623	5987	8866	7426	10382	5987	5987	4623	9245	13868	4623	4623	5987	8866	4623	5987	11973	17960	3789	7578	11367	3789	4623	9245	13868			
E3	4067	5267	7800	6533	9134	5267	5267	4067	8133	12200	4067	4067	5267	7800	4067	5267	10534	15800	3333	6667	10000	3333	4067	8133	12200			
E4	4403	5703	8446	7074	9890	5703	5703	4403	8807	13210	4403	4403	5703	8446	4403	5703	11406	17108	3609	7219	10828	3609	4403	8807	13210			
E5	4099	5309	7862	6585	9206	5309	5309	4099	8198	12297	4099	4099	5309	7862	4099	5309	10617	15926	3360	6720	10080	3360	4099	8198	12297			
E6	4654	6028	8927	7477	10453	6028	6028	4654	9308	13962	4654	4654	6028	8927	4654	6028	12055	18083	3815	7630	11445	3815	4654	9308	13962			
C1	4066	5266	7799	6532	9132	5266	5266	4066	8132	12198	4066	4066	5266	7799	4066	5266	10532	15797	3333	6666	9998	3333	4066	8132	12198			
C2	3910	5064	7500	6282	8782	5064	5064	3910	7820	11731	3910	3910	5064	7500	3910	5064	10128	15192	3205	6410	9615	3205	3910	7820	11731			
C3	4559	5904	8744	7324	10239	5904	5904	4559	9118	13677	4559	4559	5904	8744	4559	5904	11809	17713	3737	7474	11211	3737	4559	9118	13677			
C4	4382	5675	8405	7040	9842	5675	5675	4382	8764	13147	4382	4382	5675	8405	4382	5675	11351	17026	3592	7184	10776	3592	4382	8764	13147			
C5	4181	5415	8019	6717	9390	5415	5415	4181	8362	12543	4181	4181	5415	8019	4181	5415	10829	16244	3427	6854	10281	3427	4181	8362	12543			
C6	4753	6155	9116	7635	10674	6155	6155	4753	9505	14258	4753	4753	6155	9116	4753	6155	12310	18465	3896	7791	11687	3896	4753	9505	14258			
C7	4137	5357	7934	6646	9291	5357	5357	4137	8273	12410	4137	4137	5357	7934	4137	5357	10715	16072	3391	6781	10172	3391	4137	8273	12410			
C8	3960	5129	7596	6363	8895	5129	5129	3960	7921	11881	3960	3960	5129	7596	3960	5129	10258	15387	3246	6493	9739	3246	3960	7921	11881			
C9	4158	5384	7974	6679	9337	5384	5384	4158	8315	12473	4158	4158	5384	7974	4158	5384	10769	16153	3408	6816	10223	3408	4158	8315	12473			
C10	4962	6426	9518	7972	11145	6426	6426	4962	9924	14887	4962	4962	6426	9518	4962	6426	12853	19279	4067	8135	12202	4067	4962	9924	14887			
C11	6109	7911	11717	9814	13720	7911	7911	6109	12218	18326	6109	6109	7911	11717	6109	7911	15823	23734	5007	10014	15022	5007	6109	12218	18326			
R1	4576	5927	8778	7352	10278	5927	5927	4576	9153	13729	4576	4576	5927	8778	4576	5927	11853	17780	3751	7502	11253	3751	4576	9153	13729			
R2	4809	6228	9223	7725	10800	6228	6228	4809	9617	14426	4809	4809	6228	9223	4809	6228	12455	18683	3941	7883	11824	3941	4809	9617	14426			
R3	4406	5707	8452	7079	9896	5707	5707	4406	8813	13219	4406	4406	5707	8452	4406	5707	11413	17120	3612	7224	10836	3612	4406	8813	13219			
R4	4481	5803	8594	7198	10063	5803	5803	4481	8961	13442	4481	4481	5803	8594	4481	5803	11605	17408	3673	7345	11018	3673	4481	8961	13442			
W1	4300	5568	8247	6907	9656	5568	5568	4300	8599	12899	4300	4300	5568	8247	4300	5568	11136	16705	3524	7048	10573	3524	4300	8599	12899			
W2	4460	5776	8554	7165	10017	5776	5776	4460	8920	13380	4460	4460	5776	8554	4460	5776	11552	17328	3656	7312	10967	3656	4460	8920	13380			
W3	3946	5111	7569	6340	8863	5111	5111	3946	7892	11838	3946	3946	5111	7569	3946	5111	10221	15332	3235	6469	9704	3235	3946	7892	11838			
W4	4098	5307	7860	6584	9203	5307	5307	4098	8196	12294	4098	4098	5307	7860	4098	5307	10614	15921	3359	6718	10077	3359	4098	8196	12294			
W5	4124	5341	7910	6625	9262	5341	5341	4124	8248	12371	4124	4124	5341	7910	4124	5341	10681	16022	3380	6760	10141	3380	4124	8248	12371			
W6	4067	5267	7800	6534	9134	5267	5267	4067	8134	12200	4067	4067	5267	7800	4067	5267	10534	15801	3333	6667	10000	3333	4067	8134	12200			
W7	4007	5189	7685	6437	8999	5189	5189	4007	8014	12021	4007	4007	5189	7685	4007	5189	10379	15568	3284	6569	9853	3284	4007	8014	12021			
W8	4028	5217	7726	6472	9047	5217	5217	4028	8056	12085	4028	4028	5217	7726	4028	5217	10434	15651	3302	6604	9905	3302	4028	8056	12085			
W9	3986	5162	7645	6403	8951	5162	5162	3986	7971	11957	3986	3986	5162	7645	3986	5162	10323	15485	3267	6534	9801	3267	3986	7971	11957			

Table C3 Residential use – community facilities trunk infrastructure network

Column 1	Column 2 Community Facilities trunk infrastructure network charge (\$ per demand unit)																								
Charge Area	Residential use under 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																								
	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	582	753	1116	934	1306	753	753	582	1163	1745	582	582	753	1116	582	753	1506	2260	477	953	1430	477	582	1163	1745
E2	572	741	1097	919	1285	741	741	572	1144	1716	572	572	741	1097	572	741	1482	2222	469	938	1406	469	572	1144	1716
E3	596	772	1143	957	1338	772	772	596	1192	1787	596	596	772	1143	596	772	1543	2315	488	977	1465	488	596	1192	1787
E4	520	673	996	835	1167	673	673	520	1039	1559	520	520	673	996	520	673	1346	2019	426	852	1278	426	520	1039	1559
E5	533	690	1022	856	1197	690	690	533	1066	1598	533	533	690	1022	533	690	1380	2070	437	873	1310	437	533	1066	1598
E6	565	732	1085	908	1270	732	732	565	1131	1696	565	565	732	1085	565	732	1465	2197	463	927	1390	463	565	1131	1696
C1	598	774	1147	960	1343	774	774	598	1196	1793	598	598	774	1147	598	774	1548	2323	490	980	1470	490	598	1196	1793
C2	594	770	1140	955	1335	770	770	594	1189	1783	594	594	770	1140	594	770	1539	2309	487	974	1461	487	594	1189	1783
C3	590	764	1132	948	1325	764	764	590	1180	1770	590	590	764	1132	590	764	1528	2293	484	967	1451	484	590	1180	1770
C4	611	792	1173	982	1373	792	792	611	1223	1834	611	611	792	1173	611	792	1584	2376	501	1002	1504	501	611	1223	1834
C5	546	707	1046	876	1225	707	707	546	1091	1637	546	546	707	1046	546	707	1413	2120	447	894	1341	447	546	1091	1637
C6	520	674	998	836	1168	674	674	520	1040	1561	520	520	674	998	520	674	1347	2021	426	853	1279	426	520	1040	1561
C7	559	724	1072	898	1255	724	724	559	1117	1676	559	559	724	1072	559	724	1447	2171	458	916	1374	458	559	1117	1676
C8	677	877	1299	1088	1521	877	877	677	1355	2032	677	677	877	1299	677	877	1754	2631	555	1110	1665	555	677	1355	2032
C9	528	684	1013	849	1186	684	684	528	1056	1584	528	528	684	1013	528	684	1368	2052	433	866	1299	433	528	1056	1584
C10	484	627	928	778	1087	627	627	484	968	1452	484	484	627	928	484	627	1254	1881	397	794	1190	397	484	968	1452
C11	664	860	1274	1067	1492	860	860	664	1329	1993	664	664	860	1274	664	860	1721	2581	544	1089	1633	544	664	1329	1993
R1	549	711	1053	882	1232	711	711	549	1098	1646	549	549	711	1053	549	711	1421	2132	450	900	1349	450	549	1098	1646
R2	631	818	1211	1014	1418	818	818	631	1263	1894	631	631	818	1211	631	818	1636	2453	518	1035	1553	518	631	1263	1894
R3	629	814	1206	1010	1412	814	814	629	1258	1886	629	629	814	1206	629	814	1629	2443	515	1031	1546	515	629	1258	1886
R4	592	767	1136	951	1330	767	767	592	1184	1776	592	592	767	1136	592	767	1534	2301	485	971	1456	485	592	1184	1776
W1	198	256	380	318	445	256	256	198	396	594	198	198	256	380	198	256	513	769	162	325	487	162	198	396	594
W2	202	261	386	324	453	261	261	202	403	605	202	202	261	386	202	261	522	783	165	330	496	165	202	403	605
W3	242	314	465	389	544	314	314	242	485	727	242	242	314	465	242	314	628	941	199	397	596	199	242	485	727
W4	213	276	408	342	478	276	276	213	426	639	213	213	276	408	213	276	552	827	175	349	524	175	213	426	639
W5	214	277	410	344	480	277	277	214	428	642	214	214	277	410	214	277	554	831	175	351	526	175	214	428	642
W6	266	344	510	427	597	344	344	266	532	798	266	266	344	510	266	344	689	1033	218	436	654	218	266	532	798
W7	243	315	466	390	546	315	315	243	486	729	243	243	315	466	243	315	630	944	199	398	598	199	243	486	729
W8	245	318	470	394	551	318	318	245	491	736	245	245	318	470	245	318	635	953	201	402	603	201	245	491	736
W9	241	312	462	387	541	312	312	241	482	723	241	241	312	462	241	312	624	936	197	395	592	197	241	482	723

Table C4 Residential use – water supply trunk infrastructure network for water service

Column 1 Charge Area	Column 2 Water supply 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 Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation				Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation										Tourist Park (Camping Ground)				
							site > 450m2						site < or = 450m2				Other							Student accommodation				Hotel (residential component)					Short-term accommodation (other)					
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	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 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	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	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	1954	2932	3420	2443	3420	3909	4612	6449	3772	5277	2932	2932	1466	2932	4397	1466	1270	2541	3811	1270	1954	2932	3420	1954	2932	5863	8795	1466	2932	4397	1466	1954	3909	5863	1954	1954	3909	5863
2	1639	2459	2869	2049	2869	3278	3869	5409	3164	4426	2459	2459	1229	2459	3688	1229	1065	2131	3196	1065	1639	2459	2869	1639	2459	4918	7377	1229	2459	3688	1229	1639	3278	4918	1639	1639	3278	4918
3	1305	1958	2284	1631	2284	2610	3080	4307	2519	3524	1958	1958	979	1958	2937	979	848	1697	2545	848	1305	1958	2284	1305	1958	3915	5873	979	1958	2937	979	1305	2610	3915	1305	1305	2610	3915
4	1515	2272	2651	1894	2651	3030	3575	4999	2924	4090	2272	2272	1136	2272	3408	1136	985	1969	2954	985	1515	2272	2651	1515	2272	4544	6817	1136	2272	3408	1136	1515	3030	4544	1515	1515	3030	4544
5	828	1242	1449	1035	1449	1655	1953	2732	1598	2235	1242	1242	621	1242	1862	621	538	1076	1614	538	828	1242	1449	828	1242	2483	3725	621	1242	1862	621	828	1655	2483	828	828	1655	2483
6	504	757	883	631	883	1009	1191	1665	974	1362	757	757	378	757	1135	378	328	656	984	328	504	757	883	504	757	1513	2270	378	757	1135	378	504	1009	1513	504	504	1009	1513
7	1401	2102	2452	1751	2452	2802	3307	4624	2704	3783	2102	2102	1051	2102	3153	1051	911	1822	2732	911	1401	2102	2452	1401	2102	4204	6305	1051	2102	3153	1051	1401	2802	4204	1401	1401	2802	4204
8	916	1373	1602	1145	1602	1831	2161	3022	1767	2472	1373	1373	687	1373	2060	687	595	1190	1786	595	916	1373	1602	916	1373	2747	4120	687	1373	2060	687	916	1831	2747	916	916	1831	2747
9	832	1248	1456	1040	1456	1664	1963	2745	1605	2246	1248	1248	624	1248	1872	624	541	1081	1622	541	832	1248	1456	832	1248	2495	3743	624	1248	1872	624	832	1664	2495	832	832	1664	2495
10	1542	2313	2698	1927	2698	3084	3639	5088	2976	4163	2313	2313	1156	2313	3469	1156	1002	2004	3007	1002	1542	2313	2698	1542	2313	4626	6938	1156	2313	3469	1156	1542	3084	4626	1542	1542	3084	4626
11	1177	1765	2059	1471	2059	2353	2777	3883	2271	3177	1765	1765	883	1765	2648	883	765	1530	2295	765	1177	1765	2059	1177	1765	3530	5295	883	1765	2648	883	1177	2353	3530	1177	1177	2353	3530
12	711	1067	1245	889	1245	1423	1679	2348	1373	1921	1067	1067	534	1067	1601	534	462	925	1387	462	711	1067	1245	711	1067	2134	3201	534	1067	1601	534	711	1423	2134	711	711	1423	2134
13	2405	3607	4208	3006	4208	4809	5675	7936	4641	6493	3607	3607	1804	3607	5411	1804	1563	3126	4689	1563	2405	3607	4208	2405	3607	7214	10821	1804	3607	5411	1804	2405	4809	7214	2405	2405	4809	7214
14	1620	2430	2836	2025	2836	3241	3824	5347	3127	4375	2430	2430	1215	2430	3646	1215	1053	2106	3160	1053	1620	2430	2836	1620	2430	4861	7291	1215	2430	3646	1215	1620	3241	4861	1620	1620	3241	4861
15	1489	2234	2606	1861	2606	2978	3514	4914	2874	4021	2234	2234	1117	2234	3350	1117	968	1936	2904	968	1489	2234	2606	1489	2234	4467	6701	1117	2234	3350	1117	1489	2978	4467	1489	1489	2978	4467
16	3042	4563	5323	3802	5323	6084	7179	10038	5871	8213	4563	4563	2281	4563	6844	2281	1977	3954	5931	1977	3042	4563	5323	3042	4563	9125	13688	2281	4563	6844	2281	3042	6084	9125	3042	3042	6084	9125
17	2725	4088	4769	3407	4769	5451	6432	8993	5260	7358	4088	4088	2044	4088	6132	2044	1771	3543	5314	1771	2725	4088	4769	2725	4088	8176	12264	2044	4088	6132	2044	2725	5451	8176	2725	2725	5451	8176
18	2648	3972	4634	3310	4634	5296	6250	8739	5111	7150	3972	3972	1986	3972	5958	1986	1721	3443	5164	1721	2648	3972	4634	2648	3972	7945	11917	1986	3972	5958	1986	2648	5296	7945	2648	2648	5296	7945
19	6266	9399	10966	7833	10966	12532	14788	20678	12094	16919	9399	9399	4700	9399	14099	4700	4073	8146	12219	4073	6266	9399	10966	6266	9399	18798	28198	4700	9399	14099	4700	6266	12532	18798	6266	6266	12532	18798
20	1689	2534	2956	1212	2956	3379	3987	5575	3260	4561	2534	2534	1267	2534	3801	1267	1098	2196	3294	1098	1689	2534	2956	1689	2534	5068	7602	1267	2534	3801	1267	1689	3379	5068	1689	1689	3379	5068
21	1315	1972	2301	1643	2301	2629	3103	4338	2537	3550	1972	1972	986	1972	2958	986	855	1709	2564	855	1315	1972	2301	1315	1972	3944	5916	986	1972	2958	986	1315	2629	3944	1315	1315	2629	3944
22	1770	2656	3098	2213	3098	3541	4178	5842	3417	4780	2656	2656	1328	2656	3983	1328	1151	2302	3452	1151	1770	2656	3098	1770	2656	5311	7967	1328	2656	3983	1328	1770	3541	5311	1770	1770	3541	5311
23	1555	2333	2722	1944	2722	3111	3671	5133	3002	4200	2333	2333	1167	2333	3500	1167	1011	2022	3033	1011	1555	2333	2722	1555	2333	4666	6999	1167	2333	3500	1167	1555	3111	4666	1555	1555	3111	4666
24	540	809	944	675	944	1079	1274	1781	1042	1457	809	809	405	809	1214	405	351	702	1052	351	540	809	944	540	809	1619	2428	405	809	1214	405	540	1079	1619	540	540	1079	1619
25	1311	1966	2294	1638	2294	2621	3093	4325	2529	3539	1966	1966	983	1966	2949	983	852	1704	2556	852	1311	1966	2294	1311	1966	3932	5898	983	1966	2949	983	1311	2621	3932	1311	1311	2621	3932
26	1390	2086	2433	1738	2433	2781	3281	4588	2683	3754	2086	2086	1043	2086	3128	1043	904	1807	2711	904	1390	2086	2433	1390	2086	4171	6257	1043	2086	3128	1043	1390	2781	4171	1390	1390	2781	4171
27	1495	2242	2615	1868	2615	2989	3527	4932	2884	4035	2242	2242	1121	2242	3363	1121	971	1943	2914	971	1495	2242	2615	1495	2242	4484	6725	1121	2242	3363	1121	1495	2989	4484	1495	1495	2989	4484
28	913	1369	1598	1141	1598	1826	2155	3013	1762	2465	1369	1369	685	1369	2054	685	593	1187	1780	593	913	1369	1598	913	1369	2739	4108	685	1369	2054	685	913	1826	2739	913	913	1826	2739
29	813	1219	1422	1016	1422	1626	1918	2682	1569	2195	1219	1219	610	1219	1829	610	528	1057	1585	528	813	1219	1422	813	1219	2439	3658	610	1219	1829	610	813	1626	2439	813	813	1626	2439
30	1290	1935	2258	1613	2258	2581	3045	4258	2490	3484	1935	1935	968	1935	2903	968	839	1677	2516	839	1290	1935	2258	1290	1935	3871	5806	968	1935	2903	968	1290	2581	3871	1290	1290	2581	3871
31	248	371	433	309	433	495	584	817	478	668	371	371	186	371	557	186	161	322	483	161	248	371	433	248	371	743	1114	186	371	557	186	248	495	743	248	248	495	743
32	1177	1765	2059	1471	2059	2353	2777	3883	2271	3177	1765	1765	883	1765	2648	883	765	1530	2295	765	1177	1765	2059	1177	1765	3530	5295	883	1765	2648	883	1177	2353	3530	1177	1177		

**Table C5 Residential use – sewerage trunk infrastructure network for wastewater service**

Column 1 Charge Area	Column 2 Sewer 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 Multiple dwelling			Dual occupancy			Dwelling house		Relocatable Home Park		Rooming Accommodation							Retirement Facility Community Residence			Tourist Park (Caravan Park)			Short-term accommodation										Tourist Park (Camping Ground)																							
							1 or 2 dwelling	3 or more dwelling			1 or 2 dwelling	3 or more dwelling	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	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	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 dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more dwelling	1 or 2 dwelling	3 or more dwelling	1 or 2 dwelling	3 or more 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	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	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	2391	3587	4185	2989	4185	4782	5643	7891		4615	6456	3587	3587	1793	3587	5380	1793	1554	3109	4663	1554	2391	3587	4185	2391	3587	7174	10760	1793	3587	5380	1793	2391	4782	7174	2391	2391	4782	7174																		
2	2271	3406	3974	2839	3974	4542	5359	7494		4383	6131	3406	3406	1703	3406	5109	1703	1476	2952	4428	1476	2271	3406	3974	2271	3406	6813	10219	1703	3406	5109	1703	2271	4542	6813	2271	2271	4542	6813																		
3	2439	3658	4267	3048	4267	4877	5755	8047		4706	6584	3658	3658	1829	3658	5487	1829	1585	3170	4755	1585	2439	3658	4267	2439	3658	7316	10974	1829	3658	5487	1829	2439	4877	7316	2439	2439	4877	7316																		
4	1651	2477	2820	2064	2890	3303	3897	5450		3187	4459	2477	2477	1239	2477	3716	1239	1073	2147	3220	1073	1651	2477	2890	1651	2477	4954	7431	1239	2477	3716	1239	1651	3303	4954	1651	1651	3303	4954																		
5	2366	3548	4140	2957	4140	4731	5583	7806		4565	6387	3548	3548	1774	3548	5322	1774	1538	3075	4613	1538	2366	3548	4140	2366	3548	7097	10645	1774	3548	5322	1774	2366	4731	7097	2366	2366	4731	7097																		
6	3917	5875	6854	4896	6854	7834	9244	12926		7560	10575	5875	5875	2938	5875	8813	2938	2546	5092	7638	2546	3917	5875	6854	3917	5875	11751	17626	2938	5875	8813	2938	3917	7834	11751	3917	3917	7834	11751																		
7	1251	1877	2189	1564	2189	2502	2953	4129		2415	3378	1877	1877	938	1877	2815	938	813	1626	2440	813	1251	1877	2189	1251	1877	3753	5630	938	1877	2815	938	1251	2502	3753	1251	1251	2502	3753																		
8	7255	10882	12696	9069	12696	14510	17121	23941		14002	19588	10882	10882	5441	10882	16323	5441	4716	9431	14147	4716	7255	10882	12696	7255	10882	21764	32647	5441	10882	16323	5441	7255	14510	21764	7255	7255	14510	21764																		
9	1714	2570	2999	2142	2999	3427	4044	5655		3307	4627	2570	2570	1285	2570	3856	1285	1114	2228	3342	1114	1714	2570	2999	1714	2570	5141	7711	1285	2570	3856	1285	1714	3427	5141	1714	1714	3427	5141																		
10	2000	3001	3501	2500	3501	4001	4721	6601		3861	5401	3001	3001	1500	3001	4501	1500	1300	2600	3901	1300	2000	3001	3501	2000	3001	6001	9002	1500	3001	4501	1500	2000	4001	6001	2000	2000	4001	6001																		
11	5095	7642	8916	6369	8916	10190	12024	16813		9833	13756	7642	7642	3821	7642	11463	3821	3312	6623	9935	3312	5095	7642	8916	5095	7642	15285	22927	3821	7642	11463	3821	5095	10190	15285	5095	5095	10190	15285																		
12	6178	9267	10812	7723	10812	12356	14581	20388		11924	16681	9267	9267	4634	9267	13901	4634	4016	8032	12048	4016	6178	9267	10812	6178	9267	18535	27802	4634	9267	13901	4634	6178	12356	18535	6178	6178	12356	18535																		
13	2145	3218	3754	2681	3754	4290	5062	7079		4140	5792	3218	3218	1609	3218	4826	1609	1394	2789	4183	1394	2145	3218	3754	2145	3218	6435	9653	1609	3218	4826	1609	2145	4290	6435	2145	2145	4290	6435																		
14	2790	4185	4883	3488	4883	5580	6585	9208		5385	7534	4185	4185	2093	4185	6278	2093	1814	3627	5441	1814	2790	4185	4883	2790	4185	8371	12556	2093	4185	6278	2093	2790	5580	8371	2790	2790	5580	8371																		
15	1765	2648	3089	2206	3089	3530	4165	5825		3406	4766	2648	2648	1324	2648	3971	1324	1147	2295	3442	1147	1765	2648	3089	1765	2648	5295	7943	1324	2648	3971	1324	1765	3530	5295	1765	1765	3530	5295																		
16	1681	2522	2942	2101	2942	3362	3968	5548		3245	4539	2522	2522	1261	2522	3783	1261	1093	2186	3278	1093	1681	2522	2942	1681	2522	5043	7565	1261	2522	3783	1261	1681	3362	5043	1681	1681	3362	5043																		
17	2495	3743	4367	3119	4367	4991	5889	8235		4816	6737	3743	3743	1872	3743	5615	1872	1622	3244	4866	1622	2495	3743	4367	2495	3743	7486	11229	1872	3743	5615	1872	2495	4991	7486	2495	2495	4991	7486																		
18	2973	4459	5202	3716	5202	5946	7016	9810		5737	8027	4459	4459	2230	4459	6689	2230	1932	3865	5797	1932	2973	4459	5202	2973	4459	8918	13378	2230	4459	6689	2230	2973	5946	8918	2973	2973	5946	8918																		
19	1923	2885	3366	2404	3366	3847	4539	6347		3712	5193	2885	2885	1442	2885	4327	1442	1250	2500	3750	1250	1923	2885	3366	1923	2885	5770	8655	1442	2885	4327	1442	1923	3847	5770	1923	1923	3847	5770																		
20	7658	11487	13401	9572	13401	15316	18073	25271		14780	20676	11487	11487	5743	11487	17230	5743	4978	9955	14933	4978	7658	11487	13401	7658	11487	22974	34460	5743	11487	17230	5743	7658	15316	22974	7658	7658	15316	22974																		
21	5586	8379	9775	6982	9775	11172	13183	18433		10821	15082	8379	8379	4189	8379	12568	4189	3631	7262	10892	3631	5586	8379	9775	5586	8379	16757	25136	4189	8379	12568	4189	5586	11172	16757	5586	5586	11172	16757																		
22	5823	8734	10189	7278	10189	11645	13741	19214		11237	15721	8734	8734	4367	8734	13101	4367	3783	7569	11354	3783	5823	8734	10189	5823	8734	17468	26201	4367	8734	13101	4367	5823	11645	17468	5823	5823	11645	17468																		
23	1037	1556	1815	1297	1815	2075	2448	3423		2002	2801	1556	1556	778	1556	2334	778	674	1349	2023	674	1037	1556	1815	1037	1556	3112	4668	778	1556	2334	778	1037	2075	3112	1037	1037	2075	3112																		
24	1549	2323	2710	1936	2710	3097	3655	5110		2989	4181	2323	2323	1161	2323	3484	1161	1007	2013	3020	1007	1549	2323	2710	1549	2323	4646	6969	1161	2323	3484	1161	1549	3097	4646	1549	1549	3097	4646																		
25	1248	1873	2185	1560	2185	2497	2946	4120		2409	3371	1873	1873	936	1873	2809	936	811	1623	2434	811	1248	1873	2185	1248	1873	3745	5618	936	1873	2809	936	1248	2497	3745	1248	1248	2497	3745																		
26	1700	2550	2975	2125	2975	3400	4012	5610		3281	4590	2550	2550	1275	2550	3825	1275	1105	2210	3315	1105	1700	2550	2975	1700	2550	5100	7650	1275	2550	3825	1275	1700	3400	5100	1700	1700	3400	5100																		
27	3197	4796	5595	3997	5595	6395	7546	10551		6171	8633	4796	4796	2398	4796	7194	2398	2078	4157	6235	2078	3197	4796	5595	3197	4796	9592	14388	2398	4796	7194	2398	3197	6395	9592	3197	3197	6395	9592																		
28	1854	2781	3245	2318	3245	3709	4376	6119		3579	5007	2781	2781	1391	2781	4172	1391	1205	2411	3616	1205	1854	2781	3245	1854	2781	5563	8344	1391	2781	4172	1391	1854	3709	5563	1854	1854	3709	5563																		
29	1743	2615	3051	2179	3051	3487	4114	5753		3365	4707	2615	2615	1308	2615	3923	1308	1133	2266	3400	1133	1743	2615	3051	1743	2615	5230	7845	1308	2615	3923	1308	1743	3487	5230	1743	1743	3487	5230																		
30	2038	3057	3567	2548	3567	4076	4810	6726		3934	5503	3057	3057	1529	3057	4586	1529	1325	2650	3975	1325	2038	3057	3567	2038	3057	6115	9172	1529	3057	4586	1529	2038	4076	6115	2038	2038	4076	6115																		
31	1871	2806	3273	2338	3273	3741	4414	6173		3610	5050	2806	2806	1403	2806	4209	1403	1216	2432	3647	1216	1871	2806	3273	1871	2806	5612	8417	1403	2806	4209	1403	1871	3741	5612	1871	1																				

Table D1 Non-residential use – transport trunk infrastructure network

Column 1	Column 2 Transport trunk infrastructure network charge (\$ per demand unit)																																				
Charge area	Non-residential use under the Planning Regulation Editor's note - see schedule 16, Table 1, column 1 of the Planning Regulation																																				
	Places of Assembly		Commercial (bulk goods)				Commercial (retail)						Commercial (office)		Educational facility		Entertainment		Indoor sport & recreation		Other Industry			High impact industry or special industry	Low impact rural	High impact rural			Essential services			Other uses			Minor uses		
	Club	Function facility	Agric. Supplies store	Bulk landscape supplies	Showroom	Adult Store	Service station	Shopping Centre (10,000m2 < 20,000m2 GFA)	Shopping Centre (20,000m2 < 30,000m2 GFA)	Shopping Centre (> 30,000m2 GFA)	Food & drink outlet	Service Industry	Office	Sales office	Childcare centre	Hotel	Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry	Research & tech. ind.	Warehouse	High impact industry	Animal husbandry	Cultivating in a confined area, aquatic animals or plants for sale	Winery	Correctional facility	Health care service	Emergency services	Crematorium	Major sport, recreation and entertainment facility	Air service, Animal keeping, Car park	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business			
	Community use		Garden Centre			Shop						Fast Food Premises	Other			Community care centre					Medium impact industry				Special industry	Cropping	Intensive animal ind. & horticulture		Hospital	Veterinary service			Outdoor sport and recreation	Motor sport facility, Non-resident accommodation		Landing, Market, Roadside stall	
			H'ware & trade supplies			Shopping Centre (<10,000m2 GFA)									Educational establishment other than an educational establishment for the Flying Start for Queensland Children program									Permanent plantation	Wholesale nursery		Residential care facility					Port service, Tourist attraction	Telecommunications facility, Park				
			Outdoor sales																	Rural industry	Marine industry				Wind farm					Utility installation, Extractive industry			Temporary use, Outdoor lighting				
Demand unit																																					
	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA				m <sup>2</sup> of GFA				m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		n/a		
1	91.93	118.70	118.70	41.95	83.89	118.70	207.95	91.93	83.89	64.26	207.95	166.00	41.95	91.93	118.70	118.70	207.95	91.93	118.70	118.70	41.95	91.93	20.53	41.95	0.00	0.00	41.95	0.00	41.95	58.01	91.93	41.95	91.93	118.70	The maximum adopted charge under the Planning Regulation	The maximum adopted charge under the Planning Regulation	The maximum adopted charge under the Planning Regulation
2	77.32	99.84	99.84	35.28	70.56	99.84	174.91	77.32	70.56	54.05	174.91	139.63	35.28	77.32	99.84	99.84	174.91	77.32	99.84	99.84	35.28	77.32	17.27	35.28	0.00	0.00	35.28	0.00	35.28	48.79	77.32	35.28	77.32	99.84	and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
3	90.99	117.49	117.49	41.52	83.04	117.49	205.83	90.99	83.04	63.60	205.83	164.31	41.52	90.99	117.49	117.49	205.83	90.99	117.49	117.49	41.52	90.99	20.32	41.52	0.00	0.00	41.52	0.00	41.52	57.42	90.99	41.52	90.99	117.49	and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
4	88.84	114.72	114.72	40.54	81.08	114.72	200.98	88.84	81.08	62.10	200.98	160.44	40.54	88.84	114.72	114.72	200.98	88.84	114.72	114.72	40.54	88.84	19.84	40.54	0.00	0.00	40.54	0.00	40.54	56.07	88.84	40.54	88.84	114.72	this resolution are those which are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
5	125.43	161.96	161.96	57.23	114.47	161.96	283.73	125.43	114.47	87.68	283.73	226.50	57.23	125.43	161.96	125.43	283.73	125.43	161.96	161.96	57.23	125.43	28.01	57.23	0.00	0.00	57.23	0.00	57.23	79.15	125.43	57.23	125.43	161.96	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
6	130.79	168.88	168.88	59.68	119.36	168.88	295.86	130.79	119.36	91.42	295.86	236.18	59.68	130.79	168.88	130.79	295.86	130.79	168.88	168.88	59.68	130.79	29.20	59.68	0.00	0.00	59.68	0.00	59.68	82.54	130.79	59.68	130.79	168.88	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
7	108.27	139.81	139.81	49.41	98.81	108.27	244.93	108.27	98.81	75.69	244.93	195.52	49.41	108.27	139.81	108.27	244.93	108.27	139.81	139.81	49.41	108.27	24.18	49.41	0.00	0.00	49.41	0.00	49.41	68.33	108.27	49.41	108.27	139.81	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
8	37.52	48.45	48.45	17.12	34.24	48.45	84.88	37.52	34.24	26.23	84.88	67.76	17.12	37.52	48.45	37.52	84.88	48.45	37.52	48.45	17.12	37.52	8.38	17.12	0.00	0.00	17.12	0.00	17.12	23.68	37.52	17.12	37.52	48.45	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
9	73.43	94.82	94.82	33.51	67.02	94.82	166.12	73.43	67.02	51.33	166.12	132.61	33.51	73.43	94.82	94.82	166.12	73.43	94.82	94.82	33.51	73.43	16.40	33.51	0.00	0.00	33.51	0.00	33.51	46.34	73.43	33.51	73.43	94.82	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
10	102.51	132.37	132.37	46.78	93.55	102.51	231.90	102.51	93.55	71.66	231.90	185.12	46.78	102.51	132.37	102.51	231.90	102.51	132.37	132.37	46.78	102.51	22.89	46.78	0.00	0.00	46.78	0.00	46.78	64.69	102.51	46.78	102.51	132.37	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
11	90.45	116.80	116.80	41.27	82.55	116.80	204.61	90.45	82.55	63.23	204.61	163.34	41.27	90.45	116.80	116.80	204.61	90.45	116.80	116.80	41.27	90.45	20.20	41.27	0.00	0.00	41.27	0.00	41.27	57.08	90.45	41.27	90.45	116.80	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
12	127.30	164.38	164.38	58.09	116.18	164.38	287.98	127.30	116.18	88.99	287.98	229.89	58.09	127.30	164.38	127.30	287.98	127.30	164.38	164.38	58.09	127.30	28.43	58.09	0.00	0.00	58.09	0.00	58.09	80.34	127.30	58.09	127.30	164.38	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
13	129.18	166.80	166.80	58.95	117.89	166.80	292.22	129.18	117.89	90.30	292.22	233.27	58.95	129.18	166.80	129.18	292.22	129.18	166.80	166.80	58.95	129.18	28.85	58.95	0.00	0.00	58.95	0.00	58.95	81.52	129.18	58.95	129.18	166.80	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
14	128.51	165.94	165.94	58.64	117.28	165.94	290.70	128.51	117.28	89.83	290.70	232.06	58.64	128.51	165.94	128.51	290.70	128.51	165.94	165.94	58.64	128.51	28.70	58.64	0.00	0.00	58.64	0.00	58.64	81.10	128.51	58.64	128.51	165.94	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
15	77.99	100.71	100.71	35.59	71.18	100.71	176.42	77.99	71.18	54.52	176.42	140.84	35.59	77.99	100.71	77.99	176.42	100.71	100.71	100.71	35.59	77.99	17.42	35.59	0.00	0.00	35.59	0.00	35.59	49.22	77.99	35.59	77.99	100.71	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
16	96.21	124.24	124.24	43.90	87.81	124.24	217.65	96.21	87.81	67.26	217.65	173.75	43.90	96.21	124.24	96.21	217.65	124.24	124.24	124.24	43.90	96.21	21.48	43.90	0.00	0.00	43.90	0.00	43.90	60.72	96.21	43.90	96.21	124.24	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
17	170.72	220.44	220.44	77.90	155.80	220.44	386.19	170.72	155.80	119.34	386.19	308.29	77.90	170.72	220.44	170.72	386.19	220.44	220.44	220.44	77.90	170.72	38.12	77.90	0.00	0.00	77.90	0.00	77.90	107.74	170.72	77.90	170.72	220.44	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
18	128.37	165.77	165.77	58.58	117.16	165.77	290.40	128.37	117.16	89.74	290.40	231.82	58.58	128.37	165.77	128.37	290.40	128.37	165.77	165.77	58.58	128.37	28.67	58.58	0.00	0.00	58.58	0.00	58.58	81.01	128.37	58.58	128.37	165.77	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
19	175.68	226.85	226.85	80.16	160.33	226.85	397.41	175.68	160.33	122.80	397.41	317.24	80.16	175.68	226.85	175.68	397.41	226.85	226.85	226.85	80.16	175.68	39.23	80.16	0.00	0.00	80.16	0.00	80.16	110.86	175.68	80.16	175.68	226.85	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
20	112.83	145.69	145.69	51.49	102.97	145.69	255.24	112.83	102.97	78.87	255.24	203.75	51.49	112.83	145.69	112.83	255.24	145.69	145.69	145.69	51.49	112.83	25.20	51.49	0.00	0.00	51.49	0.00	51.49	71.20	112.83	51.49	112.83	145.69	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
21	127.03	164.04	164.04	57.97	115.93	164.04	287.37	127.03	115.93	88.80	287.37	229.40	57.97	127.03	164.04	127.03	287.37	164.04	164.04	164.04	57.97	127.03	28.37	57.97	0.00	0.00	57.97	0.00	57.97	80.17	127.03	57.97	127.03	164.04	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
22	171.26	221.14	221.14	78.15	156.29	221.14	387.40	171.26	156.29	119.71	387.40	309.26	78.15	171.26	221.14	171.26	387.40	221.14	221.14	221.14	78.15	171.26	38.24	78.15	0.00	0.00	78.15	0.00	78.15	108.07	171.26	78.15	171.26	221.14	are applicable to the use that the local government decides should apply for the use.	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
23	94.61	122.16	122.16	43.17	86.34	122.16	214.01	94.61	86.34	66.13	214.01	170.84	43.17	94.61	122.16	94.61	214.01	122.16	122.16	122.16																	

Table D2 Non-residential use – water supply trunk infrastructure network for water service

Column 1	Column 2 Water supply trunk infrastructure network charge (\$ per demand unit)																													
	Non-residential use under the Planning Regulation Editor's note - see schedule 16, Table 1, column 1 of the Planning Regulation																													
	Places of Assembly		Commercial (bulk goods)			Commercial (retail)			Commercial (office)	Educational facility			Entertainment		Indoor sport & recreation	Other industry			High impact industry or special industry	Low impact rural	High impact rural	Essential services			Other uses			Minor uses		
	Club	Function facility	Agric. Supplies store	Bulk landscape supplies	Outdoor sales	Adult Store	Food & drink outlet	Service Industry	Office	Childcare centre	Educational establishment other than an educational establishment for the Flying Start for Queensland Children program			Hotel	Theatre	Indoor sport & recreation	Low impact industry	Research & tech. ind.	Warehouse	High impact industry	Animal husbandry	Cultivating, in a confined area, aquatic animals or plants for sale	Correctional facility	Emergency services	Health care service	Crematorium	Major sport, recreation and entertainment facility	Air service, Animal keeping, Car park	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business
	Community use		Garden Centre			Shop	Fast Food Premises	Other		Sales office	Community care centre	Primary school	Other	Nightclub entertainment facility			Medium impact industry			Special Industry	Cropping	Intensive animal ind. & horticulture	Hospital		Veterinary service		Outdoor sport and recreation	Motor sport facility, Non-resident accommodation		Landing, Market, Roadside stall
	Funeral parlour		H'ware & trade supplies			Shopping Centre											Rural industry				Permanent plantation	Wholesale nursery	Residential care facility					Port service, Tourist attraction		Telecommunications facility, Park
	Place of worship		Showroom			Service Station											Marine industry				Wind farm	Winery						Utility installation, Extractive industry		Temporary use, Outdoor lighting
	Demand unit																													
	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA			m <sup>2</sup> of GFA			m <sup>2</sup> of GFA	m <sup>2</sup> of GFA				m <sup>2</sup> of GFA		m <sup>2</sup> of GFA			m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA			m <sup>2</sup> of GFA			n/a		
1	11.73	35.18	29.32	5.86	11.73	29.32	175.89	93.81	17.59	29.32	22.87	22.87	38.11	35.18	11.73	11.73	17.59	29.32	5.86	17.59	0.00	0.00	12.90	17.59	29.32	29.32	11.73	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use.	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use.	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil.
2	9.83	29.50	24.58	4.92	9.83	24.58	147.49	78.66	14.75	24.58	19.17	19.17	31.96	29.50	9.83	9.83	14.75	24.58	4.92	14.75	0.00	0.00	10.82	14.75	24.58	24.58	9.83			
3	7.83	23.49	19.58	3.92	7.83	19.58	117.46	62.65	11.75	19.58	15.27	15.27	25.45	23.49	7.83	7.83	11.75	19.58	3.92	11.75	0.00	0.00	8.61	11.75	19.58	19.58	7.83			
4	9.09	27.27	22.72	4.54	9.09	22.72	136.33	72.71	13.63	22.72	17.72	17.72	29.54	27.27	9.09	9.09	13.63	22.72	4.54	13.63	0.00	0.00	10.00	13.63	22.72	22.72	9.09			
5	4.96	14.89	12.41	2.48	4.96	12.41	74.46	39.71	7.45	12.41	9.68	9.68	16.13	14.89	4.96	4.96	7.45	12.41	2.48	7.45	0.00	0.00	5.46	7.45	12.41	12.41	4.96			
6	3.03	9.09	7.57	1.51	3.03	7.57	45.44	24.24	4.54	7.57	5.91	5.91	9.85	9.09	3.03	3.03	4.54	7.57	1.51	4.54	0.00	0.00	3.33	4.54	7.57	7.57	3.03			
7	8.41	25.22	21.01	4.20	8.41	21.01	126.09	67.25	12.61	21.01	16.39	16.39	27.32	25.22	8.41	8.41	12.61	21.01	4.20	12.61	0.00	0.00	9.25	12.61	21.01	21.01	8.41			
8	5.50	16.49	13.74	2.75	5.50	13.74	82.47	43.98	8.25	13.74	10.72	10.72	17.87	16.49	5.50	5.50	8.25	13.74	2.75	8.25	0.00	0.00	6.05	8.25	13.74	13.74	5.50			
9	5.00	14.99	12.49	2.50	5.00	12.49	74.96	39.98	7.50	12.49	9.75	9.75	16.24	14.99	5.00	5.00	7.50	12.49	2.50	7.50	0.00	0.00	5.50	7.50	12.49	12.49	5.00			
10	9.24	27.73	23.11	4.62	9.24	23.11	138.67	73.95	13.87	23.11	18.03	18.03	30.04	27.73	9.24	9.24	13.87	23.11	4.62	13.87	0.00	0.00	10.17	13.87	23.11	23.11	9.24	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	Editor's note - see schedule 16, Table 1, column 2 of the Planning Regulation	
11	7.06	21.18	17.65	3.53	7.06	17.65	105.90	56.48	10.59	17.65	13.77	13.77	22.95	21.18	7.06	7.06	10.59	17.65	3.53	10.59	0.00	0.00	7.77	10.59	17.65	17.65	7.06			
12	4.27	12.80	10.67	2.13	4.27	10.67	64.01	34.14	6.40	10.67	8.32	8.32	13.87	12.80	4.27	4.27	6.40	10.67	2.13	6.40	0.00	0.00	4.69	6.40	10.67	10.67	4.27			
13	14.42	43.27	36.06	7.21	14.42	36.06	216.37	115.40	21.64	36.06	28.13	28.13	46.88	43.27	14.42	14.42	21.64	36.06	7.21	21.64	0.00	0.00	15.87	21.64	36.06	36.06	14.42			
14	9.72	29.17	24.31	4.86	9.72	24.31	145.87	77.80	14.59	24.31	18.96	18.96	31.60	29.17	9.72	9.72	14.59	24.31	4.86	14.59	0.00	0.00	10.70	14.59	24.31	24.31	9.72			
15	8.93	26.80	22.33	4.47	8.93	22.33	134.00	71.47	13.40	22.33	17.42	17.42	29.03	26.80	8.93	8.93	13.40	22.33	4.47	13.40	0.00	0.00	9.83	13.40	22.33	22.33	8.93			
16	18.25	54.76	45.63	9.13	18.25	45.63	273.78	146.02	27.38	45.63	35.59	35.59	59.32	54.76	18.25	18.25	27.38	45.63	9.13	27.38	0.00	0.00	20.08	27.38	45.63	45.63	18.25			
17	16.35	49.06	40.88	8.18	16.35	40.88	245.28	130.81	24.53	40.88	31.89	31.89	53.14	49.06	16.35	16.35	24.53	40.88	8.18	24.53	0.00	0.00	17.99	24.53	40.88	40.88	16.35			
18	15.89	47.68	39.73	7.95	15.89	39.73	238.38	127.14	23.84	39.73	30.99	30.99	51.65	47.68	15.89	15.89	23.84	39.73	7.95	23.84	0.00	0.00	17.48	23.84	39.73	39.73	15.89			
19	37.60	112.80	94.00	18.80	37.60	94.00	563.99	300.80	56.40	94.00	73.32	73.32	122.20	112.80	37.60	37.60	56.40	94.00	18.80	56.40	0.00	0.00	41.36	56.40	94.00	94.00	37.60			
20	10.13	30.39	25.33	5.07	10.13	25.33	151.95	81.04	15.20	25.33	19.75	19.75	32.92	30.39	10.13	10.13	15.20	25.33	5.07	15.20	0.00	0.00	11.14	15.20	25.33	25.33	10.13			
21	7.89	23.66	19.71	3.94	7.89	19.71	118.28	63.08	11.83	19.71	15.38	15.38	25.63	23.66	7.89	7.89	11.83	19.71	3.94	11.83	0.00	0.00	8.67	11.83	19.71	19.71	7.89			
22	10.62	31.87	26.56	5.31	10.62	26.56	159.36	84.99	15.94	26.56	20.72	20.72	34.53	31.87	10.62	10.62	15.94	26.56	5.31	15.94	0.00	0.00	11.69	15.94	26.56	26.56	10.62			
23	9.33	28.00	23.33	4.67	9.33	23.33	139.98	74.66	14.00	23.33	18.20	18.20	30.33	28.00	9.33	9.33	14.00	23.33	4.67	14.00	0.00	0.00	10.27	14.00	23.33	23.33	9.33			
24	3.24	9.72	8.10	1.62	3.24	8.10	48.59	25.91	4.86	8.10	6.32	6.32	10.53	9.72	3.24	3.24	4.86	8.10	1.62	4.86	0.00	0.00	3.56	4.86	8.10	8.10	3.24			
25	7.86	23.59	19.66	3.93	7.86	19.66	117.97	62.92	11.80	19.66	15.34	15.34	25.56	23.59	7.86	7.86	11.80	19.66	3.93	11.80	0.00	0.00	8.65	11.80	19.66	19.66	7.86			
26	8.34	25.01	20.85	4.17	8.34	20.85	125.07	66.71	12.51	20.85	16.26	16.26	27.10	25.01	8.34	8.34	12.51	20.85	4.17	12.51	0.00	0.00	9.17	12.51	20.85	20.85	8.34			
27	8.97	26.90	22.42	4.48	8.97	22.42	134.51	71.74	13.45	22.42	17.49	17.49	29.14	26.90	8.97	8.97	13.45	22.42	4.48	13.45	0.00	0.00	9.86	13.45	22.42	22.42	8.97			
28	5.48	16.43	13.69	2.74	5.48	13.69	82.16	43.82	8.22	13.69	10.68	10.68	17.80	16.43	5.48	5.48	8.22	13.69	2.74	8.22	0.00	0.00	6.03	8.22	13.69	13.69	5.48			
29	4.88	14.63	12.19	2.44	4.88	12.19	73.14	39.01	7.31	12.19	9.51	9.51	15.85	14.63	4.88	4.88	7.31	12.19	2.44	7.31	0.00	0.00	5.36	7.31	12.19	12.19	4.88			
30	7.74	23.23	19.36	3.87	7.74	19.36	116.15	61.94	11.61	19.36	15.10	15.10	25.16	23.23	7.74	7.74	11.61	19.36	3.87	11.61	0.00	0.00	8.52	11.61	19.36	19.36	7.74			
31	1.49	4.46	3.72	0.74	1.49	3.72	22.32	11.90	2.23	3.72	2.90	2.90	4.84	4.46	1.49	1.49	2.23	3.72	0.74	2.23	0.00	0.00	1.64	2.23	3.72	3.72	1.49			
32	7.06	21.18	17.65	3.53	7.06	17.65	105.90	56.48	10.59	17.65	13.77	13.77	22.95	21.18	7.06	7.06	10.59	17.65	3.53	10.59	0.00	0.00	7.77	10.59	17.65	17.65	7.06			
33	3.62	10.85	9.04	1.81	3.62	9.04	54.27	28.94	5.43	9.04	7.05	7.05	11.76	10.85	3.62	3.62	5.43	9.04	1.81	5.43	0.00	0.00	3.98	5.43	9.04	9.04	3.62			
34	42.34	127.02	105.85	21.17	42.34	105.85	635.10	338.72	63.51	105.85	82.56	82.56	137.61	1																

Table D3 Non-residential use – sewerage trunk infrastructure network for wastewater service

Column 1	Column 2																														
Charge area	Sewerage trunk infrastructure network charge (\$ per demand unit)																														
	Non-residential use under the Planning Regulation																														
	Editor's note - see schedule 16, Table 1, column 1 of the Planning Regulation																														
	Places of Assembly		Commercial (bulk goods)			Commercial (retail)			Commercial (office)	Educational facility			Entertainment		Indoor sport & recreation	Other industry			High impact industry or special industry	Low impact rural	High impact rural	Essential services			Other uses			Minor uses			



## 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

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

## **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

<b>Column 1</b> <b>Deemed demand area under the Ipswich planning scheme</b>	<b>Column 2</b> <b>Assumed demand (m<sup>2</sup>GFA per hectare for use under the Planning Regulation)</b>  <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

## Schedule 6 Amount of levied charge relief

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

## Schedule 7 Identified trunk infrastructure criteria

Column 1 Local government trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
Transport trunk infrastructure network	<p>Transport trunk infrastructure network comprises the following:</p> <ul style="list-style-type: none"> <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>

Community facilities trunk infrastructure network	<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

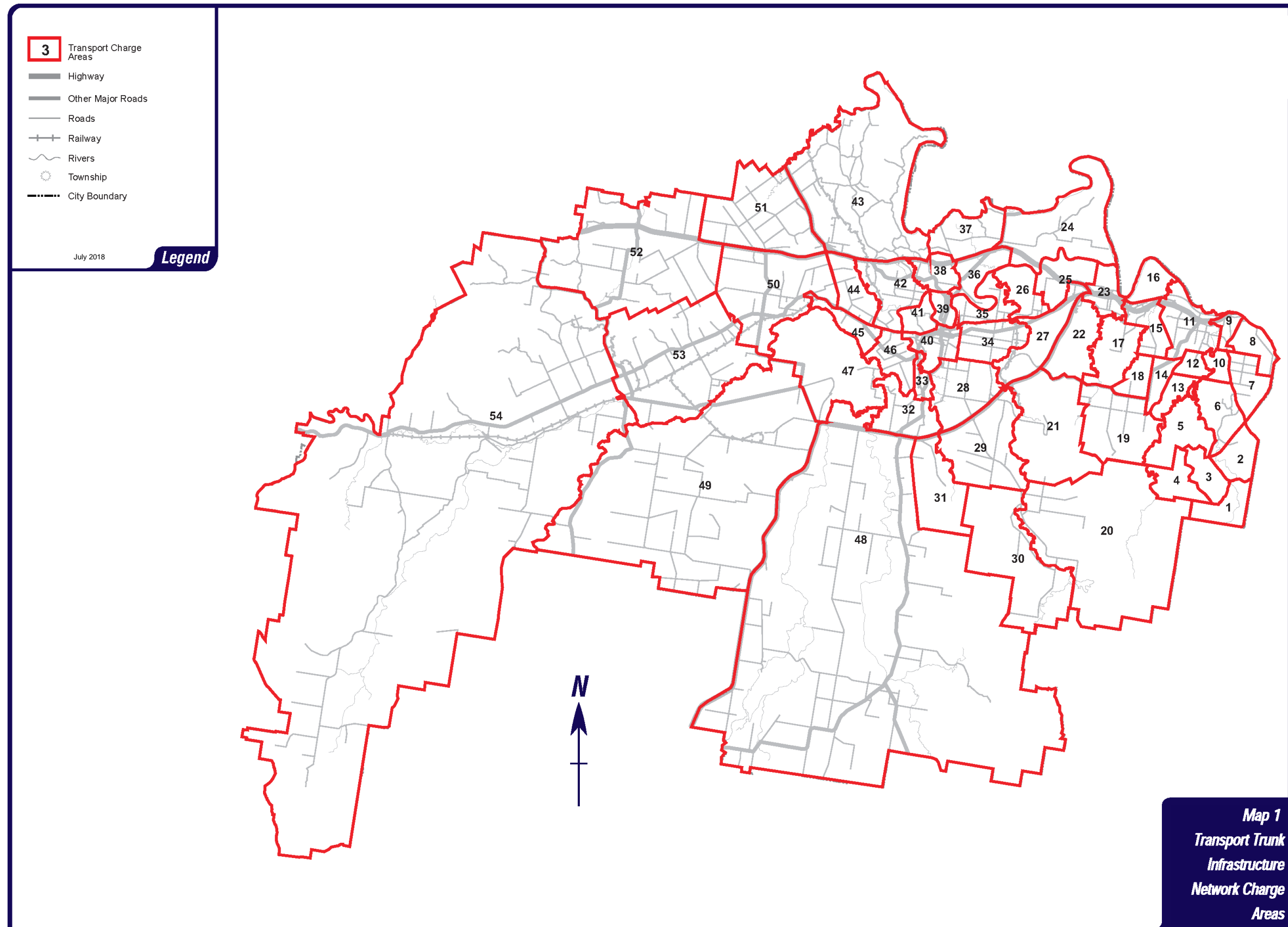
Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
<b>Transport trunk infrastructure network</b>		
Transport network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the transport network.	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.

## Schedule 9    Maximum construction on costs for work

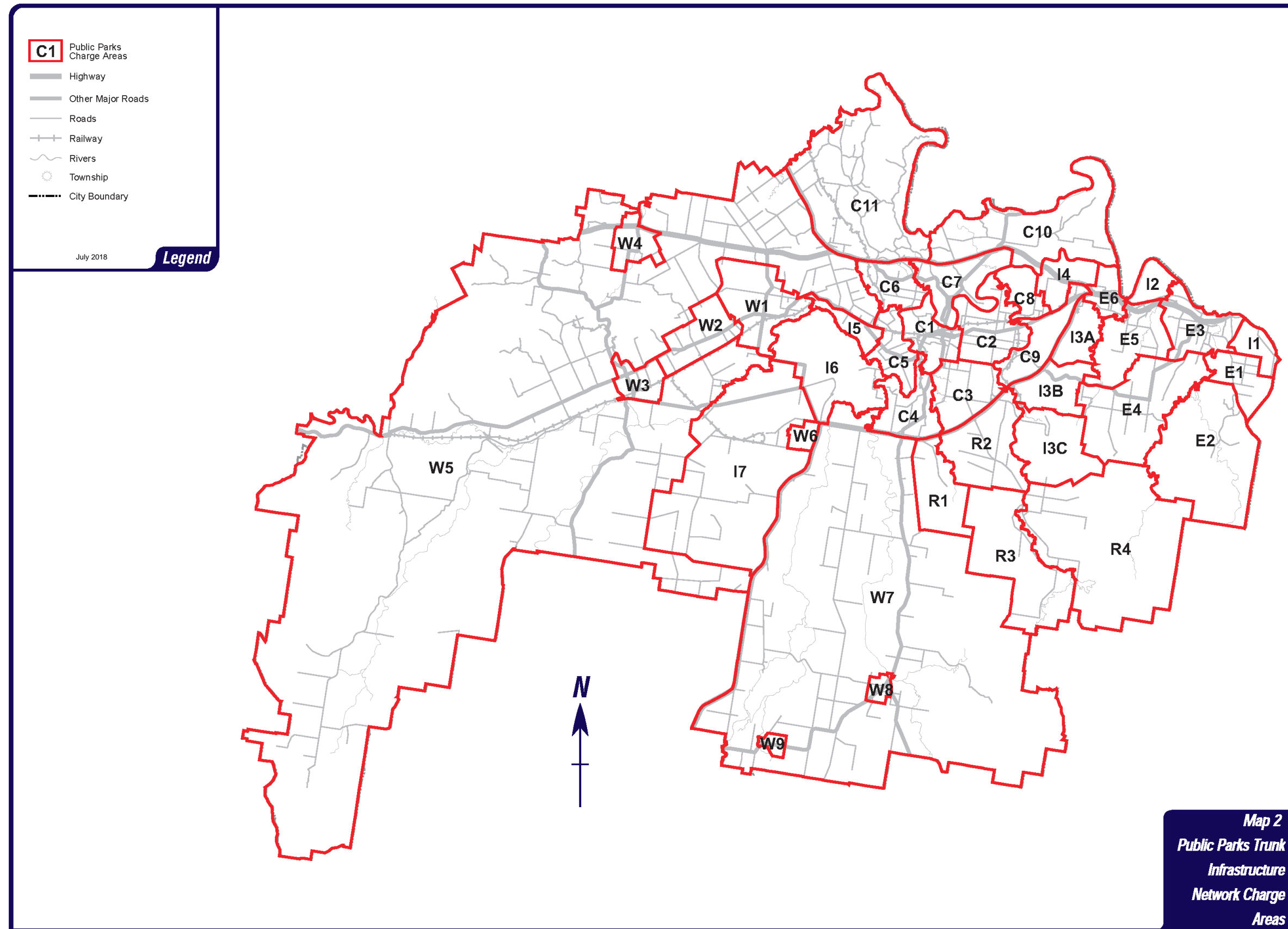
<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Maximum construction on costs for work</b> <b>(Percentage of the construction cost for the work)</b>
<b>Transport trunk infrastructure network</b>	
Transport network	23%
<b>Public parks trunk infrastructure network</b>	
Public parks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

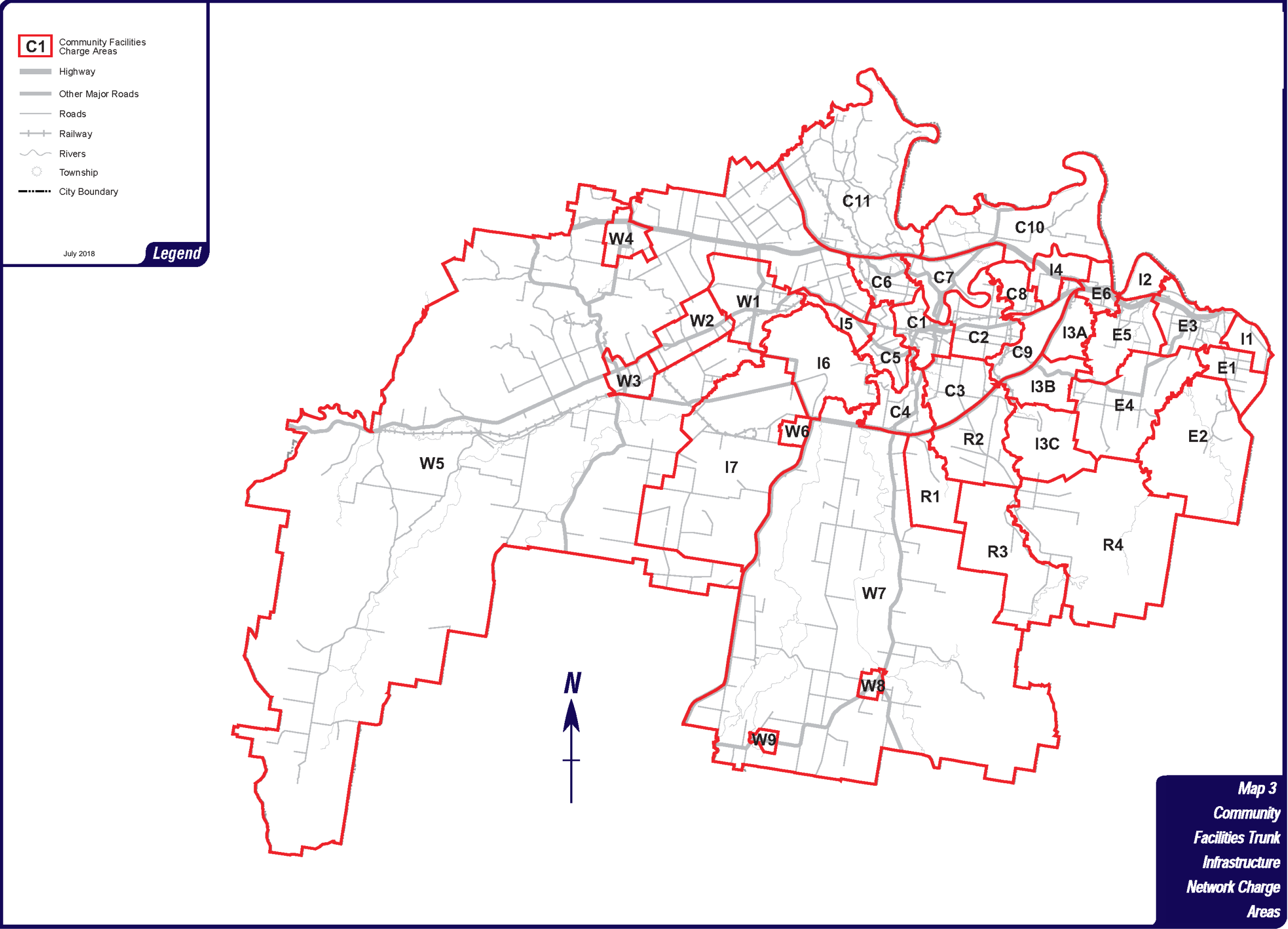
## **Schedule 10 Infrastructure trunk network Charge areas maps**

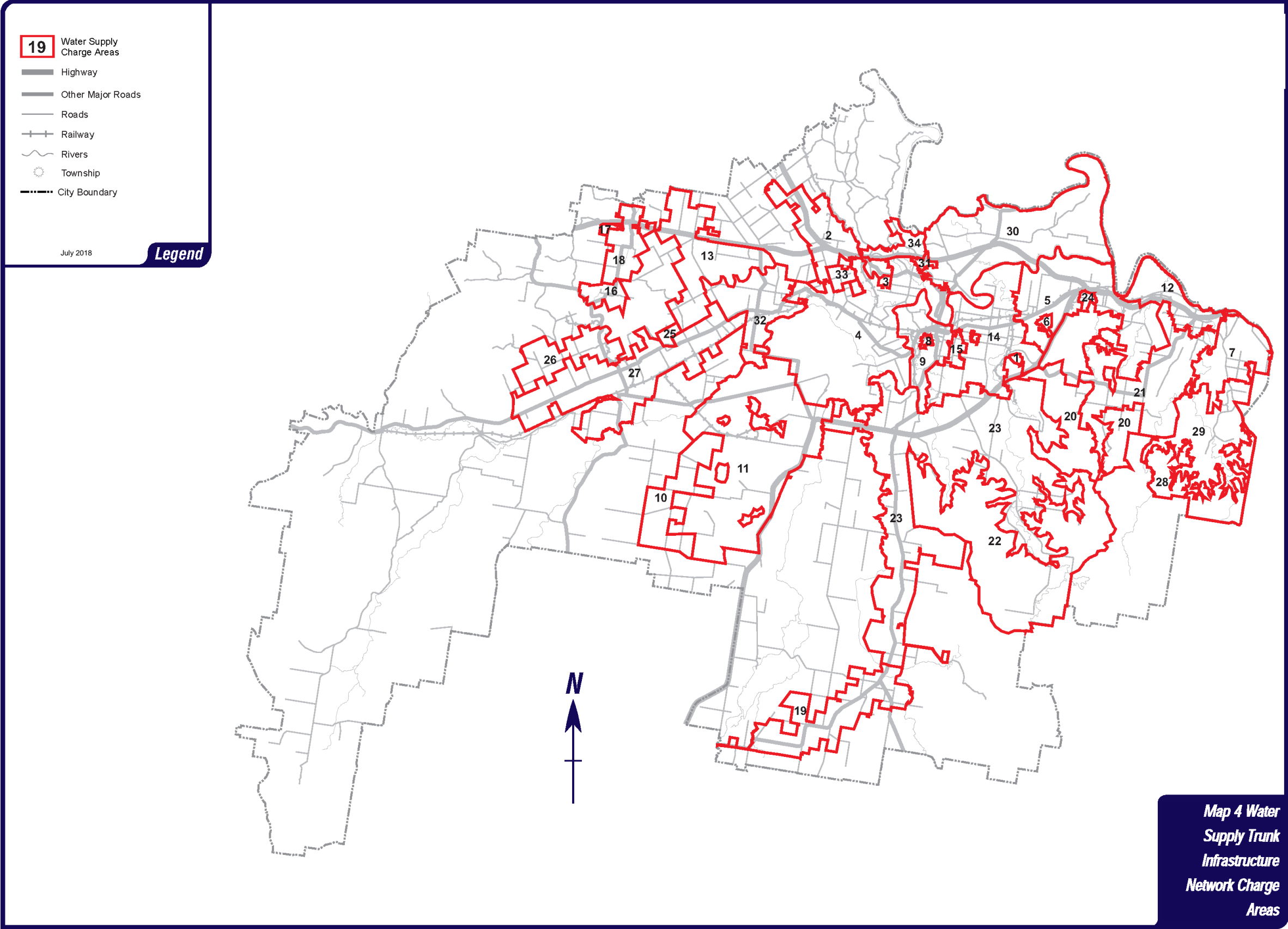
<b>Column 1 Map no.</b>	<b>Column 2 Description</b>
1.	Transport trunk infrastructure network charge areas
2.	Public parks trunk infrastructure network charge areas
3.	Community facilities trunk infrastructure network charge areas
4.	Water supply trunk infrastructure network charge areas
5.	Sewerage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

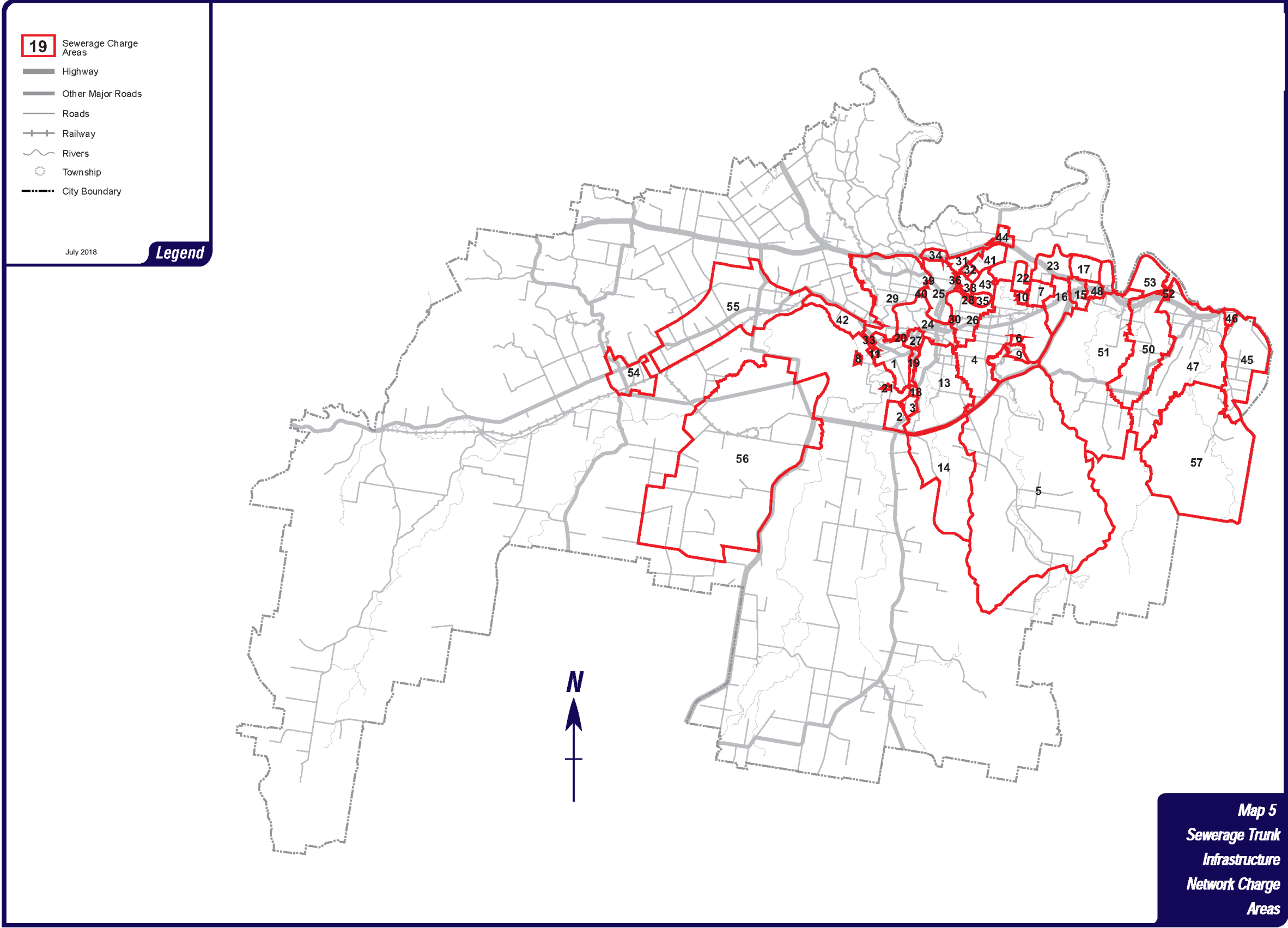






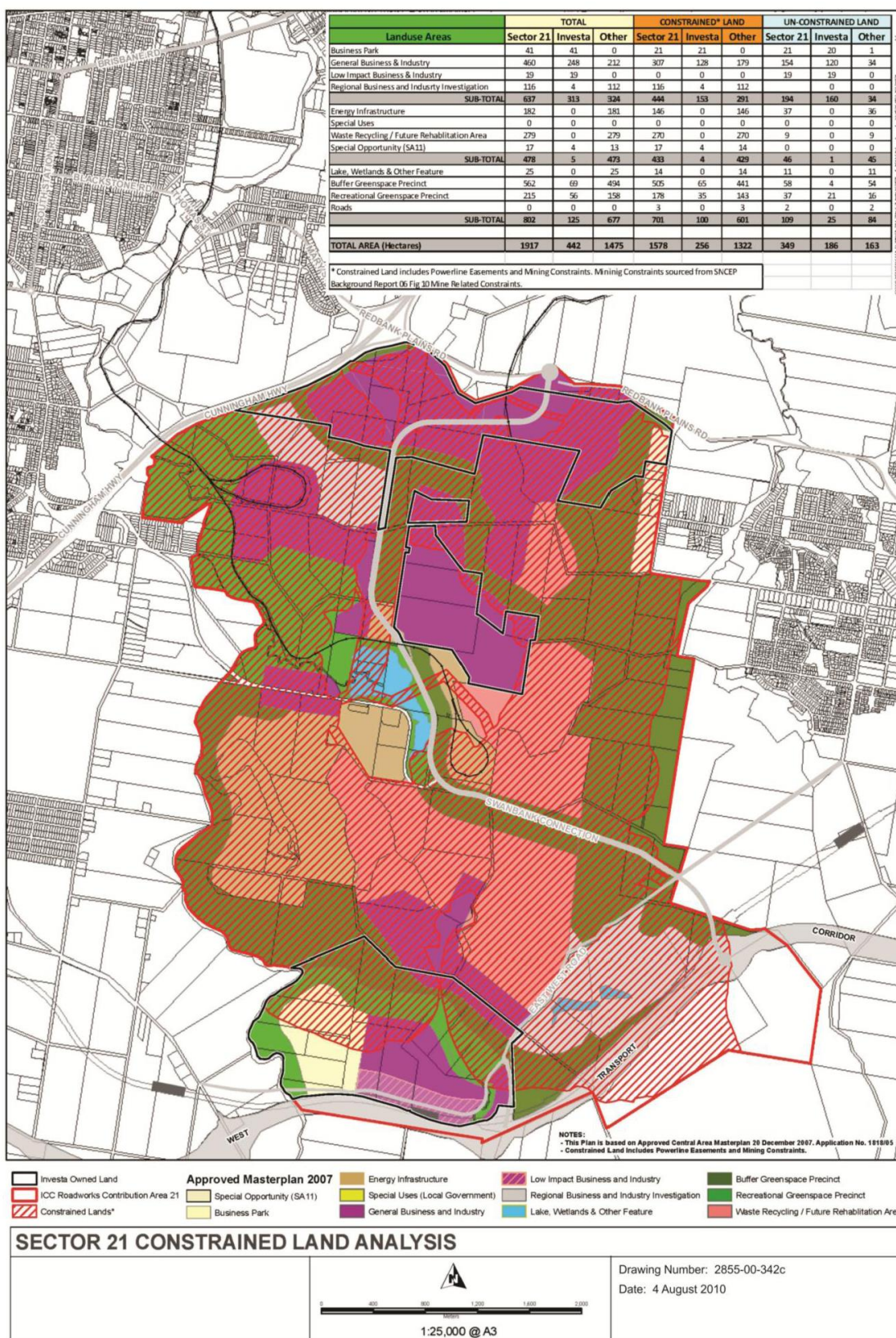








## Schedule 11 Constrained land map



## Schedule 12 Deemed demand areas map

