

Practice note no. 15 Issued: March 2014

Implementation Works in Greenfield PDAs



The purpose of the implementation charge is to encourage employment, community development, ecological sustainability and innovation initiatives within the greenfield priority development areas (PDAs). Instead of making a financial contribution towards the implementation charge an applicant may elect to deliver implementation works and receive an offset against the implementation charge.

The following table sets out examples of the implementation works that would be considered for an offset against the implementation charge. Other innovative programs and solutions are encouraged, provided they can demonstrate that they achieve the desired purpose. This list is limited to general examples; specific detail will be required to obtain an offset. Implementation works which involve the sale or marketing of the development or the construction of buildings will generally not be supported.

Implementation works suitable for an offset

Potential Initiative	Explanation
Employment	
Employment manager	An employment manager may prepare, monitor and implement strategies to facilitate employment. This may include consulting with key stakeholders and leveraging external funding for employment initiatives.
Chamber of commerce	A local chamber of commerce may benefit local business by propagating connections to other business support organisations and key stakeholders including government agencies.
Research partnerships	Research partnerships with educational establishments to monitor employment and report on the effectiveness of strategies.
Not for profit governance structure	Establishment of a local community trust which funds the continued operation of implementation initiatives. The trust would be funded by community and industry donations.
Apprenticeship support programs	Training partnerships with local contractors to provide trade apprentices with an opportunity to develop practical skills in the construction industry.
Work experience programs	Partnerships with local businesses and professional organisations to provide practical work experience to students in a variety of professions.
Home based business initiative and support	Support for home based business including information material on Small Office Home Office (SOHO) demonstration products.

ICT implementation	Establishment of an ICT strategy which endeavours to facilitate greater utility of Fibre To The Premises (FTTP) infrastructure and community access. The strategy should focus on ways to leverage existing and future network capabilities for the community.
Community Development	
Community development manager	A community development manager may prepare monitor and implement strategies to facilitate community integration and activation of community facilities. This may include organising and coordinating community groups and events.
Corporate sport and recreation programs	Sport and recreation programs will foster community integration and potential employment opportunities. Additionally sport and recreation programs will assist in activating community infrastructure.
Sports and recreation officer	A sports and recreation officer can develop, support and manage community sport and recreation programs.
Neighbourhood watch	Establishment of a neighbourhood watch program creates safer communities through negotiation and exchange of information. Neighbourhood watch programs actively engage community members in the safety of their community.
Public and community art projects	Public art programs involving community members create a unique community identity and help to create a sense of place.
Site specific community education programs (place making)	Community education programs that focus on the particular attributes of the relevant Priority Development Area or surrounding area. This may include local history exhibits which showcase the cultural identity of the local area or document the growth of the community within the PDA.
Neighbourhood gardens	Neighbourhood gardens and gardening programs which are organised and maintained by the local community.
Recreational maps	The compilation of maps showing pedestrian, cycling, mountain biking or hiking tracks in the PDA which encourage active community opportunities.
Ecological sustainability and environment	
Energy Reporting	Monitor and report on local energy and resource consumption over time. Provide guides to residents as part of a behavioural change program which highlights the ways residents may make improvements in their lifestyle in relation reducing carbon, water, waste and encouraging sustainable transport.
Climate adaptation strategy	Develop a site specific strategy for adapting to climate variation.
Innovation	
Reporting on pilot projects	Regular reporting and analysis of the continued operation of innovative pilot projects. Such projects may include LED street lighting programs or assessing impacts of community education programs.

Process and requirements

To obtain an offset against the implementation charge an applicant must comply with the process set out in the Infrastructure Funding Framework, Crediting and Offsets Arrangement (IFFCOA) and submit to EDQ an implementation plan. The implementation plan will set out the delivery of the implementation works. The implementation plan may be for a 3 to 5 year time horizon. The implementation plan should document:

- » The proposed works to be completed over that period
- » The program for the works
- » The annual cost and total cost for each initiative

In accordance with the IFFCOA, EDQ will then review the implementation plan and advise of a provisional offset amount.

The applicant will be required to provide to EDQ an annual report outlining the work completed to date along with independent certification of the costs incurred. In accordance with the process in the IFFCOA, EDQ will review this report and confirm the final amount that can be offset.

Until the final offset amount is approved the applicant must, at each plan sealing, lodge bank guarantees for the implementation charge. EDQ will return or accept replacement bank guarantees when the final offset amount has been determined.

It is anticipated that the implementation works proposed by the applicant may take place over several years. To recover EDQ's costs in endorsing and monitoring the implementation plan, the applicant must make an allowance of 2% of the total value of the implementation works. The applicant is entitled to claim an offset of that 2% against the implementation charge and may include this in the strategy costs.