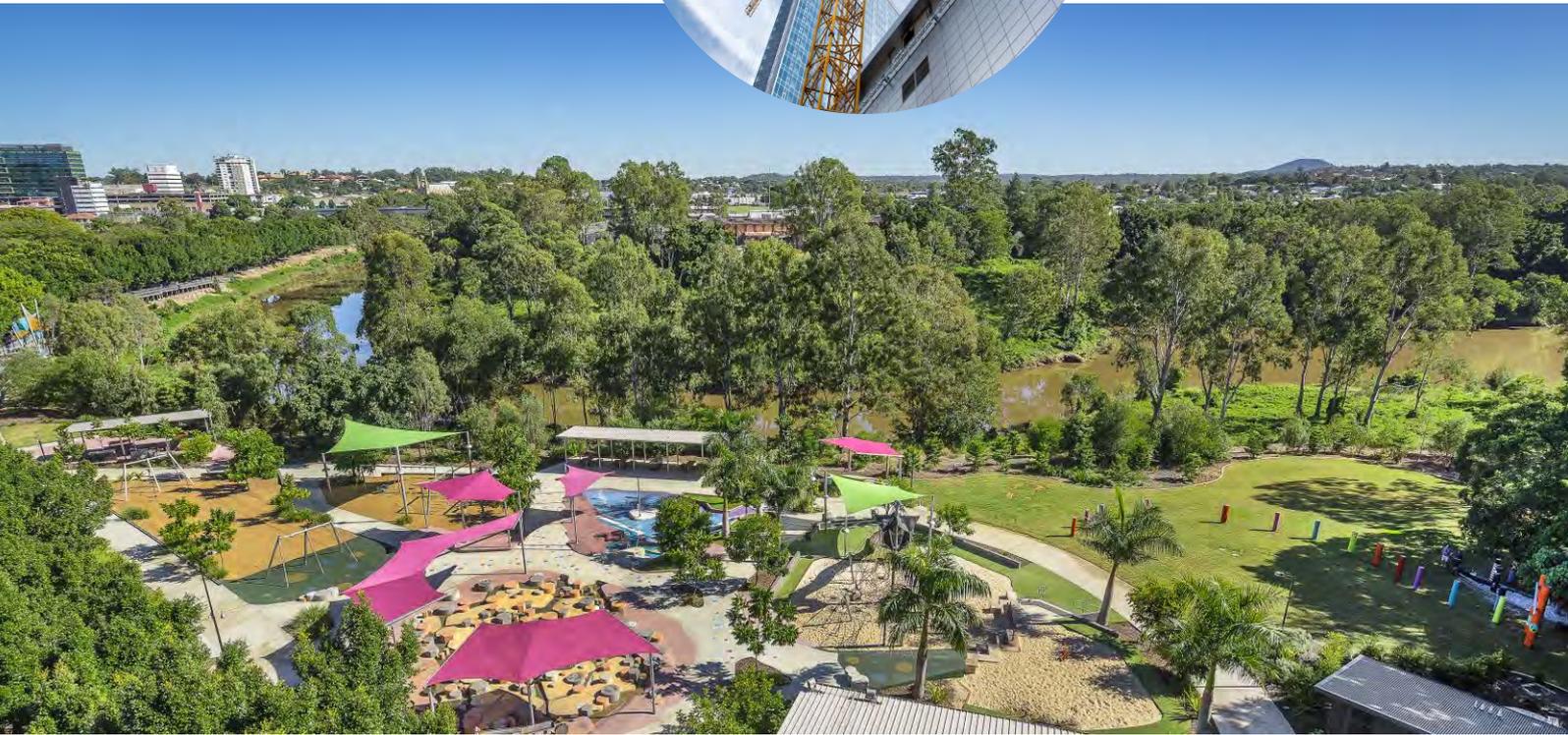


# Infrastructure Funding Framework



30 November 2018



Queensland  
Government

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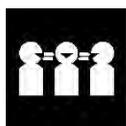


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## Summary

In accordance with section 10 of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) may fix charges and other terms for the provision of infrastructure in a priority development area (PDA) and do anything necessary or convenient to be done in the performance of its functions, or exercise of its powers, under the Act. In addition, under section 115 of the *Economic Development Act 2012*, the MEDQ may make and levy a special rate or charge.

The aim of the Infrastructure Funding Framework (IFF) is to establish a funding framework that:

- encourages development
- maintains affordability for the end consumer, community, State and Council
- ensures new development in the PDAs fairly contributes towards the cost of providing the infrastructure required to service the PDAs, and
- provides landowners with certainty about future infrastructure charges.

Appendix 1 identifies the infrastructure charging framework for each PDA.

Appendix 2 and 3 set out the infrastructure charging framework for the urban renewal PDAs of Bowen Hills, Northshore Hamilton and Fitzgibbon.

Appendix 4, 5, 6 and 7 set out the infrastructure charging framework for the greenfield PDAs of Greater Flagstone, Yarrabilba, Ripley Valley and Caloundra South.

Appendix 8 outlines the process for deferral of infrastructure charges for not-for-profit or charitable organisations.

Appendix 9 describes how charges are indexed.

The IFF should be read in conjunction with:

- the interim land use plan or relevant development instrument and in particular the infrastructure plan, for the PDA
- the Infrastructure Funding Framework, Crediting and Offset Arrangements (IFFCOA), for greenfield PDAs only
- any applicable Infrastructure Charges and Offset Plan (ICOP) for the PDA
- any applicable Development Charges and Offset Plan (DCOP) for the PDA<sup>1</sup>.

---

<sup>1</sup> Where a DCOP is in effect for a PDA, the DCOP prevails over the IFF and IFFCOA where they differ.

## Definitions

| Term  | Definition  |
|---|---|
| <b>Small dwelling or small sales office</b>   | has a gross floor area (GFA) of less than 60m <sup>2</sup> .  |
| <b>Medium dwelling or medium sales office</b> | has a GFA of between 60m <sup>2</sup> to 100m <sup>2</sup> .  |
| <b>Large dwelling or large sales office</b>   | has a GFA of greater than 100m <sup>2</sup> .   |
| <b>TBD</b>                                    | denotes a charge rate or unit that is to be determined by EDQ at the time of assessment.  |
| <b>GFA</b>                                    | is defined as per the relevant development instrument.  |
| <b>Applicable charging document</b>           | is defined as: <ul style="list-style-type: none"> <li>• For the Oonoonba PDA, the local government's adopted infrastructure charges document in force at 23 April 2010; or</li> <li>• For all other references within this document, the local government's adopted infrastructure charges resolution as amended or replaced from time to time</li> </ul> |
| <b>Land uses</b>                              | are defined as per the relevant development instrument.   |

Unless otherwise expressly stated, a term used in this IFF has the meaning given to it by:

- the above *Definitions* section of this IFF
- if not defined in this IFF, the *Economic Development Act 2012 (ED Act)*
- if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- if not defined in any of the above documents, the *Planning Act 2016*, or the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*
- the ordinary meaning where that term is not otherwise defined.

In the event of any inconsistency, the meaning assigned to the term in a document higher on the above list prevails, to the extent of any inconsistency.

A reference in this IFF to any Act includes any regulation made under it, and where amended or replaced, if the context permits, means the amended or replacement Act.

A reference in this IFF to a specific document or standard, means the latest version of the document or standard, unless expressly stated otherwise.

## Appendix 1 – Applicable infrastructure charges for PDAs

| PDA   | Basis for charge within PDA   |
|---|---|
| Urban renewal PDAs: <ul style="list-style-type: none"> <li>• Bowen Hills, Brisbane</li> <li>• Northshore Hamilton, Brisbane</li> <li>• Fitzgibbon, Brisbane</li> </ul>                                  | Unless a relevant DCOP provides to the contrary, the charges are set out in the Infrastructure Funding Framework (refer to appendix 2 or 3).<br>Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ.   |
| Greenfield PDAs: <ul style="list-style-type: none"> <li>• Greater Flagstone, Logan</li> <li>• Yarrabilba, Logan</li> <li>• Ripley Valley, Ipswich</li> <li>• Caloundra South, Sunshine Coast</li> </ul> | Unless a relevant DCOP provides to the contrary, the charges are set out in the Infrastructure Funding Framework (refer to appendix 4, 5, 6 or 7).<br>Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ under the IFFCOA.  |
| Oonoonba, Townsville  | Unless a relevant DCOP provides to the contrary, the charges will be based on Townsville City Council's applicable charging document for the area, in force at the time the PDA was declared.<br>The charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index, unless otherwise specified in the relevant PDA development approval.<br>Applicable infrastructure charges apply subject to any credits or offsets determined under the applicable charging document. |
| Other PDAs  | Unless a relevant DCOP (or in the case of the Queen's Wharf Brisbane PDA, the ICOP) provides to the contrary, the charges are those identified in the relevant local government's applicable charging document for the area as at the date of the relevant PDA development approval.<br>Applicable infrastructure charges apply subject to any credits or offsets determined under the applicable charging document.  |

For PDAs (other than urban renewal PDAs or greenfield PDAs), the applicant is required to submit to the MEDQ, written confirmation from the relevant local government of the amount of the infrastructure charges payable prior to, or at the time of payment.

## Appendix 2 – Infrastructure Charging Framework for Bowen Hills and Northshore Hamilton PDAs

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 1 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 2 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. A credit is for an amount which is the greater of the following:

- a) the general infrastructure charge for each existing lot, calculated using Table 1
- b) if the premises is subject to an existing lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the lawful use calculated using Table 2
- c) if the premises is subject to a previous lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the previous lawful use calculated using Table 2.

An applicant seeking a credit must provide evidence of the lawful use, previous lawful use or creation of the lot. The sum of the credits for the infrastructure charges cannot exceed the sum of the infrastructure charges for the development.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

**Table 1 (Reconfiguring a Lot)**

| Proposed land use | Unit | Charges (per unit)            |                           |
|-------------------|------|-------------------------------|---------------------------|
|                   |      | General infrastructure charge | Value uplift <sup>2</sup> |
| Open category     |      |                               |                           |
| All uses          | Lot  | \$31,366                      | \$0                       |

**Table 2 (Material Change of Use)**

| Proposed land use                                   | Unit  | Charges (per unit)            |                           |
|---|---|-------------------------------|---------------------------|
|   |   | General infrastructure charge | Value uplift <sup>3</sup> |
| Residential category                                |   |                               |                           |
| Detached house or display home, on a single lot     | Dwelling  | \$31,366                      | \$0                       |
| Other than a house <sup>4</sup>                     | Small dwelling  | \$13,575                      | \$13,058                  |
|   | Medium dwelling   | \$18,949                      | \$19,588                  |
|   | Large dwelling  | \$31,366                      | \$34,821                  |
| Non-residential category                            |   |                               |                           |
| Retail  | 1m <sup>2</sup> GFA   | \$163                         | \$246                     |
| Commercial, includes visitor accommodation          | 1m <sup>2</sup> GFA   | \$163                         | \$246                     |
| Industry - Heavy                                    | 1m <sup>2</sup> GFA   | \$78                          | \$0                       |
| Industry - Other than heavy                         | 1m <sup>2</sup> GFA   | \$55                          | \$0                       |
| Industry - All impervious surfaces, for storm water | 1m <sup>2</sup> GFA   | \$11                          | \$0                       |
| All other uses                                      | The applicable charge is that identified in Brisbane City Council's applicable charging document. |                               |                           |

<sup>2</sup> Refer to page 9 for more information.

<sup>3</sup> Refer to page 9 for more information.

<sup>4</sup> This includes multiple residential and other residential use types as defined by the relevant development instrument.

## Value uplift charges

Value uplift charges apply only to GFA exceeding the *Superseded Brisbane City Plan 2000* plot ratios, as depicted in the relevant development instrument<sup>5</sup>.

Where a building does not take up the full development area of a site, value uplift charges will be calculated according to the development area that the building occupies.

## Value uplift offsets

Value uplift offsets are calculated in accordance with:

- Practice Note 16 – Calculation of offsets for affordable and diverse housing
- Practice Note 17 – Calculation of offsets for ecologically sustainable design.

For residential development, offsets are available for up to 30 per cent of the value uplift charge for achieving affordable housing for a diverse range of households including a mix of product in terms of size, configuration, cost, location and tenure.

An applicant may also receive an offset for up to 20 per cent of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes.

For commercial or retail development, offsets are available for up to 50 per cent of the value uplift charge for delivering ESD outcomes.

Value uplift offsets for affordable housing and ESD will not be provided for affordable housing and ESD which is provided as part of a superior design outcome. Further information is available on request.

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<sup>5</sup> Subject to transitional provisions and crediting arrangements.

## Appendix 3 – Infrastructure Charging Framework for Fitzgibbon PDA

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 3 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 4 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. A credit is for an amount which is the greater of the following:

- a) the general infrastructure charge for each existing lot, calculated using Table 3
- b) if the premises is subject to an existing lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the lawful use calculated using Table 4
- c) if the premises is subject to a previous lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the previous lawful use calculated using Table 4.

An applicant seeking a credit must provide evidence of the lawful use, previous lawful use or creation of the lot. The sum of the credits for the infrastructure charges cannot exceed the sum of the infrastructure charges for the development.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

**Table 3 (Reconfiguring a Lot)**

| Proposed land use | Unit | Charges (per unit)            |
|-------------------|------|-------------------------------|
|                   |      | General infrastructure charge |
| Open category     |      |                               |
| All uses          | Lot  | \$19,928                      |

**Table 4 (Material Change of Use)**

| Proposed land use                                   | Unit   | Charges (per unit)            |
|---|--|-------------------------------|
|   |  | General infrastructure charge |
| Residential category                                |  |                               |
| Detached house or display home, on a single lot     | Dwelling   | \$19,928                      |
| Other than a house <sup>6</sup>                     | Small dwelling   | \$9,089                       |
|   | Medium dwelling  | \$12,677                      |
|   | Large dwelling   | \$20,867                      |
| Non-residential category                            |  |                               |
| Retail  | 1m <sup>2</sup> GFA  | \$163                         |
| Commercial, includes visitor accommodation          | 1m <sup>2</sup> GFA  | \$163                         |
| Industry - Heavy                                    | 1m <sup>2</sup> GFA  | \$78                          |
| Industry - Other than heavy                         | 1m <sup>2</sup> GFA  | \$55                          |
| Industry - All impervious surfaces, for storm water | 1m <sup>2</sup> GFA  | \$11                          |
| All other uses                                      | The applicable charge is that identified in Brisbane City Council's applicable charging document |                               |

<sup>6</sup> This includes multiple residential, other residential and relocatable home park and caravan park use types as defined by the relevant development instrument.

## Appendix 4 – Infrastructure Charging Framework for Greater Flagstone PDA

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 5 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 6 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. For the Greater Flagstone PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 5 (Reconfiguring a Lot)

| Proposed land use               | Unit | Charges (per unit) |                         |                          |              |                       |                                  |          |                          |                            |   |
|---------------------------------|------|--------------------|-------------------------|--------------------------|--------------|-----------------------|----------------------------------|----------|--------------------------|----------------------------|---|
|                                 |      | Local charge       |                         |                          |              |                       |                                  |          | Total charges (per unit) | Value capture <sup>7</sup> | Total charges (per unit) including value uplift |
|                                 |      | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge <sup>8</sup> |          |                          |                            |   |
|                                 |      | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                                  |          |                          |                            |   |
| Open category                   |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Unknown                         | Lot  | \$5,636            | \$1,800                 | \$14,593                 | \$1,358      | \$1,746               | \$9,283                          | \$34,416 | \$9,066                  | \$43,482                   |   |
| Residential category            |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| House or display home           | Lot  | \$5,636            | \$1,800                 | \$14,593                 | \$1,358      | \$1,746               | \$9,283                          | \$34,416 | \$9,066                  | \$43,482                   |   |
| Other than a house <sup>9</sup> | Lot  | \$5,636            | \$1,800                 | \$14,593                 | \$1,358      | \$1,746               | \$9,283                          | \$34,416 | \$9,066                  | \$43,482                   |   |
| Retail category                 |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Bulk landscape supplies         | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Fast food premises              | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Food premises                   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Garden centre                   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Market                          | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Outdoor sales                   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Service station                 | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Shop                            | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Shopping centre                 | Lot  | \$0                | \$0                     | \$27,691                 | \$0          | \$0                   | \$2,299                          | \$29,990 | \$2,299                  | \$32,289                   |   |
| Showroom                        | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Commercial category             |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Business                        | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Car park                        | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Health care services            | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |

<sup>7</sup> The value capture charge only applies to land in the value capture area of Greater Flagstone PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

<sup>8</sup> Sub-regional charges are subject to indexation at 3 per cent p.a.

<sup>9</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit | Charges (per unit) |                         |                          |              |                       |                                  |          |                          |                            |   |
|---|------|--------------------|-------------------------|--------------------------|--------------|-----------------------|----------------------------------|----------|--------------------------|----------------------------|---|
|   |      | Local charge       |                         |                          |              |                       |                                  |          | Total charges (per unit) | Value capture <sup>7</sup> | Total charges (per unit) including value uplift |
|   |      | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge <sup>8</sup> |          |                          |                            |   |
|   |      | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                                  |          |                          |                            |   |
| Sales office – on a residential lot                     | Lot  | \$5,636            | \$1,800                 | \$14,593                 | \$1,358      | \$1,746               | \$9,283                          | \$34,416 | \$9,066                  | \$43,482                   |   |
| Industrial category                                     |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Extractive, high impact, noxious and hazardous industry | Lot  | TBD                | \$0                     | TBD                      | TBD          | TBD                   | TBD                              | TBD      | TBD                      | TBD                        |   |
| Low impact and medium impact industry                   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Research and technology                                 | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Service industry  | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Warehouse   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Rural category  |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Agriculture   | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Agricultural supply store                               | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Animal keeping and husbandry                            | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Intensive animal industry                               | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Intensive horticulture                                  | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Wholesale nursery                                       | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Tourism category  |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Tourist attraction                                      | Lot  | TBD                | TBD                     | TBD                      | TBD          | TBD                   | TBD                              | TBD      | TBD                      | TBD                        |   |
| Tourist park  | Lot  | TBD                | TBD                     | TBD                      | TBD          | TBD                   | TBD                              | TBD      | TBD                      | TBD                        |   |
| Service, community and other uses category              |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Cemetery  | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Child care centre                                       | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Community facility                                      | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Crematorium   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |

| Proposed land use                            | Unit | Charges (per unit) |                         |                          |              |                       |                                  |          |                          |                            |   |
|--|------|--------------------|-------------------------|--------------------------|--------------|-----------------------|----------------------------------|----------|--------------------------|----------------------------|---|
|  |      | Local charge       |                         |                          |              |                       |                                  |          | Total charges (per unit) | Value capture <sup>7</sup> | Total charges (per unit) including value uplift |
|  |      | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge <sup>8</sup> |          |                          |                            |   |
|  |      | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                                  |          |                          |                            |   |
| Educational establishment                    | Lot  | \$0                | \$0                     | \$27,691                 | \$0          | \$0                   | \$2,299                          | \$29,990 | \$2,299                  | \$32,289                   |   |
| Emergency services                           | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Funeral parlour                              | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Hospital                                     | Lot  | \$0                | \$0                     | \$27,691                 | \$0          | \$0                   | \$2,299                          | \$29,990 | \$2,299                  | \$32,289                   |   |
| Place of assembly                            | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Telecommunications facility                  | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Utility installation                         | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Veterinary hospital                          | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,299                          | \$7,837  | \$2,299                  | \$10,136                   |   |
| Sport, recreation and entertainment category |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| Indoor entertainment                         | Lot  | \$0                | \$0                     | \$11,076                 | \$0          | \$0                   | \$2,299                          | \$13,375 | \$2,299                  | \$15,674                   |   |
| Indoor sport and recreation                  | Lot  | \$0                | \$0                     | \$11,076                 | \$0          | \$0                   | \$2,299                          | \$13,375 | \$2,299                  | \$15,674                   |   |
| Outdoor sport and recreation                 | Lot  | TBD                | TBD                     | TBD                      | TBD          | TBD                   | TBD                              | TBD      | TBD                      | TBD                        |   |
| Park   | Lot  | \$0                | TBD                     | \$0                      | \$0          | \$0                   | \$0                              | \$0      | \$0                      | \$0                        |   |
| Undefined category                           |      |                    |                         |                          |              |                       |                                  |          |                          |                            |   |
| All undefined uses                           | Lot  | TBD                | TBD                     | TBD                      | TBD          | TBD                   | TBD                              | TBD      | TBD                      | TBD                        |   |

Table 6 (Material Change of Use)

| Proposed land use                | Unit                    | Charges (per unit)       |         |          |              |                       |                                   |                          |                             |   |
|----------------------------------|-------------------------|--------------------------|---------|----------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|                                  |                         | Local charge             |         |          |              |                       |                                   | Total charges (per unit) | Value capture <sup>10</sup> | Total charges (per unit) including value uplift |
|                                  |                         | Municipal charge         |         |          | State charge | Implementation charge | Sub-regional charge <sup>11</sup> |                          |                             |   |
| Catalyst charge                  | Public transport charge | Balance municipal charge |         |          |              |                       |                                   |                          |                             |   |
| Residential category             |                         |                          |         |          |              |                       |                                   |                          |                             |   |
| House or display home            | Dwelling                | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Other than a house <sup>12</sup> | Small dwelling          | \$5,636                  | \$1,800 | \$6,888  | \$883        | \$1,135               | \$6,711                           | \$23,053                 | \$5,264                     | \$28,317  |
|                                  | Medium dwelling         | \$5,636                  | \$1,800 | \$10,838 | \$1,126      | \$1,448               | \$7,880                           | \$28,728                 | \$7,896                     | \$36,624  |
|                                  | Large dwelling          | \$5,636                  | \$1,800 | \$14,593 | \$1,358      | \$1,746               | \$9,283                           | \$34,416                 | \$9,066                     | \$43,482  |
| Retail category                  |                         |                          |         |          |              |                       |                                   |                          |                             |   |
| Bulk landscape supplies          | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Fast food premises               | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Food premises                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Garden centre                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Market                           | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Outdoor sales                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Service station                  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Shop                             | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Shopping centre                  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Showroom                         | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Commercial category              |                         |                          |         |          |              |                       |                                   |                          |                             |   |
| Business                         | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$63                              | \$220                    | \$34                        | \$254   |

<sup>10</sup> The value capture charge only applies to land in the value capture area of Greater Flagstone PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

<sup>11</sup> Sub-regional charges are subject to indexation at 3 per cent p.a.

<sup>12</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit                    | Charges (per unit)       |         |          |              |                       |                                   |          |                          |                             |   |
|---|-------------------------|--------------------------|---------|----------|--------------|-----------------------|-----------------------------------|----------|--------------------------|-----------------------------|---|
|   |                         | Local charge             |         |          |              |                       |                                   |          | Total charges (per unit) | Value capture <sup>10</sup> | Total charges (per unit) including value uplift |
|   |                         | Municipal charge         |         |          | State charge | Implementation charge | Sub-regional charge <sup>11</sup> |          |                          |                             |   |
| Catalyst charge   | Public transport charge | Balance municipal charge |         |          |              |                       |                                   |          |                          |                             |   |
| Car park  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0      | \$0                      | \$0                         |   |
| Health care services                                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$63                              | \$220    | \$34                     | \$254                       |   |
| Sales office – on a residential lot                     | Small office            | \$5,636                  | \$1,800 | \$6,888  | \$883        | \$1,135               | \$6,711                           | \$23,053 | \$5,264                  | \$28,317                    |   |
|   | Medium office           | \$5,636                  | \$1,800 | \$10,838 | \$1,126      | \$1,448               | \$7,880                           | \$28,728 | \$7,896                  | \$36,624                    |   |
|   | Large office            | \$5,636                  | \$1,800 | \$14,593 | \$1,358      | \$1,746               | 9,283                             | \$34,416 | \$9,066                  | \$43,482                    |   |
| Industrial category                                     |                         |                          |         |          |              |                       |                                   |          |                          |                             |   |
| Extractive, high impact, noxious and hazardous industry | 1m <sup>2</sup> GFA     | TBD                      | TBD     | TBD      | TBD          | TBD                   | TBD                               | TBD      | TBD                      | TBD                         |   |
| Low impact and medium impact industry                   | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$56     | \$0          | \$0                   | \$31                              | \$87     | \$23                     | \$110                       |   |
| Research and technology                                 | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$56     | \$0          | \$0                   | \$31                              | \$87     | \$23                     | \$110                       |   |
| Service industry  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$68                              | \$271    | \$23                     | \$294                       |   |
| Warehouse   | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$56     | \$0          | \$0                   | \$31                              | \$87     | \$23                     | \$110                       |   |
| Rural category  |                         |                          |         |          |              |                       |                                   |          |                          |                             |   |
| Agriculture   | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0      | \$0                      | \$0                         |   |
| Agricultural supply store                               | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$56     | \$0          | \$0                   | \$40                              | \$96     | \$23                     | \$119                       |   |
| Animal keeping and husbandry                            | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0      | \$0                      | \$0                         |   |
| Intensive animal industry                               | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$22     | \$0          | \$0                   | \$6                               | \$28     | \$23                     | \$51                        |   |
| Intensive horticulture                                  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$22     | \$0          | \$0                   | \$6                               | \$28     | \$23                     | \$51                        |   |
| Wholesale nursery                                       | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$22     | \$0          | \$0                   | \$6                               | \$28     | \$23                     | \$51                        |   |
| Tourism category  |                         |                          |         |          |              |                       |                                   |          |                          |                             |   |
| Tourist attraction                                      | 1m <sup>2</sup> GFA     | TBD                      | TBD     | TBD      | TBD          | TBD                   | TBD                               | TBD      | TBD                      | TBD                         |   |

| Proposed land use                            | Unit                    | Charges (per unit)       |     |       |              |                       |                                   |       |                          |                             |   |
|--|-------------------------|--------------------------|-----|-------|--------------|-----------------------|-----------------------------------|-------|--------------------------|-----------------------------|---|
|  |                         | Local charge             |     |       |              |                       |                                   |       | Total charges (per unit) | Value capture <sup>10</sup> | Total charges (per unit) including value uplift |
|  |                         | Municipal charge         |     |       | State charge | Implementation charge | Sub-regional charge <sup>11</sup> |       |                          |                             |   |
| Catalyst charge                              | Public transport charge | Balance municipal charge |     |       |              |                       |                                   |       |                          |                             |   |
| Tourist park                                 | 1m <sup>2</sup> GFA     | TBD                      | TBD | TBD   | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |
| Service, community and other uses category   |                         |                          |     |       |              |                       |                                   |       |                          |                             |   |
| Cemetery                                     | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$0   | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Child care centre                            | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$157 | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Community facility                           | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$79  | \$0          | \$0                   | \$37                              | \$116 | \$23                     | \$139                       |   |
| Crematorium                                  | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$79  | \$0          | \$0                   | \$37                              | \$116 | \$23                     | \$139                       |   |
| Educational establishment                    | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$157 | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Emergency services                           | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$157 | \$0          | \$0                   | \$56                              | \$213 | \$23                     | \$236                       |   |
| Funeral parlour                              | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$79  | \$0          | \$0                   | \$42                              | \$121 | \$23                     | \$144                       |   |
| Hospital                                     | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$157 | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Place of assembly                            | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$79  | \$0          | \$0                   | \$36                              | \$115 | \$23                     | \$138                       |   |
| Telecommunications facility                  | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$0   | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Utility installation                         | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$0   | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Veterinary hospital                          | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$157 | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Sport, recreation and entertainment category |                         |                          |     |       |              |                       |                                   |       |                          |                             |   |
| Indoor entertainment                         | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$225 | \$0          | \$0                   | \$81                              | \$306 | \$34                     | \$340                       |   |
| Indoor sport and recreation                  | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$225 | \$0          | \$0                   | \$81                              | \$306 | \$34                     | \$340                       |   |
| Outdoor sport and recreation                 | 1m <sup>2</sup> GFA     | TBD                      | TBD | TBD   | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |
| Park   | 1m <sup>2</sup> GFA     | \$0                      | \$0 | \$0   | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Undefined category                           |                         |                          |     |       |              |                       |                                   |       |                          |                             |   |
| All undefined uses                           | 1m <sup>2</sup> GFA     | TBD                      | TBD | TBD   | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |

## Appendix 5 – Infrastructure Charging Framework for Yarrabilba PDA

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 7 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 8 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. For the Yarrabilba PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

**Table 7 (Reconfiguring a Lot)**

| Proposed land use                | Unit                     | Charges (per unit) |          |              |                       |                                   |                          |                             |   |
|----------------------------------|--------------------------|--------------------|----------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|                                  |                          | Local charge       |          |              |                       |                                   | Total charges (per unit) | Value capture <sup>13</sup> | Total charges (per unit) including value uplift |
|                                  |                          | Municipal charge   |          | State charge | Implementation charge | Sub-regional charge <sup>14</sup> |                          |                             |   |
| Catalyst charge                  | Balance municipal charge |                    |          |              |                       |                                   |                          |                             |   |
| Open category                    |                          |                    |          |              |                       |                                   |                          |                             |   |
| Unknown                          | Lot                      | \$25,133           |          |              |                       | \$9,283                           | \$34,416                 | \$9,066                     | \$43,482  |
| Residential category             |                          |                    |          |              |                       |                                   |                          |                             |   |
| House or display home            | Lot                      | \$5,636            | \$16,393 | \$1,358      | \$1,746               | \$9,283                           | \$34,416                 | \$9,066                     | \$43,482  |
| Other than a house <sup>15</sup> | Lot                      | \$5,636            | \$16,393 | \$1,358      | \$1,746               | \$9,283                           | \$34,416                 | \$9,066                     | \$43,482  |
| Retail category                  |                          |                    |          |              |                       |                                   |                          |                             |   |
| Bulk landscape supplies          | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Fast food premises               | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Food premises                    | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Garden centre                    | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Market                           | Lot                      | \$0                | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Outdoor sales                    | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Service station                  | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Shop                             | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Shopping centre                  | Lot                      | \$0                | \$27,691 | \$0          | \$0                   | \$2,299                           | \$29,990                 | \$2,299                     | \$32,289  |
| Showroom                         | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Commercial category              |                          |                    |          |              |                       |                                   |                          |                             |   |
| Business                         | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Car park                         | Lot                      | \$0                | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Health care services             | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |

<sup>13</sup> The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

<sup>14</sup> Sub-regional charges are subject to indexation at 3 per cent p.a.

<sup>15</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit | Charges (per unit) |                          |              |                       |                                   |                          |                             |   |
|---|------|--------------------|--------------------------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|   |      | Local charge       |                          |              |                       |                                   | Total charges (per unit) | Value capture <sup>13</sup> | Total charges (per unit) including value uplift |
|   |      | Municipal charge   |                          | State charge | Implementation charge | Sub-regional charge <sup>14</sup> |                          |                             |   |
|   |      | Catalyst charge    | Balance municipal charge |              |                       |                                   |                          |                             |   |
| Sales office – on a residential lot                     | Lot  | \$5,636            | \$16,393                 | \$1,358      | \$1,746               | \$9,283                           | \$34,416                 | \$9,066                     | \$43,482  |
| Industrial category                                     |      |                    |                          |              |                       |                                   |                          |                             |   |
| Extractive, high impact, noxious and hazardous industry | Lot  | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |
| Low impact and medium impact industry                   | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Research and technology                                 | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Service industry  | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Warehouse   | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Rural category  |      |                    |                          |              |                       |                                   |                          |                             |   |
| Agriculture   | Lot  | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Agricultural supply store                               | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Animal keeping and husbandry                            | Lot  | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Intensive animal industry                               | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Intensive horticulture                                  | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Wholesale nursery                                       | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Tourism category  |      |                    |                          |              |                       |                                   |                          |                             |   |
| Tourist attraction                                      | Lot  | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |
| Tourist park  | Lot  | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |
| Service, community and other uses category              |      |                    |                          |              |                       |                                   |                          |                             |   |
| Cemetery  | Lot  | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Child care centre                                       | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Community facility                                      | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Crematorium   | Lot  | \$0                | \$5,538                  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |

| Proposed land use                            | Unit                     | Charges (per unit) |          |              |                       |                                   |                          |                             |   |
|--|--------------------------|--------------------|----------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|  |                          | Local charge       |          |              |                       |                                   | Total charges (per unit) | Value capture <sup>13</sup> | Total charges (per unit) including value uplift |
|  |                          | Municipal charge   |          | State charge | Implementation charge | Sub-regional charge <sup>14</sup> |                          |                             |   |
| Catalyst charge                              | Balance municipal charge |                    |          |              |                       |                                   |                          |                             |   |
| Educational establishment                    | Lot                      | \$0                | \$27,691 | \$0          | \$0                   | \$2,299                           | \$29,990                 | \$2,299                     | \$32,289  |
| Emergency services                           | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Funeral parlour                              | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Hospital                                     | Lot                      | \$0                | \$27,691 | \$0          | \$0                   | \$2,299                           | \$29,990                 | \$2,299                     | \$32,289  |
| Place of assembly                            | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Telecommunications facility                  | Lot                      | \$0                | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Utility installation                         | Lot                      | \$0                | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Veterinary hospital                          | Lot                      | \$0                | \$5,538  | \$0          | \$0                   | \$2,299                           | \$7,837                  | \$2,299                     | \$10,136  |
| Sport, recreation and entertainment category |                          |                    |          |              |                       |                                   |                          |                             |   |
| Indoor entertainment                         | Lot                      | \$0                | \$11,076 | \$0          | \$0                   | \$2,299                           | \$13,375                 | \$2,299                     | \$15,674  |
| Indoor sport and recreation                  | Lot                      | \$0                | \$11,076 | \$0          | \$0                   | \$2,299                           | \$13,375                 | \$2,299                     | \$15,674  |
| Outdoor sport and recreation                 | Lot                      | TBD                | TBD      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |
| Park   | Lot                      | \$0                | \$0      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Undefined category                           |                          |                    |          |              |                       |                                   |                          |                             |   |
| All undefined uses                           | Lot                      | TBD                | TBD      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |

**Table 8 (Material Change of Use)**

| Proposed land use                | Unit                | Charges (per unit) |                          |              |                       |                                   |                          |                             |   |
|----------------------------------|---------------------|--------------------|--------------------------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|                                  |                     | Local charge       |                          |              |                       |                                   | Total charges (per unit) | Value capture <sup>16</sup> | Total charges (per unit) including value uplift |
|                                  |                     | Municipal charge   |                          | State charge | Implementation charge | Sub-regional charge <sup>17</sup> |                          |                             |   |
|                                  |                     | Catalyst charge    | Balance municipal charge |              |                       |                                   |                          |                             |   |
| <b>Residential category</b>      |                     |                    |                          |              |                       |                                   |                          |                             |   |
| House or display home            | Dwelling            | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Other than a house <sup>18</sup> | Small dwelling      | \$5,636            | \$8,688                  | \$883        | \$1,135               | \$6,711                           | \$23,053                 | \$5,264                     | \$28,317  |
|                                  | Medium dwelling     | \$5,636            | \$12,638                 | \$1,126      | \$1,448               | \$7,880                           | \$28,728                 | \$7,896                     | \$36,624  |
|                                  | Large dwelling      | \$5,636            | \$16,393                 | \$1,358      | \$1,746               | 9,283                             | \$34,416                 | \$9,066                     | \$43,482  |
| <b>Retail category</b>           |                     |                    |                          |              |                       |                                   |                          |                             |   |
| Bulk landscape supplies          | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Fast food premises               | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Food premises                    | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Garden centre                    | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Market                           | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Outdoor sales                    | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| Service station                  | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Shop                             | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Shopping centre                  | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$77                              | \$280                    | \$34                        | \$314   |
| Showroom                         | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$66                              | \$223                    | \$34                        | \$257   |
| <b>Commercial category</b>       |                     |                    |                          |              |                       |                                   |                          |                             |   |
| Business                         | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$63                              | \$220                    | \$34                        | \$254   |

<sup>16</sup> The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

<sup>17</sup> Sub-regional charges are subject to indexation at 3 per cent p.a.

<sup>18</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit                | Charges (per unit) |                          |              |                       |                                   |                          |                             |   |
|---|---------------------|--------------------|--------------------------|--------------|-----------------------|-----------------------------------|--------------------------|-----------------------------|---|
|   |                     | Local charge       |                          |              |                       |                                   | Total charges (per unit) | Value capture <sup>16</sup> | Total charges (per unit) including value uplift |
|   |                     | Municipal charge   |                          | State charge | Implementation charge | Sub-regional charge <sup>17</sup> |                          |                             |   |
|   |                     | Catalyst charge    | Balance municipal charge |              |                       |                                   |                          |                             |   |
| Car park  | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Health care services                                    | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$63                              | \$220                    | \$34                        | \$254   |
| Sales office – on a residential lot                     | Small office        | \$5,636            | \$8,688                  | \$883        | \$1,135               | \$6,711                           | \$23,053                 | \$5,264                     | \$28,317  |
|   | Medium office       | \$5,636            | \$12,638                 | \$1,126      | \$1,448               | \$7,880                           | \$28,728                 | \$7,896                     | \$36,624  |
|   | Large office        | \$5,636            | \$16,393                 | \$1,358      | \$1,746               | 9,283                             | \$34,416                 | \$9,066                     | \$43,482  |
| Industrial category                                     |                     |                    |                          |              |                       |                                   |                          |                             |   |
| Extractive, high impact, noxious and hazardous industry | 1m <sup>2</sup> GFA | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |
| Low impact and medium impact industry                   | 1m <sup>2</sup> GFA | \$0                | \$56                     | \$0          | \$0                   | \$31                              | \$87                     | \$23                        | \$110   |
| Research and technology                                 | 1m <sup>2</sup> GFA | \$0                | \$56                     | \$0          | \$0                   | \$31                              | \$87                     | \$23                        | \$110   |
| Service industry  | 1m <sup>2</sup> GFA | \$0                | \$203                    | \$0          | \$0                   | \$68                              | \$271                    | \$23                        | \$294   |
| Warehouse   | 1m <sup>2</sup> GFA | \$0                | \$56                     | \$0          | \$0                   | \$31                              | \$87                     | \$23                        | \$110   |
| Rural category  |                     |                    |                          |              |                       |                                   |                          |                             |   |
| Agriculture   | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Agricultural supply store                               | 1m <sup>2</sup> GFA | \$0                | \$56                     | \$0          | \$0                   | \$40                              | \$96                     | \$23                        | \$119   |
| Animal keeping and husbandry                            | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0                      | \$0                         | \$0   |
| Intensive animal industry                               | 1m <sup>2</sup> GFA | \$0                | \$22                     | \$0          | \$0                   | \$6                               | \$28                     | \$23                        | \$51  |
| Intensive horticulture                                  | 1m <sup>2</sup> GFA | \$0                | \$22                     | \$0          | \$0                   | \$6                               | \$28                     | \$23                        | \$51  |
| Wholesale nursery                                       | 1m <sup>2</sup> GFA | \$0                | \$22                     | \$0          | \$0                   | \$6                               | \$28                     | \$23                        | \$51  |
| Tourism category  |                     |                    |                          |              |                       |                                   |                          |                             |   |
| Tourist attraction                                      | 1m <sup>2</sup> GFA | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD                      | TBD                         | TBD   |

| Proposed land use                            | Unit                | Charges (per unit) |                          |              |                       |                                   |       |                          |                             |   |
|--|---------------------|--------------------|--------------------------|--------------|-----------------------|-----------------------------------|-------|--------------------------|-----------------------------|---|
|  |                     | Local charge       |                          |              |                       |                                   |       | Total charges (per unit) | Value capture <sup>16</sup> | Total charges (per unit) including value uplift |
|  |                     | Municipal charge   |                          | State charge | Implementation charge | Sub-regional charge <sup>17</sup> |       |                          |                             |   |
|  |                     | Catalyst charge    | Balance municipal charge |              |                       |                                   |       |                          |                             |   |
| Tourist park                                 | 1m <sup>2</sup> GFA | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |
| Service, community and other uses category   |                     |                    |                          |              |                       |                                   |       |                          |                             |   |
| Cemetery                                     | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Child care centre                            | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Community facility                           | 1m <sup>2</sup> GFA | \$0                | \$79                     | \$0          | \$0                   | \$37                              | \$116 | \$23                     | \$139                       |   |
| Crematorium                                  | 1m <sup>2</sup> GFA | \$0                | \$79                     | \$0          | \$0                   | \$37                              | \$116 | \$23                     | \$139                       |   |
| Educational establishment                    | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Emergency services                           | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$56                              | \$213 | \$23                     | \$236                       |   |
| Funeral parlour                              | 1m <sup>2</sup> GFA | \$0                | \$79                     | \$0          | \$0                   | \$42                              | \$121 | \$23                     | \$144                       |   |
| Hospital                                     | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Place of assembly                            | 1m <sup>2</sup> GFA | \$0                | \$79                     | \$0          | \$0                   | \$36                              | \$115 | \$23                     | \$138                       |   |
| Telecommunications facility                  | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Utility installation                         | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Veterinary hospital                          | 1m <sup>2</sup> GFA | \$0                | \$157                    | \$0          | \$0                   | \$62                              | \$219 | \$23                     | \$242                       |   |
| Sport, recreation and entertainment category |                     |                    |                          |              |                       |                                   |       |                          |                             |   |
| Indoor entertainment                         | 1m <sup>2</sup> GFA | \$0                | \$225                    | \$0          | \$0                   | \$82                              | \$307 | \$34                     | \$341                       |   |
| Indoor sport and recreation                  | 1m <sup>2</sup> GFA | \$0                | \$225                    | \$0          | \$0                   | \$82                              | \$307 | \$34                     | \$341                       |   |
| Outdoor sport and recreation                 | 1m <sup>2</sup> GFA | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |
| Park   | 1m <sup>2</sup> GFA | \$0                | \$0                      | \$0          | \$0                   | \$0                               | \$0   | \$0                      | \$0                         |   |
| Undefined category                           |                     |                    |                          |              |                       |                                   |       |                          |                             |   |
| All undefined uses                           | 1m <sup>2</sup> GFA | TBD                | TBD                      | TBD          | TBD                   | TBD                               | TBD   | TBD                      | TBD                         |   |

## Appendix 6 – Infrastructure Charging Framework for Ripley Valley PDA

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 9 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 10 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. For the Ripley Valley PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 9 (Reconfiguring a Lot)

| Proposed land use                   | Unit                    | Charges (per unit)       |         |          |              |                       |                     | Total charges (per unit) |
|-------------------------------------|-------------------------|--------------------------|---------|----------|--------------|-----------------------|---------------------|--------------------------|
|                                     |                         | Local charge             |         |          | State charge | Implementation charge | Sub-regional charge |                          |
|                                     |                         | Municipal charge         |         |          |              |                       |                     |                          |
| Catalyst charge                     | Public transport charge | Balance municipal charge |         |          |              |                       |                     |                          |
| Open category                       |                         |                          |         |          |              |                       |                     |                          |
| Unknown                             | Lot                     | \$5,636                  | \$1,300 | \$14,001 | \$2,166      | \$1,164               | \$7,289             | \$31,556                 |
| Residential category                |                         |                          |         |          |              |                       |                     |                          |
| House or display home               | Lot                     | \$5,636                  | \$1,300 | \$14,001 | \$2,166      | \$1,164               | \$7,289             | \$31,556                 |
| Other than a house <sup>19</sup>    | Lot                     | \$5,636                  | \$1,300 | \$14,001 | \$2,166      | \$1,164               | \$7,289             | \$31,556                 |
| Retail category                     |                         |                          |         |          |              |                       |                     |                          |
| Bulk landscape supplies             | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Fast food premises                  | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Food premises                       | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Garden centre                       | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Market                              | Lot                     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                 | \$0                      |
| Outdoor sales                       | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Service station                     | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Shop                                | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Shopping centre                     | Lot                     | \$0                      | \$0     | \$27,691 | \$0          | \$0                   | \$2,215             | \$29,906                 |
| Showroom                            | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Commercial category                 |                         |                          |         |          |              |                       |                     |                          |
| Business                            | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Car park                            | Lot                     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                 | \$0                      |
| Health care services                | Lot                     | \$0                      | \$0     | \$5,538  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Sales office – on a residential lot | Lot                     | \$5,636                  | \$1,300 | \$14,001 | \$2,166      | \$1,164               | \$7,289             | \$31,556                 |
| Industrial category                 |                         |                          |         |          |              |                       |                     |                          |

<sup>19</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit | Charges (per unit) |                         |                          |              |                       |                     | Total charges (per unit) |
|---|------|--------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|--------------------------|
|   |      | Local charge       |                         |                          |              |                       |                     |                          |
|   |      | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge |                          |
|   |      | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                     |                          |
| Extractive, high impact, noxious and hazardous industry | Lot  | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                      |
| Low impact and medium impact industry                   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Research and technology                                 | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Service industry  | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Warehouse   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Rural category  |      |                    |                         |                          |              |                       |                     |                          |
| Agriculture   | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                      |
| Agricultural supply store                               | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Animal keeping and husbandry                            | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                      |
| Intensive animal industry                               | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Intensive horticulture                                  | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Wholesale nursery                                       | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Tourism category  |      |                    |                         |                          |              |                       |                     |                          |
| Tourist attraction                                      | Lot  | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                      |
| Tourist park  | Lot  | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                      |
| Service, community and other uses category              |      |                    |                         |                          |              |                       |                     |                          |
| Cemetery  | Lot  | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                      |
| Child care centre                                       | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Community facility                                      | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Crematorium   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Educational establishment                               | Lot  | \$0                | \$0                     | \$27,691                 | \$0          | \$0                   | \$2,215             | \$29,906                 |
| Emergency services                                      | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Funeral parlour   | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |
| Hospital  | Lot  | \$0                | \$0                     | \$27,691                 | \$0          | \$0                   | \$2,215             | \$29,906                 |
| Place of assembly                                       | Lot  | \$0                | \$0                     | \$5,538                  | \$0          | \$0                   | \$2,215             | \$7,753                  |

| Proposed land use                            | Unit | Charges (per unit) |                               |                                |              |                           |                        | Total charges<br>(per unit) |
|--|------|--------------------|-------------------------------|--------------------------------|--------------|---------------------------|------------------------|-----------------------------|
|  |      | Local charge       |                               |                                |              |                           |                        |                             |
|  |      | Municipal charge   |                               |                                | State charge | Implementatio<br>n charge | Sub-regional<br>charge |                             |
|  |      | Catalyst charge    | Public<br>transport<br>charge | Balance<br>municipal<br>charge |              |                           |                        |                             |
| Telecommunications facility                  | Lot  | \$0                | \$0                           | \$0                            | \$0          | \$0                       | \$0                    | \$0                         |
| Utility installation                         | Lot  | \$0                | \$0                           | \$0                            | \$0          | \$0                       | \$0                    | \$0                         |
| Veterinary hospital                          | Lot  | \$0                | \$0                           | \$5,538                        | \$0          | \$0                       | \$2,215                | \$7,753                     |
| Sport, recreation and entertainment category |      |                    |                               |                                |              |                           |                        |                             |
| Indoor entertainment                         | Lot  | \$0                | \$0                           | \$11,076                       | \$0          | \$0                       | \$2,215                | \$13,291                    |
| Indoor sport and recreation                  | Lot  | \$0                | \$0                           | \$11,076                       | \$0          | \$0                       | \$2,215                | \$13,291                    |
| Outdoor sport and recreation                 | Lot  | \$0                | \$0                           | TBD                            | \$0          | \$0                       | TBD                    | TBD                         |
| Park   | Lot  | \$0                | \$0                           | \$0                            | \$0          | \$0                       | \$0                    | \$0                         |
| Undefined category                           |      |                    |                               |                                |              |                           |                        |                             |
| All undefined uses                           | Lot  | \$0                | \$0                           | TBD                            | \$0          | \$0                       | TBD                    | TBD                         |

**Table 10** (Material Change of Use)

| Proposed land use                | Unit                    | Charges (per unit)       |         |          |              |                       |                                   | Total charges (per unit) |
|----------------------------------|-------------------------|--------------------------|---------|----------|--------------|-----------------------|-----------------------------------|--------------------------|
|                                  |                         | Local charge             |         |          |              |                       |                                   |                          |
|                                  |                         | Municipal charge         |         |          | State charge | Implementation charge | Sub-regional charge <sup>20</sup> |                          |
| Catalyst charge                  | Public transport charge | Balance municipal charge |         |          |              |                       |                                   |                          |
| <b>Residential category</b>      |                         |                          |         |          |              |                       |                                   |                          |
| House or display home            | Dwelling                | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0                      |
| Other than a house <sup>21</sup> | Small dwelling          | \$5,636                  | \$1,300 | \$6,523  | \$1,393      | \$749                 | \$4,685                           | \$20,286                 |
|                                  | Medium dwelling         | \$5,636                  | \$1,300 | \$10,263 | \$1,779      | \$955                 | \$5,987                           | \$25,920                 |
|                                  | Large dwelling          | \$5,636                  | \$1,300 | \$14,001 | \$2,166      | \$1,164               | \$7,289                           | \$31,556                 |
| <b>Retail category</b>           |                         |                          |         |          |              |                       |                                   |                          |
| Bulk landscape supplies          | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |
| Fast food premises               | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$52                              | \$255                    |
| Food premises                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$52                              | \$255                    |
| Garden centre                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |
| Market                           | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0                      |
| Outdoor sales                    | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |
| Service station                  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$52                              | \$255                    |
| Shop                             | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$52                              | \$255                    |
| Shopping centre                  | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$203    | \$0          | \$0                   | \$52                              | \$255                    |
| Showroom                         | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |
| <b>Commercial category</b>       |                         |                          |         |          |              |                       |                                   |                          |
| Business                         | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |
| Car park                         | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$0      | \$0          | \$0                   | \$0                               | \$0                      |
| Health care services             | 1m <sup>2</sup> GFA     | \$0                      | \$0     | \$157    | \$0          | \$0                   | \$40                              | \$197                    |

<sup>20</sup> Sub-regional charges for all proposed land uses, excluding those in the Residential Category and sales office – on a residential lot, are calculated as 25.7 per cent of the applicable balance municipal charge.

<sup>21</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                                       | Unit                | Charges (per unit) |                         |                          |              |                       |                                   | Total charges (per unit) |
|---|---------------------|--------------------|-------------------------|--------------------------|--------------|-----------------------|-----------------------------------|--------------------------|
|   |                     | Local charge       |                         |                          |              |                       |                                   |                          |
|   |                     | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge <sup>20</sup> |                          |
|   |                     | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                                   |                          |
| Sales office – on a residential lot                     | Small office        | \$5,636            | \$1,300                 | \$6,523                  | \$1,393      | \$749                 | \$4,685                           | \$20,286                 |
|   | Medium office       | \$5,636            | \$1,300                 | \$10,263                 | \$1,779      | \$955                 | \$5,987                           | \$25,920                 |
|   | Large office        | \$5,636            | \$1,300                 | \$14,001                 | \$2,166      | \$1,164               | \$7,289                           | \$31,556                 |
| <b>Industrial category</b>                              |                     |                    |                         |                          |              |                       |                                   |                          |
| Extractive, high impact, noxious and hazardous industry | 1m <sup>2</sup> GFA | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                               | TBD                      |
| Low impact and medium impact industry                   | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$56                     | \$0          | \$0                   | \$15                              | \$71                     |
| Research and technology                                 | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$56                     | \$0          | \$0                   | \$15                              | \$71                     |
| Service industry  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$203                    | \$0          | \$0                   | \$52                              | \$255                    |
| Warehouse   | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$56                     | \$0          | \$0                   | \$15                              | \$71                     |
| <b>Rural category</b>                                   |                     |                    |                         |                          |              |                       |                                   |                          |
| Agriculture   | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                      |
| Agricultural supply store                               | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$56                     | \$0          | \$0                   | \$15                              | \$71                     |
| Animal keeping and husbandry                            | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                      |
| Intensive animal industry                               | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$22                     | \$0          | \$0                   | \$6                               | \$28                     |
| Intensive horticulture                                  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$22                     | \$0          | \$0                   | \$6                               | \$28                     |
| Wholesale nursery                                       | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$22                     | \$0          | \$0                   | \$6                               | \$28                     |
| <b>Tourism category</b>                                 |                     |                    |                         |                          |              |                       |                                   |                          |
| Tourist attraction                                      | 1m <sup>2</sup> GFA | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                               | TBD                      |
| Tourist park  | 1m <sup>2</sup> GFA | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                               | TBD                      |
| <b>Service, community and other uses category</b>       |                     |                    |                         |                          |              |                       |                                   |                          |
| Cemetery  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                      |
| Child care centre                                       | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                    |
| Community facility                                      | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                    |

| Proposed land use                            | Unit                | Charges (per unit) |                         |                          |              |                       |                                   | Total charges<br>(per unit) |
|--|---------------------|--------------------|-------------------------|--------------------------|--------------|-----------------------|-----------------------------------|-----------------------------|
|  |                     | Local charge       |                         |                          |              |                       |                                   |                             |
|  |                     | Municipal charge   |                         |                          | State charge | Implementation charge | Sub-regional charge <sup>20</sup> |                             |
|  |                     | Catalyst charge    | Public transport charge | Balance municipal charge |              |                       |                                   |                             |
| Crematorium                                  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                       |
| Educational establishment                    | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                       |
| Emergency services                           | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                       |
| Funeral parlour                              | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$79                     | \$0          | \$0                   | \$20                              | \$99                        |
| Hospital                                     | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                       |
| Place of assembly                            | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$79                     | \$0          | \$0                   | \$20                              | \$99                        |
| Telecommunications facility                  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                         |
| Utility installation                         | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                         |
| Veterinary hospital                          | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$157                    | \$0          | \$0                   | \$40                              | \$197                       |
| Sport, recreation and entertainment category |                     |                    |                         |                          |              |                       |                                   |                             |
| Indoor entertainment                         | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$225                    | \$0          | \$0                   | \$58                              | \$283                       |
| Indoor sport and recreation                  | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$225                    | \$0          | \$0                   | \$58                              | \$283                       |
| Outdoor sport and recreation                 | 1m <sup>2</sup> GFA | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                               | TBD                         |
| Park   | 1m <sup>2</sup> GFA | \$0                | \$0                     | \$0                      | \$0          | \$0                   | \$0                               | \$0                         |
| Undefined category                           |                     |                    |                         |                          |              |                       |                                   |                             |
| All undefined uses                           | 1m <sup>2</sup> GFA | \$0                | \$0                     | TBD                      | \$0          | \$0                   | TBD                               | TBD                         |

## Special infrastructure levy

The special infrastructure levy is payable for a period of 30 years from the creation of a new lot pursuant to a PDA development approval. The following table notates the maximum levy payable per lot, per annum.

| Land use                           | Levy (per lot, per annum) |
|------------------------------------|---------------------------|
| Residential category               | \$111                     |
| All other categories <sup>22</sup> | 7.5%                      |

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<sup>22</sup> Levy should be calculated as follows: Site value (as defined by the Land Valuation Act 2010) × Local government “cents in the \$ per annum” adopted for the general rate by the local government × percentage to be levied (per annum) for non-residential uses as specified.

## Appendix 7 – Infrastructure Charging Framework for Caloundra South PDA

### Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**  
Table 11 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**  
Table 12 infrastructure charges are payable for a material change of use.

### Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

- 1) If the charge applies for development that is reconfiguring a lot:
  - a) prior to the MEDQ approving the plan of subdivision.
- 2) If the charge applies for development that is a material change of use, prior to the earlier of:
  - a) the endorsement of a building format plan
  - b) the commencement of the use
  - c) the certificate of classification or final inspection certificate being issued for a building or structure.

The MEDQ will determine any applicable credits and offsets. For the Caloundra South PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

### Development exempt from payment of infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

**Table 11 (Reconfiguring a Lot)**

| Proposed land use                            | Unit                          | Charges (per unit) |              |                       |                     |         | Total charges (per unit) |
|--|-------------------------------|--------------------|--------------|-----------------------|---------------------|---------|--------------------------|
|  |                               | Local charge       |              |                       |                     |         |                          |
|  |                               | Municipal charge   | State charge | Implementation charge | Sub-regional charge |         |                          |
| Roads <sup>23</sup>                          | Water and sewer <sup>24</sup> |                    |              |                       |                     |         |                          |
| <b>Open category</b>                         |                               |                    |              |                       |                     |         |                          |
| Unknown                                      | Lot                           |                    |              | \$40,001              |                     |         | \$40,001                 |
| <b>Residential category</b>                  |                               |                    |              |                       |                     |         |                          |
| House or display home                        | Single dwelling lot           | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$9,587 | \$40,001                 |
|  | Urban terrace lot             | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$6,392 | 36,806                   |
| Residential other than a house <sup>25</sup> | Lot                           | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$9,587 | \$40,001                 |
| <b>Retail category</b>                       |                               |                    |              |                       |                     |         |                          |
| Bulk landscape supplies                      | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Fast food premises                           | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Food premises                                | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Garden centre                                | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Market                                       | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                  |
| Outdoor sales                                | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Service station                              | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Shop   | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| Shopping centre                              | Lot                           | \$27,691           | \$0          | \$0                   | \$2,026             | \$9,587 | \$39,304                 |
| Showroom                                     | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |
| <b>Commercial category</b>                   |                               |                    |              |                       |                     |         |                          |
| Business                                     | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                 |

<sup>23</sup> The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

<sup>24</sup> Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

<sup>25</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                   | Unit                          | Charges (per unit) |              |                       |                     |         | Total charges<br>(per unit) |
|-------------------------------------|-------------------------------|--------------------|--------------|-----------------------|---------------------|---------|-----------------------------|
|                                     |                               | Local charge       |              |                       |                     |         |                             |
|                                     |                               | Municipal charge   | State charge | Implementation charge | Sub-regional charge |         |                             |
| Roads <sup>23</sup>                 | Water and sewer <sup>24</sup> |                    |              |                       |                     |         |                             |
| Car park                            | Lot                           | \$0                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Health care services                | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Short-term accommodation            | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Relocatable home park               | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Sales office – on a residential lot | Lot                           | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$9,587 | \$40,001                    |
| <b>Industrial category</b>          |                               |                    |              |                       |                     |         |                             |
| Extractive industry                 | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Noxious and hazardous industry      | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| High impact industry                | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Medium impact industry              | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Low impact industry                 | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Research and technology             | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Service industry                    | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Warehouse                           | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| <b>Rural category</b>               |                               |                    |              |                       |                     |         |                             |
| Agriculture                         | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| Agricultural supply store           | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Animal keeping and husbandry        | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Intensive animal industry           | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Intensive horticulture              | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Wholesale nursery                   | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |

| Proposed land use                                   | Unit                          | Charges (per unit) |              |                       |                     |         | Total charges<br>(per unit) |
|---|-------------------------------|--------------------|--------------|-----------------------|---------------------|---------|-----------------------------|
|   |                               | Local charge       |              |                       |                     |         |                             |
|   |                               | Municipal charge   | State charge | Implementation charge | Sub-regional charge |         |                             |
| Roads <sup>23</sup>                                 | Water and sewer <sup>24</sup> |                    |              |                       |                     |         |                             |
| <b>Tourism category</b>                             |                               |                    |              |                       |                     |         |                             |
| Integrated tourist attraction                       | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Tourist attraction                                  | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Tourist park  | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| <b>Service, community and other uses category</b>   |                               |                    |              |                       |                     |         |                             |
| Cemetery  | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| Child care centre                                   | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Community facility                                  | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| Crematorium   | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Educational establishment                           | Lot                           | \$27,691           | \$0          | \$0                   | \$2,026             | \$9,587 | \$39,304                    |
| Emergency services                                  | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Funeral parlour                                     | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Hospital  | Lot                           | \$27,691           | \$0          | \$0                   | \$2,026             | \$9,587 | \$39,304                    |
| Place of assembly                                   | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| Telecommunications facility                         | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| Utility installation                                | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| Veterinary hospital                                 | Lot                           | \$5,538            | \$0          | \$0                   | \$2,026             | \$9,587 | \$17,151                    |
| <b>Sport, recreation and entertainment category</b> |                               |                    |              |                       |                     |         |                             |
| Indoor entertainment                                | Lot                           | \$11,076           | \$0          | \$0                   | \$2,026             | \$9,587 | \$22,689                    |
| Indoor sport and recreation                         | Lot                           | \$11,076           | \$0          | \$0                   | \$2,026             | \$9,587 | \$22,689                    |
| Outdoor sport and recreation                        | Lot                           | TBD                | \$0          | \$0                   | TBD                 | \$9,587 | TBD                         |
| Park  | Lot                           | \$0                | \$0          | \$0                   | \$0                 | \$9,587 | \$9,587                     |
| <b>Undefined category</b>                           |                               |                    |              |                       |                     |         |                             |
| All undefined uses                                  | Lot                           | TBD                | \$0          | \$0                   | TBD                 | TBD     | TBD                         |

Table 12 (Material Change of Use)

| Proposed land use                | Unit                              | Charges (per unit) |              |                       |                     |         | Total charges (per unit) |
|----------------------------------|-----------------------------------|--------------------|--------------|-----------------------|---------------------|---------|--------------------------|
|                                  |                                   | Local charge       |              |                       |                     |         |                          |
|                                  |                                   | Municipal charge   | State charge | Implementation charge | Sub-regional charge |         |                          |
| Roads <sup>26</sup>              | Water and sewer <sup>27</sup>     |                    |              |                       |                     |         |                          |
| <b>Residential category</b>      |                                   |                    |              |                       |                     |         |                          |
| House or display home            | Dwelling (on single dwelling lot) | \$0                | \$0          | \$0                   | \$0                 | \$0     | \$0                      |
|                                  | Dwelling (on urban terrace lot)   | \$0                | \$0          | \$0                   | \$0                 | \$0     | \$0                      |
| Other than a house <sup>28</sup> | Small dwelling                    | \$12,121           | \$1,464      | \$1,067               | \$4,638             | \$6,392 | \$25,682                 |
|                                  | Medium dwelling                   | \$15,850           | \$1,915      | \$1,395               | \$5,668             | \$6,392 | \$31,220                 |
|                                  | Large dwelling                    | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$6,392 | \$36,806                 |
| <b>Retail category</b>           |                                   |                    |              |                       |                     |         |                          |
| Bulk landscape supplies          | 1m <sup>2</sup> GFA               | \$157              | \$0          | \$0                   | \$39                | \$43    | \$239                    |
| Fast food premises               | 1m <sup>2</sup> GFA               | \$203              | \$0          | \$0                   | \$51                | \$167   | \$421                    |
| Food premises                    | 1m <sup>2</sup> GFA               | \$203              | \$0          | \$0                   | \$51                | \$167   | \$421                    |
| Garden centre                    | 1m <sup>2</sup> GFA               | \$157              | \$0          | \$0                   | \$39                | \$82    | \$278                    |
| Market                           | 1m <sup>2</sup> GFA               | \$0                | \$0          | \$0                   | \$0                 | \$21    | \$21                     |
| Outdoor sales                    | 1m <sup>2</sup> GFA               | \$157              | \$0          | \$0                   | \$39                | \$50    | \$246                    |

<sup>26</sup> Sub-regional charges for all proposed land uses, excluding those in the Residential Category and sales office – on a residential lot, are calculated as 27.3 per cent of the applicable municipal charge. The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

<sup>27</sup> Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

<sup>28</sup> This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

| Proposed land use                   | Unit                          | Charges (per unit) |              |                       |                     |         | Total charges<br>(per unit) |
|-------------------------------------|-------------------------------|--------------------|--------------|-----------------------|---------------------|---------|-----------------------------|
|                                     |                               | Local charge       |              |                       |                     |         |                             |
|                                     |                               | Municipal charge   | State charge | Implementation charge | Sub-regional charge |         |                             |
| Roads <sup>26</sup>                 | Water and sewer <sup>27</sup> |                    |              |                       |                     |         |                             |
| Service station                     | 1m <sup>2</sup> GFA           | \$203              | \$0          | \$0                   | \$51                | \$53    | \$307                       |
| Shop                                | 1m <sup>2</sup> GFA           | \$203              | \$0          | \$0                   | \$51                | \$71    | \$325                       |
| Shopping centre                     | 1m <sup>2</sup> GFA           | \$203              | \$0          | \$0                   | \$51                | \$39    | \$293                       |
| Showroom                            | 1m <sup>2</sup> GFA           | \$157              | \$0          | \$0                   | \$39                | \$11    | \$207                       |
| <b>Commercial category</b>          |                               |                    |              |                       |                     |         |                             |
| Business                            | 1m <sup>2</sup> GFA           | \$157              | \$0          | \$0                   | \$39                | \$37    | \$233                       |
| Car park                            | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | TBD     | TBD                         |
| Health care services                | 1m <sup>2</sup> GFA           | \$157              | \$0          | \$0                   | \$39                | \$75    | \$271                       |
| Short-term accommodation            | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$11    | TBD                         |
| Relocatable home park               | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$46    | TBD                         |
| Sales office – on a residential lot | Small office                  | \$12,121           | \$1,464      | \$1,067               | \$4,638             | \$6,392 | \$25,682                    |
|                                     | Medium office                 | \$15,850           | \$1,915      | \$1,395               | \$5,668             | \$6,392 | \$31,220                    |
|                                     | Large office                  | \$20,047           | \$2,422      | \$1,762               | \$6,183             | \$6,392 | \$36,806                    |
| <b>Industrial category</b>          |                               |                    |              |                       |                     |         |                             |
| Extractive industry                 | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$43    | TBD                         |
| Noxious and hazardous industry      | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$82    | TBD                         |
| High impact industry                | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$82    | TBD                         |
| Medium impact industry              | 1m <sup>2</sup> GFA           | \$56               | \$0          | \$0                   | \$14                | \$32    | \$102                       |
| Low impact industry                 | 1m <sup>2</sup> GFA           | \$56               | \$0          | \$0                   | \$14                | \$18    | \$88                        |
| Research and technology             | 1m <sup>2</sup> GFA           | \$56               | \$0          | \$0                   | \$14                | \$18    | \$88                        |
| Service industry                    | 1m <sup>2</sup> GFA           | \$203              | \$0          | \$0                   | \$51                | \$14    | \$268                       |
| Warehouse                           | 1m <sup>2</sup> GFA           | \$56               | \$0          | \$0                   | \$14                | \$7     | \$77                        |
| <b>Rural category</b>               |                               |                    |              |                       |                     |         |                             |

| Proposed land use                          | Unit  | Charges (per unit) |              |                       |                     |                     | Total charges<br>(per unit)   |
|--|---|--------------------|--------------|-----------------------|---------------------|---------------------|-------------------------------|
|  |   | Local charge       |              |                       |                     |                     |                               |
|  |   | Municipal charge   | State charge | Implementation charge | Sub-regional charge |                     |                               |
| Roads <sup>26</sup>                        | Water and sewer <sup>27</sup>               |                    |              |                       |                     |                     |                               |
| Agriculture                                | 1m <sup>2</sup> GFA                         | \$0                | \$0          | \$0                   | \$0                 | Not serviced        | \$0                           |
| Agricultural supply store                  | 1m <sup>2</sup> GFA                         | \$56               | \$0          | \$0                   | \$14                | \$11                | \$81                          |
| Animal keeping and husbandry               | 1m <sup>2</sup> GFA                         | TBD                | \$0          | \$0                   | TBD                 | \$46                | TBD                           |
| Intensive animal industry                  | 1m <sup>2</sup> GFA                         | \$22               | \$0          | \$0                   | \$6                 | \$7                 | \$35                          |
| Intensive horticulture                     | 1m <sup>2</sup> GFA                         | \$22               | \$0          | \$0                   | \$6                 | Not serviced        | \$28                          |
| Wholesale nursery                          | 1m <sup>2</sup> GFA                         | \$22               | \$0          | \$0                   | \$6                 | \$82                | \$110                         |
| Tourism category                           |   |                    |              |                       |                     |                     |                               |
| Integrated tourist attraction              | 1m <sup>2</sup> GFA                         | TBD                | \$0          | \$0                   | TBD                 | TBD                 | TBD                           |
| Tourist attraction                         | 1m <sup>2</sup> GFA                         | TBD                | \$0          | \$0                   | TBD                 | \$36                | TBD                           |
| Tourist park                               | 1m <sup>2</sup> GFA                         | TBD                | \$0          | \$0                   | TBD                 | TBD                 | TBD                           |
| Service, community and other uses category |   |                    |              |                       |                     |                     |                               |
| Cemetery                                   | 1m <sup>2</sup> GFA                         | \$0                | \$0          | \$0                   | \$0                 | TBD                 | TBD                           |
| Child care centre                          | 1m <sup>2</sup> GFA                         | \$157              | \$0          | \$0                   | \$39                | \$50                | \$246                         |
| Community facility                         | 1m <sup>2</sup> GFA                         | \$0                | \$0          | \$0                   | \$0                 | \$36                | \$36                          |
| Crematorium                                | 1m <sup>2</sup> GFA                         | TBD                | \$0          | \$0                   | TBD                 | TBD                 | TBD                           |
| Educational establishment                  | 1m <sup>2</sup> GFA and other <sup>29</sup> | \$157              | \$0          | \$0                   | \$39                | \$356 <sup>29</sup> | \$193 and \$356 <sup>29</sup> |
| Emergency services                         | 1m <sup>2</sup> GFA                         | \$157              | \$0          | \$0                   | \$39                | \$28                | \$224                         |
| Funeral parlour                            | 1m <sup>2</sup> GFA                         | \$77               | \$0          | \$0                   | \$20                | \$53                | \$152                         |
| Hospital                                   | 1m <sup>2</sup> GFA                         | \$157              | \$0          | \$0                   | \$39                | \$75                | \$271                         |
| Place of assembly                          | 1m <sup>2</sup> GFA                         | \$79               | \$0          | \$0                   | \$20                | \$18                | \$117                         |
| Telecommunications facility                | 1m <sup>2</sup> GFA                         | \$0                | \$0          | \$0                   | \$0                 | \$18                | \$18                          |
| Utility installation                       | 1m <sup>2</sup> GFA                         | \$0                | \$0          | \$0                   | \$0                 | \$18                | \$18                          |

<sup>29</sup> Charge rate per number of students and staff.

| Proposed land use                            | Unit                          | Charges (per unit) |              |                       |                     |      | Total charges<br>(per unit) |
|--|-------------------------------|--------------------|--------------|-----------------------|---------------------|------|-----------------------------|
|  |                               | Local charge       |              |                       |                     |      |                             |
|  |                               | Municipal charge   | State charge | Implementation charge | Sub-regional charge |      |                             |
| Roads <sup>26</sup>                          | Water and sewer <sup>27</sup> |                    |              |                       |                     |      |                             |
| Veterinary hospital                          | 1m <sup>2</sup> GFA           | \$157              | \$0          | \$0                   | \$39                | \$39 | \$235                       |
| Sport, recreation and entertainment category |                               |                    |              |                       |                     |      |                             |
| Indoor entertainment                         | 1m <sup>2</sup> GFA           | \$225              | \$0          | \$0                   | \$56                | \$89 | \$370                       |
| Indoor sport and recreation                  | 1m <sup>2</sup> GFA           | \$225              | \$0          | \$0                   | \$56                | \$46 | \$327                       |
| Outdoor sport and recreation                 | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | \$36 | TBD                         |
| Park   | 1m <sup>2</sup> GFA           | \$0                | \$0          | \$0                   | \$0                 | TBD  | TBD                         |
| Undefined category                           |                               |                    |              |                       |                     |      |                             |
| All undefined uses                           | 1m <sup>2</sup> GFA           | TBD                | \$0          | \$0                   | TBD                 | TBD  | TBD                         |

## Appendix 8 – Deferral of infrastructure charges

### Not-for-profit or charitable organisations

On application, the MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

The deferral for not-for-profit or charitable organisations applies in the following PDAs only:

- Bowen Hills
- Northshore Hamilton
- Greater Flagstone
- Yarrabilba
- Ripley Valley
- Caloundra South.

Not-for-profit or charitable organisations eligible for deferred infrastructure charges are defined as per the *Charities Act 2013* (Cth) and are registered with the Australian Charities and Not-for-profits Commission, unless the applicant can provide proof that the organisation provides a public benefit to the community, which is not limited to members of the organisation. The deferral for not-for-profit or charitable organisations applies to non-residential development only.

Deferrals are limited to 50 per cent of the infrastructure charges payable for a PDA development approval - capped to a maximum of \$40,000 per application.

Not-for-profit or charitable organisations may, at any time after the development approval has been issued, but before the levied charge becomes payable, apply for a deferral against the levied charges.

If the MEDQ determines that an organisation meets the eligibility requirements, an Infrastructure Agreement will be prepared which defers the payment of infrastructure charges, but attaches the levied charges to the property.

The Infrastructure Agreement will include clauses which stipulate that the levied charges will become due and payable if:

- the development the subject of the Infrastructure Agreement ceases
- the development or organisation no longer provides a public benefit
- the development ceases being used by the not-for profit or charitable organisation
- the property is transferred or otherwise disposed of.

To ensure potential new owners are aware of any deferred charges running with the land, it is necessary to include a note on the property file to ensure that the Infrastructure Agreement is flagged as part of any rates searches through the conveyancing process.

## Appendix 9 – Indexation and review of infrastructure charges and land values

### Calculating indexation

Unless otherwise stated, the infrastructure charges for urban renewal PDAs and greenfield PDAs will be indexed annually on the 1 July, by an indexation rate calculated in accordance with the following formula:

$$= [(1 + [(x - y) \div y])^{1/n} - 1]$$

Where:

*x* is the Queensland Roads and Bridges Construction Index for March in the current calendar year (i.e. March 2018)

*y* is the Queensland Roads and Bridges Construction Index for the March which is three years prior to March in the current calendar year (i.e. March 2015)

*n* is 3 years, in order to calculate the three year rolling average of the index.

#### For example:

The annual rate of indexation on 1 July 2016 is calculated as:

$$= [(1 + [(107.8 - 106.7) \div 106.7])^{1/3} - 1]$$

$$= [(1 + 1.031\%)^{0.3333} - 1]$$

$$= 0.3425\%$$

The indexation rate is applied in accordance with the following formula:

$$A = B \times (1 + \textit{indexation rate})$$

Where:

*A* is the indexed value of any infrastructure charge on 1 July 2018

*B* is the same infrastructure charge valued on the previous financial year, 1 July 2017.

#### For example:

A charge rate of \$13,281 (applicable from 1 July 2016) is indexed on 1 July 2017 as follows:

$$= \$13,281 \times (1 + 0.3425\%)$$

$$= \$13,281 \times (1.3425\%)$$

$$= \$13,326$$

The special infrastructure levy will also be indexed in accordance with the formula.

For the Oonoonba PDA, infrastructure charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index, unless otherwise specified in the relevant PDA development approval.

For the remaining PDAs, infrastructure charges will be indexed in accordance with the local government's applicable charging document.

An infrastructure charge conditioned in a PDA development approval will be increased in accordance with the applicable indexation rate as at the date of payment.

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