

# **Queen's Wharf Brisbane Priority Development Area Infrastructure Charging Offset Plan**

20 December 2017

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# 1. Preliminary

## 1.1 Introduction

In accordance with section 10 of the *Economic Development Act 2012 (ED Act)*, the Minister for Economic Development Queensland (*MEDQ*) may fix charges and other terms for the provision of infrastructure in priority development areas.

This document is the Infrastructure Charging and Offset Plan (*ICOP*) made by the MEDQ pursuant to section 10 of the ED Act for the Queen's Wharf Brisbane Priority Development Area (*PDA*).

## 1.2 Commencement

This ICOP has effect on and from 20 December 2017.

## 1.3 Purpose

The purpose of this ICOP is to state the following for the Queen's Wharf Brisbane Priority Development Area (*PDA*):

- a) the Infrastructure Charges payable for the PDA Land;
- b) the Trunk Infrastructure plans and schedules of works; and
- c) matters relevant to calculating a Credit and an Infrastructure Offset for the supply of Trunk Infrastructure.

The Infrastructure Funding Framework, as amended from time to time, does not apply to the PDA Land.

## 1.4 Definitions

- a) Unless the context otherwise requires or as otherwise expressly stated, a term used in this ICOP has the meaning given to it by:
  - (i) this ICOP;
  - (ii) if not defined in this ICOP, the ED Act;
  - (iii) if not defined in the ED Act, the BICR;
  - (iv) if not defined in the BICR, the Brisbane City Council's City Plan 2014, in effect from time to time;
  - (v) if not defined in the Brisbane City Council's City Plan 2014, in effect from time to time, the ICF;
  - (vi) if not defined in the ICF, the Planning Act 2016 (Qld);
  - (vii) if not defined in the Planning Act 2016 (Qld), the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (Qld); and
  - (viii) if not defined in the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (Qld), its ordinary meaning.

- b) The following definitions apply unless the context requires otherwise:

Appropriately Qualified Person	means a person having the qualifications and experience appropriate to perform the relevant function or task or prepare the relevant document.
Background Report	means the Queen's Wharf Priority Development Area Infrastructure Plan Background Report dated November 2017.
BICR	means the Brisbane City Council's Brisbane Infrastructure Charges Resolution in force at the date of a PDA-Development Approval.
Business Day	means a day which is not a Saturday, Sunday or a public holiday in Brisbane and does not include a day between 26 December of a year and 1 January of the next year.
Credit	means the demand placed on trunk infrastructure networks by an existing lawful use, a previous lawful use or an existing lot used in the calculation of an Infrastructure Charge, which is determined in accordance with Section 5 of this ICOP. For clarity, a Credit is referred to as a demand credit in the BICR and the ICF.
Development Scheme	means the Queen's Wharf Brisbane Priority Development Area Development Scheme dated January 2016.
Distributor-retailer	means the Central SEQ Distributor-Retailer Authority under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (Qld) trading as Queensland Urban Utilities.
ED Act	means the Economic Development Act 2012 (Qld).
Final Offset	means the Infrastructure Offset for a Trunk Infrastructure Contribution that is land or works determined in accordance with section 8.4 of this ICOP.
ICF	means the Distributor-retailer's infrastructure charging framework in force at the date of a PDA Development Approval.
Infrastructure Funding Framework	means the Infrastructure Funding Framework dated 1 July 2017 and published by the Department of Infrastructure, Local Government and Planning.
GFA	means the gross floor area as defined in Brisbane City Council's City Plan 2014, in effect from time to time, unless otherwise specified by a PDA Development Approval.
Infrastructure Offset	means a monetary amount determined in accordance with Section 8 of this ICOP which may be claimed as an offset against an Infrastructure Charge.

Infrastructure Charge	means the monetary amount of a charge for development in the PDA or for PDA-associated development calculated in accordance with this ICOP and required to be paid by a condition of a PDA Development Approval.
Land Contribution	has the meaning given in section 8.3(a)(i) of this ICOP.
MEDQ	means the Minister for Economic Development Queensland as defined in the ED Act.
PDA	means the Queen's Wharf Brisbane Priority Development Area declared by a regulation on 28 November 2014.
PDA-associated development	means development declared to be PDA-associated development for the Queen's Wharf Brisbane Priority Development Area under section 40C of the ED Act.
PDA Development Approval	mean a PDA development approval granted by the MEDQ for development of the PDA Land.
PDA Land	is land as identified in the Development Scheme and includes the land on which PDA-associated development is located.
Provisional Offset	means the Infrastructure Offset for a Trunk Infrastructure Contribution that is land or works determined in accordance with section 8.3 of this ICOP.
Quantity Surveyor	means a quantity surveyor who is a Certified Quantity Surveyor designated by the Australian Institute of Quantity Surveyors or a Chartered Surveyor designated by the Royal Institution of Chartered Surveyors and has been a Corporate Member of the Australian Institute of Quantity Surveyors or the Royal Institution of Chartered Surveyors for at least 10 years.
RPEQ	means an engineer registered as a registered professional engineer with the Board of Professional Engineers of Queensland in accordance with the Professional Engineers Act 2002 (Qld).
Trunk Infrastructure	means infrastructure which the MEDQ has identified in section 10 of this ICOP as trunk infrastructure or other infrastructure which the MEDQ has agreed in writing may be offset against an Infrastructure Charge.
Trunk Infrastructure Contribution	means land or works for Trunk Infrastructure provided in lieu of payment or in part payment of an Infrastructure Charge.
Works Contribution	has the meaning given in section 8.3(a)(ii) of this ICOP.

- c) For the avoidance of doubt, the following documents are in force at the date of this document:
- (i) ICF: Water Netserv Plan (Part A) Charges Schedule, Version 1.4 dated 3 July 2017; and
  - (ii) BICR: Brisbane Infrastructure Charges Resolution (No.6) 2017.

## 2. Infrastructure Charges

### 2.1 Payment of an Infrastructure Charge

Infrastructure Charges will be imposed as a condition of a PDA Development Approval and will be collected by the MEDQ.

### 2.2 Calculating an Infrastructure Charge

- a) Infrastructure Charges are payable for the following types of development:
  - (i) reconfiguring a lot; and
  - (ii) making a material change of use of premises.
- b) An Infrastructure Charge will be calculated:
  - (i) in accordance with Part 3 (Levied charges) of the BICR, to the extent the BICR is relevant to transport, public realm<sup>1</sup> and stormwater and as in force at the date an application for a PDA Development Approval is decided, except that there will be no discount given for a prescribed financial contribution; and
  - (ii) in accordance with Part 3 (Infrastructure Charges Schedule), Division 3 (Levied charges) contained in the Charges Schedule of the Water Netserv Plan (Part A) of the ICF in force at the date an application for a PDA Development Approval is decided, except that there will be no discount given for a prescribed financial contribution.
- c) The BICR and the ICF are to be read with all necessary changes to give effect to this ICOP. In particular, but without limitation:
  - (i) all references to a local government in the BICR are to be read as references to the MEDQ;
  - (ii) the relevant applicable uses for the BICR are those in Brisbane City Council's City Plan 2014 (as amended from time to time) unless otherwise specified by a PDA Development Approval;
  - (iii) all references to the Distributor-retailer in the ICF are to be read as references to the MEDQ; and
  - (iv) section 13(2)(a)(i) of the BICR and section 3.3.2(2)(a)(i) of Part 3 (Infrastructure Charges Schedule), Division 3 (Levied charges) contained in the Charges Schedule of the Water Netserv Plan (Part A) of the ICF do not apply to the calculation of Infrastructure Charges for the PDA Land.
- d) Notwithstanding section 2.2(b), for development that is reconfiguring a lot:
  - i. an initial Infrastructure Charge (***initial charge***) is to be calculated using the infrastructure charge rates set out in Table 2 of Section 4 or to the extent of any inconsistency with the corresponding tables in the BICR and ICF in force at the date an application for a PDA Development Approval is decided, the latter tables; and

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<sup>1</sup> Public realm is the same as community purposes in the BICR.

- ii. a further Infrastructure Charge (**further charge**) is to be calculated using the infrastructure charge rates set out in Tables 3 and 4 of Section 4, as applicable, or to the extent of any inconsistency with the corresponding tables in the BICR and ICF in force at the date an application for a PDA Development Approval is decided, the latter tables.
- e) Where a further charge is paid, the further charge is reduced by the amount of the initial charge already received by MEDQ. For the purposes of calculating the reduction to the further charge, the amount of the initial charge already paid is indexed to the time of payment of the further charge as though section 6.1 applies.
- f) For development that is a material change of use, the infrastructure charge rates are stated in Table 3 of Section 4 for residential development and Table 4 of Section 4 for non-residential development or to the extent of any inconsistency with the corresponding tables in the BICR and ICF in force at the date an application for a PDA Development Approval is decided, the latter tables.

### 3. Charge Categories

- a) Table 1 contains an extract from the BICR in force at the date of this ICOP and has been included in this ICOP to assist the user. To the extent that Table 1 is inconsistent with the corresponding table in the BICR, the BICR applies to the extent of any inconsistency.
- b) Where a use is not listed in:
  - (i) column 2 of Table 1; or
  - (ii) the corresponding table in the BICR,

the MEDQ will determine the appropriate charge category to apply to the use based on an assessment of the use and the demand placed upon the Trunk Infrastructure networks.

**Table 1 - Charge Categories and Uses**

<b>Column 1 Charge Category</b>	<b>Column 2 Use</b>
<b>Residential use</b>	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long term)	Community residence, Relocatable home park, Retirement facility, Rooming accommodation, On-site accommodation ancillary to Educational establishment, Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short term)	Hotel (residential component), Short-term accommodation, Resort complex (residential component), Tourist park
<b>Non-residential use</b>	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Showroom, Outdoor sales
Commercial (retail)	Adult store, Bar, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Educational facility	Educational establishment, Child care centre, Community Care Centre
Entertainment	Hotel (non-residential component), Nightclub entertainment facility, Resort complex, Theatre
Essential services	Detention facility, Emergency services, Health care service, Hospital, Residential care facility, Veterinary service
High Impact Industry	High impact industry, Special industry
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, Medium impact industry, Research and technology industry, Rural industry, Warehouse, Marine industry, Transport depot

<b>Column 1 Charge Category</b>	<b>Column 2 Use</b>
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Minor uses	Cemetery, Home based business, Landing, Market, Outstation, Park, Roadside stall, Telecommunications facility, Temporary Use
Other Use	Air service, Animal keeping, Brothel, Car wash, Crematorium, Car Park (Parking station), Environment facility, Extractive industry, Major electricity infrastructure, Major sport recreation and entertainment facility, Motor sport facility, Nature-based tourism, Non-resident workforce accommodation, Outdoor sport and recreation, Port Service, Substation, Tourist Attraction, Utility Installation

# 4. Calculating Infrastructure Charges

## 4.1 Purpose of Infrastructure Charges

Infrastructure Charges will contribute to funding the cost of Trunk Infrastructure which services or is proposed to service development for the PDA Land.

## 4.2 Types of Infrastructure Charges

The following types of Infrastructure Charges apply to development on the PDA Land:

- a) a transport, public realm and stormwater charge for the provision of Trunk Infrastructure comprising:
  - (i) transport infrastructure;
  - (ii) public realm infrastructure; and
  - (iii) stormwater infrastructure; and
- b) a water and wastewater charge for the provision of Trunk Infrastructure comprising:
  - (i) water infrastructure; and
  - (ii) wastewater infrastructure.

The infrastructure charge rates in Tables 2, 3 and 4 below, are current at the date of this document.

## 4.3 Infrastructure Charge Rates

- a) The tables below contain information extracted from the corresponding tables in the BICR and the ICF in force at the date of this document and have been included in this ICOP to assist the user. To the extent that any table is inconsistent with the corresponding table in the BICR and ICF, the BICR and ICF apply to the extent of any inconsistency.

**Table 2 - Infrastructure Charge Rates**

<b>Column 1 Development class</b>	<b>Column 2 Infrastructure Charge type</b>	<b>Column 3 Infrastructure Charge rate (per lot created)</b>	<b>Column 4 Sum of the Infrastructure Charge rates for a charge category (per lot created)</b>
Residential	Water supply and wastewater network charge	\$14,155.60	\$28,311.20
	Transport, public realm and stormwater network charge	\$14,155.60	
Non-residential	Water supply and wastewater network charge	\$14,155.60	\$28,311.20

<b>Column 1 Development class</b>	<b>Column 2 Infrastructure Charge type</b>	<b>Column 3 Infrastructure Charge rate (per lot created)</b>	<b>Column 4 Sum of the Infrastructure Charge rates for a charge category (per lot created)</b>
	Transport, public realm and stormwater network charge	\$14,155.60	

**Table 3 - Infrastructure Charge Rates for Residential Development**

<b>Column 1 Charge category</b>	<b>Column 2 Charge rate (\$ per demand unit)</b>		<b>Column 3 Total charge rate (\$ per demand unit)</b>
Residential 1 bedroom	Water supply and wastewater network charge	\$10,111.15 per dwelling	\$20,222.30 per dwelling
	Transport and public realm network charge	\$10,111.15 per dwelling	
Residential 2 bedrooms	Water supply and wastewater network charge	\$10,111.15 per dwelling	\$20,222.30 per dwelling
	Transport and public realm network charge	\$10,111.15 per dwelling	
Large Residential (3 or more bedrooms)	Water supply and wastewater network charge	\$14,115.60 per dwelling	\$28,311.20 per dwelling
	Transport and public realm network charge	\$14,115.60 per dwelling	
Short Term Accommodation – Bedroom that is not within a Suite	Water supply and wastewater network charge	\$5,055.58 per dwelling	\$10,111.15 per dwelling <sup>2</sup>
	Transport and public realm network charge	\$4,044.46 per dwelling	
Short Term Accommodation – 1 bedroom	Water supply and wastewater network charge	\$5,055.58 per dwelling	\$10,111.15 per dwelling <sup>3</sup>
	Transport and public realm network charge	\$4,044.46 per dwelling	
Short Term Accommodation – 2 bedroom	Water supply and wastewater network charge	\$5,055.58 per dwelling	\$10,111.15 per dwelling <sup>4</sup>

<sup>2</sup> The Total charge rate in Column 3 does not equal the addition of the relevant Charge rates in Column 2.

<sup>3</sup> The Total charge rate in Column 3 does not equal the addition of the relevant Charge rates in Column 2.

<sup>4</sup> The Total charge rate in Column 3 does not equal the addition of the relevant Charge rates in Column 2.

<b>Column 1 Charge category</b>	<b>Column 2 Charge rate (\$ per demand unit)</b>		<b>Column 3 Total charge rate (\$ per demand unit)</b>
	Transport and public realm network charge	\$4,044.46 per dwelling	
Short Term Accommodation – 3 bedroom	Water supply and wastewater network charge	\$7,077.81 per dwelling	\$14,155.60 per dwelling <sup>5</sup>
	Transport and public realm network charge	\$6,066.69 per dwelling	

**Table 4 - Infrastructure Charge Rates for Non-residential Development**

<b>Column 1 Charge category</b>	<b>Column 2 Charge rate (\$ per demand unit)</b>		<b>Column 3 Total charge rate (\$ per demand unit)</b>	<b>Stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
Commercial (bulk goods)	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$141.55 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$105.15 per m <sup>2</sup> GFA		
Commercial (retail)	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$182 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$145.60 per m <sup>2</sup> GFA		
Commercial (office)	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$141.55 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$105.15 per m <sup>2</sup> GFA		
Educational Facility	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$141.55 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$105.15 per m <sup>2</sup> GFA		
Entertainment	Water supply and wastewater network charge	\$60.66 per m <sup>2</sup> GFA	\$202.20 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$141.54 per m <sup>2</sup> GFA		

<sup>5</sup> The Total charge rate in Column 3 does not equal the addition of the relevant Charge rates in Column 2.

<b>Column 1 Charge category</b>	<b>Column 2 Charge rate (\$ per demand unit)</b>		<b>Column 3 Total charge rate (\$ per demand unit)</b>	<b>Stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
Essential Services	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$141.55 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$105.15 per m <sup>2</sup> GFA		
High Impact Industry	Water supply and wastewater network charge	\$40.46 per m <sup>2</sup> GFA	\$70.80 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$30.34 per m <sup>2</sup> GFA		
Indoor Sport and Recreation Facility <sup>6</sup>	Water supply and wastewater network charge	\$60.66 per m <sup>2</sup> GFA	\$202.20 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$141.54 per m <sup>2</sup> GFA		
Indoor Sport and Recreation Facility (where for court areas)	Water supply and wastewater network charge	\$5.05 per m <sup>2</sup> GFA	\$20.20 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$15.15 per m <sup>2</sup> GFA		
Industry	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$50.55 per m <sup>2</sup> GFA	\$10.10
	Transport and public realm network charge	\$14.15 per m <sup>2</sup> GFA		
Place of Assembly	Water supply and wastewater network charge	\$36.40 per m <sup>2</sup> GFA	\$70.80 per m <sup>2</sup> GFA <sup>7</sup>	\$10.10
	Transport and public realm network charge	\$34.38 per m <sup>2</sup> GFA		
Other Uses	To be determined by the MEDQ			
Minor Uses	Nil charge	Nil charge	Nil charge	Nil charge

<sup>7</sup> The Total charge rate in Column 3 does not equal the addition of the relevant Charge rates in Column 2.

## **5. Credits**

### **5.1 Application of a Credit**

A Credit may be applied to the calculation of an Infrastructure Charge.

### **5.2 Credit for Infrastructure Charges**

- a) The Credit will be calculated:
  - (i) in accordance with Part 3 (Levied charges) of the BICR in force at the date that an application for a PDA Development Approval is decided when calculating an Infrastructure Charge in accordance with section 2.2(b)(i); and
  - (ii) in accordance with Part 3 (Infrastructure Charges Schedule), Division 3 (Levied charges) contained in the Charges Schedule of the Water Netserv Plan (Part A) of the ICF in force at the date that an application for a PDA Development Approval is decided when calculating an Infrastructure Charge in accordance with section 2.2(b)(ii).
- b) The value of the Credit to be applied in the calculation of an Infrastructure Charge cannot exceed the Infrastructure Charge for the proposed development.
- c) For the avoidance of doubt, a Credit once used in the calculation of an Infrastructure Charge, cannot be re-used in the calculation of another Infrastructure Charge.

## 6. Indexation

### 6.1 Indexation of Infrastructure Charges

- a) An Infrastructure Charge which is payable in accordance with a PDA Development Approval will be subject to indexation.
- b) The indexation will be calculated:
  - (i) for an Infrastructure Charge for transport, public realm and stormwater infrastructure, in accordance with Part 3 (Levied charges) of the BICR; and
  - (ii) for an Infrastructure Charge for water and wastewater infrastructure, in accordance with Part 3 (Infrastructure Charges Schedule), Division 3 (Levied charges) contained in the Charges Schedule of the Water Netserv Plan (Part A) of the ICF.

# 7. Payment of Infrastructure Charges

## 7.1 Timing for Payment

An Infrastructure Charge is payable at the following time:

- a) if an Infrastructure Charge applies to development that is reconfiguring a lot:
  - i. the initial charge is payable – prior to the MEDQ approving the plan of subdivision for reconfiguring a lot; and
  - ii. the further charge is payable at the earlier of the following:
    - i. prior to the endorsement of a building format plan;
    - ii. prior to the commencement of use; or
    - iii. prior to the certificate of classification or final inspection certificate being issued for a building or structure;
- b) if an Infrastructure Charge applies to development that is making a material change of use of premises, the Infrastructure Charge is payable at the earlier of the following:
  - (i) prior to the endorsement of a building format plan;
  - (ii) prior to the commencement of use; or
  - (iii) prior to the certificate of classification or final inspection certificate being issued for a building or structure.
- c) For the avoidance of doubt, an Infrastructure Charge for development that is making a material change of use of premises is not payable where a relevant further charge has been paid for development that is reconfiguring a lot.

## 8. Infrastructure Offsets and Refunds

### 8.1 General

- a) This Section c) applies where a person (referred to as the **applicant** in this section 8c)) has provided a Trunk Infrastructure Contribution and requests that the cost of the Trunk Infrastructure Contribution be offset against the relevant Infrastructure Charge.
- b) Subject to section 8.6, an Infrastructure Offset may be used to offset an Infrastructure Charge payable under a PDA Development Approval in respect of development on any part of the PDA Land that is subject to that PDA Development Approval and is not limited to offsetting an Infrastructure Charge that applies to development on PDA Land on which the Trunk Infrastructure is located or PDA Land that the Trunk Infrastructure services.
- c) With the exception of Trunk Infrastructure item SE2 in section 10, the maximum Infrastructure Offset that may be claimed by an applicant or approved by the MEDQ is equal to the total cost of the Trunk Infrastructure item in section 10.
- d) Trunk Infrastructure Item SE2 is to comprise a DN630mm diameter sewer main (unless the MEDQ agrees in writing to accept a sewer having a different diameter) running from Margaret Street to the existing manhole (MH235401 in North Quay) and is to be generally in accordance with any applicable PDA-associated development declaration.
- e) With respect to Trunk Infrastructure item SE2 in Section 10, the Infrastructure Offset must be determined in accordance with sections 8.2, 8.3 and 8.4 and claimed in accordance with section 8.5.
- f) Notwithstanding any other provision in this ICOP, the BICR or the ICF, the cost of a Trunk Infrastructure Contribution can only be offset against a relevant Infrastructure Charge in accordance with this section 8.

### 8.2 Infrastructure Offsets

An applicant seeking:

- a) a determination of an Infrastructure Offset, other than an Infrastructure Offset for Trunk Infrastructure item SE2, must either:
  - (i) request and obtain approval for both:
    - (A) a Provisional Offset using the process in section 8.3; and
    - (B) a Final Offset using the process in section 8.4; or
  - (ii) request and obtain approval for only a Final Offset using the process in section 8.4;
- b) a determination of an Infrastructure Offset for Trunk Infrastructure item SE2 must request and obtain approval for both:
  - (i) a Provisional Offset using the process in section 8.3; and
  - (ii) a Final Offset using the process in section 8.4;

- c) to claim an Infrastructure Offset must request and obtain approval to claim the Infrastructure Offset using the process in section 8.5.

## 8.3 Provisional Offset

- a) Prior to:
  - (i) the provision of a Trunk Infrastructure Contribution that is land (referred to as a **Land Contribution** in this section 8); or
  - (ii) works commencing with respect to a Trunk Infrastructure Contribution that is works (referred to as a **Works Contribution** in this section 8),  
an applicant seeking a determination of a Provisional Offset must submit a written request to the MEDQ for the determination of the Provisional Offset.
- b) The request must contain the following information:
  - (i) for each Land Contribution:
    - (A) the relevant identification number in the schedule of works in section 10 and the Background Report;
    - (B) for staged delivery of a Land Contribution, the part of the Land Contribution which is the subject of the request;
    - (C) a plan showing the location of the Land Contribution, including the area of the land;
    - (D) a statement as to when the Land Contribution is required to be provided; and
    - (E) a statement certified by an Appropriately Qualified Person identifying:
      - (1) the total cost of the relevant item in section 10 that is applicable to the Land Contribution the subject of the request; or
      - (2) for staged delivery of a Land Contribution, the proportion of the total cost of the relevant item in section 10 that is applicable to the part of the Land Contribution the subject of the request;
  - (ii) for each item comprising a Works Contribution (except for Trunk Infrastructure item SE2 in Section 10):
    - (A) the item's identification number in the schedule of works in Section 10 and the Background Report;
    - (B) for staged delivery of an item, the portion of the item which is the subject of the request;
    - (C) a detailed scope of works certified by an Appropriately Qualified Person;
    - (D) a detailed design certified by an RPEQ or an Appropriately Qualified Person;
    - (E) a plan showing the spatial extent of the Works Contribution;
    - (F) a preliminary landscape plan (if applicable) for the Works Contribution prepared by an Appropriately Qualified Person;
    - (G) a statement as to when the Works Contribution is required to be provided; and

- (H) a statement certified by a Quantity Surveyor or an Appropriately Qualified Person identifying:
  - (1) the total cost of the relevant item in section 10 that is applicable to each item of the Works Contribution the subject of the request; or
  - (2) for staged delivery of an item of the Works Contribution, the proportion of the total cost of that item in section 10 that is applicable to each item of the Works Contribution the subject of the request;
- (iii) for a Works Contribution comprising Trunk Infrastructure item SE2 in section 10:
  - (A) a plan showing the spatial extent of the Works Contribution;
  - (B) a detailed design certified by an RPEQ based on detailed geotechnical investigations and existing services information;
  - (C) a detailed scope of works certified by an RPEQ;
  - (D) a detailed cost estimate in accordance with section 8.3(c) certified by an RPEQ;
  - (E) if the Works Contribution comprises a sewer main having a diameter of more than DN630mm or less than DN630mm, written evidence to demonstrate the need for the different pipe size proposed
  - (F) details of the contractor engaged to perform the Works Contribution;
  - (G) evidence that the contractor engaged to perform the Work Contribution is suitably qualified to perform the Works Contribution;
  - (H) a statement as to when the Works Contribution is required to be provided; and
  - (I) a written statement from the Distributor-retailer approving the location of the Works Contribution, the detailed design for the Works Contribution and the detailed scope of works for the Works Contribution.
- c) For the purpose of calculating the detailed cost estimate for the Works Contribution in accordance with section 8.3(b)(iii)(D), the detailed cost estimate:
  - (A) must include the following:
    - (1) the construction cost for the Works Contribution certified by an RPEQ;
    - (2) the construction on-costs for the Works Contribution for all of the following, certified by an Appropriately Qualified Person, which in total do not exceed 15% of the construction cost;
      - the cost of the sewerage network infrastructure master planning for the PDA Land;
      - the cost of investigating the feasibility of the Works Contribution;
      - the cost of concept design for the Works Contribution;
      - the cost of survey for the Works Contribution;
      - the cost of environmental investigations for the Works Contribution;

- the cost of geotechnical investigations for the Works Contribution;
  - the cost of the detailed design for the Works Contribution;
  - the cost of project management for the Works Contribution;
  - the cost of procurement and contract administration for the Works Contribution;
  - the application fees for an application for the Works Contribution;
  - the consultants' fees for preparing the application for the Works Contribution; and
  - the portable long service leave payment for the construction contract for the Works Contribution; and
- (3) the risk and contingencies, certified by an Appropriately Qualified Person, that do not exceed 25% of the cost of that part of the Works Contribution in a construction contract for anything which is subject to a contingency; and
- (B) must not include the following:
- (1) the cost of general town planning advice for the development;
  - (2) the cost of carrying out temporary infrastructure, unless temporary infrastructure is essential for the delivery of the permanent Works Contribution and it is agreed by the MEDQ in writing that it is part of the Works Contribution;
  - (3) the cost of carrying out other infrastructure which is not part of the Works Contribution;
  - (4) the cost of decommissioning, removal and rehabilitation of infrastructure identified in sections 8.3(c)(B)(2) and 8.3(c)(B)(3), unless it is essential for the delivery of the permanent Works Contribution and it is agreed by the MEDQ in writing that it is part of the Works Contribution;
  - (5) the cost of any part of the Works Contribution provided by another party. For the purposes of this clause, 'another party' does not include a person engaged by the applicant;<sup>8</sup>
  - (6) the cost of GST to the extent that GST is payable and an input tax credit can be claimed for the Works Contribution;
  - (7) the cost attributable directly or indirectly to the failure of the applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the Works Contribution;
  - (8) the cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;

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<sup>8</sup> Another party may include the MEDQ, a local government, a Distributor-retailer or a person that is not the applicant or not engaged by the applicant.

- (9) the cost of carrying out infrastructure which is only made necessary by the development and does not contribute to the function of the Works Contribution;
  - (10) the cost of maintaining an infrastructure asset where required by a condition of a PDA Development Approval, except for the cost incurred during the maintenance and establishment periods required for the infrastructure by the PDA Development Approval; and
  - (11) unless otherwise agreed by the MEDQ in writing, the cost of existing infrastructure which services or is planned to service existing or future demand that is replaced by the Works Contribution
- d) Within 10 Business Days of the date of the request, the MEDQ may request the applicant to provide further information that will assist it in deciding the request.
- e) The applicant must comply with any request for further information from the MEDQ.
- f) Within 30 Business Days after the later of:
- (i) the receipt by the MEDQ of the applicant's request under section 8.3(a); or
  - (ii) if the MEDQ requests further information under section 8.3(d), the receipt by the MEDQ of that further information,
- the MEDQ must decide the request for the Provisional Offset having regard to the contents of the request and any further information provided by the applicant to the MEDQ.
- g) Within 5 Business Days after deciding the request, the MEDQ must give a written notice to the applicant stating the following:
- (i) whether the request is allowed, allowed in part or not allowed;
  - (ii) if the request is allowed in part or not allowed, the reasons for the decision; and
  - (iii) if the request is allowed or allowed in part:
    - (A) the Provisional Offset;
    - (B) which Infrastructure Charge the Provisional Offset may be claimed against; and
    - (C) the reason for any difference between the amount of the Provisional Offset and the applicant's statement of cost or detailed cost estimate (as applicable) for the Trunk Infrastructure Contribution.
- h) For the avoidance of doubt, if an applicant receives notice from the MEDQ advising that a request under section 8.3(a) has not been allowed or has been allowed in part, the applicant may lodge a new request with the MEDQ under section 8.3(a).

## 8.4 Final Offset

- a) Following:
- (i) for a Land Contribution, the provision of the Land Contribution in accordance with conditions of a PDA Development Approval; and

- (ii) for a Works Contribution either:
  - (A) acceptance by the MEDQ of the Works Contribution on maintenance; or
  - (B) acceptance by the MEDQ of an uncompleted works bond for the Works Contribution,

an applicant seeking a determination of a Final Offset must submit a written request to the MEDQ for the determination of the Final Offset.

- b) The request must contain the following information:

- (i) for a Land Contribution:
  - (A) where the applicant has requested and obtained approval for a Provisional Offset for the Land Contribution:
    - (1) evidence that the Land Contribution has been provided in accordance with conditions of a PDA Development Approval;
    - (2) the written notice provided by the MEDQ under section 8.3(g) allowing the Provisional Offset request in whole or part; and
    - (3) a statement certified by an Appropriately Qualified Person identifying:
      - the total cost of the relevant item in section 10 that is applicable to the Land Contribution the subject of the request; or
      - for staged delivery of a Land Contribution, the proportion of the total cost of the relevant item in section 10 that is applicable to the part of the Land Contribution the subject of the request;
  - (B) where the applicant has not requested and obtained approval for a Provisional Offset for the Land Contribution:
    - (1) evidence that the Land Contribution has been provided in accordance with conditions of a PDA Development Approval;
    - (2) the relevant identification number in the schedule of works in section 10 and the Background Report;
    - (3) for staged delivery of a Land Contribution, the part of the Land Contribution which is the subject of the request;
    - (4) a plan showing the location of the Land Contribution, including the area of the land; and
    - (5) a statement certified by an Appropriately Qualified Person identifying:
      - the total cost of the relevant item in section 10 that is applicable to the Land Contribution the subject of the request; or
      - for staged delivery of a Land Contribution, the proportion of the total cost of the relevant item in section 10 that is applicable to the part of the Land Contribution the subject of the request;
- (ii) for a Works Contribution:
  - (A) where the applicant has requested and obtained approval for a Provisional Offset for the Works Contribution:
    - (1) a bill of quantities for the Works Contribution certified by an RPEQ or Quantity Surveyor;

- (2) a detailed design certified by an RPEQ;
  - (3) a detailed landscape plan (if applicable) prepared by an Appropriately Qualified Person;
  - (4) the written notice provided by the MEDQ under section 8.3(g) allowing the Provisional Offset request in whole or part;
  - (5) except for Trunk Infrastructure item SE2 in section 10, a statement certified by a Quantity Surveyor identifying:
    - the total cost of the relevant item in section 10 that is applicable to each item of the Works Contribution the subject of the request; or
    - for staged delivery of an item of the Works Contribution, the proportion of the total cost of that item in section 10 that is applicable to each item of the Works Contribution the subject of the request; and
  - (6) for Trunk Infrastructure item SE2 in section 10, the Provisional Offset allowed by the MEDQ under section 8.3(g);
- (B) where the applicant has not requested and obtained approval for a Provisional Offset for the Works Contribution:
- (1) the item's identification number in the schedule of works in section 10 and the Background Report;
  - (2) for staged delivery of an item, the portion of the item which is the subject of the request;
  - (3) a detailed scope of works certified by an Appropriately Qualified Person;
  - (4) a plan showing the spatial extent of the Works Contribution;
  - (5) a bill of quantities for the Works Contribution certified by an RPEQ or Quantity Surveyor;
  - (6) a detailed design certified by an RPEQ;
  - (7) a detailed landscape plan (if applicable) prepared by an Appropriately Qualified Person; and
  - (8) a statement certified by a Quantity Surveyor or an Appropriately Qualified Person identifying:
    - the total cost of the relevant item in section 10 that is applicable to each item of the Works Contribution the subject of the request; or
    - for staged delivery of an item of the Works Contribution, the proportion of the total cost of that item in section 10 that is applicable to each item of the Works Contribution the subject of the request.
- c) Within 10 Business Days of the date of the request, the MEDQ may require the applicant to provide further information that will assist it in deciding the request.
- d) The applicant must comply with any request for further information from the MEDQ.

- e) Within 30 Business Days after the later of:
  - (i) the receipt by the MEDQ of the applicant's request under section 8.4(a); or
  - (ii) if the MEDQ requests further information, the receipt by the MEDQ of that further information,
 the MEDQ must decide the request for the Final Offset.
- f) Within 5 Business Days after deciding the request, the MEDQ must give a written notice to the applicant stating the following:
  - (i) whether the request is allowed, allowed in part or not allowed;
  - (ii) if the request is allowed in part or not allowed, the reasons for the decision; and
  - (iii) if the request is allowed or allowed in part:
    - (A) the Final Offset;
    - (B) which Infrastructure Charge the Final Offset may be claimed against; and
    - (C) the reasons for any difference between the amount of the Final Offset and the applicant's statement of cost for the Trunk Infrastructure Contribution.
- g) The Final Offset for Trunk Infrastructure item SE2 cannot exceed the Provisional Offset allowed by the MEDQ under section 8.3(g).
- h) For the avoidance of doubt, if an applicant receives notice from the MEDQ advising that a request under section 8.4(a) has not been approved or has been approved in part, the applicant may lodge a new request with the MEDQ under section 8.4(a).

## 8.5 Claiming an Infrastructure Offset

- a) To claim an Infrastructure Offset, an applicant must submit a written request to the MEDQ to apply the approved Final Offset against the relevant Infrastructure Charge.
- b) The request may only be submitted to the MEDQ:
  - (i) for a Land Contribution, after the Trunk Infrastructure has been provided in accordance with the conditions of the relevant PDA Development Approval;
  - (ii) for a Work Contribution, after the MEDQ has either:
    - (A) issued an on maintenance letter for the Trunk Infrastructure; or
    - (B) agreed to accept an uncompleted works bond for the Works Contribution.
- c) The request must contain the following:
  - (i) for a Land Contribution:
    - (A) a copy of the notice issued by the MEDQ under sections 8.4(f) allowing the Final Offset in whole or in part; and
    - (B) written evidence that the Trunk Infrastructure has been provided in accordance with the conditions of the relevant PDA Development Approval;
  - (ii) for a Works Contribution:
    - (A) a copy of the notices issued by the MEDQ under sections 8.4(f) allowing the Final Offset in whole or in part ; and

- (B) either:
    - (1) the on maintenance letter issued by the MEDQ; or
    - (2) written evidence that the MEDQ has agreed to accept an uncompleted works bond for the Works Contribution and that the uncompleted works bond has been provided to and accepted by the MEDQ.
- d) Within 30 Business Days after receiving a request under section 8.5(a), the MEDQ must issue a written notice advising the applicant:
  - (i) where the applicant's request has been accepted:
    - (A) the Final Offset to be offset against the relevant Infrastructure Charge payable; and
    - (B) the balance of any relevant Infrastructure Charge which is payable and the timing of payment as set out in section 7 of this ICOP; and
  - (ii) where an applicant's request has not been accepted, the reasons for rejecting the applicant's request.
- e) Where an applicant has sought to claim an Infrastructure Offset in circumstances where an uncompleted works bond has been provided to and accepted by the MEDQ, the Final Offset able to be claimed at that time must not exceed the value of the Works Contribution completed. The applicant may claim the balance of the Final Offset by lodging a new request with the MEDQ under section 8.5(a) after the MEDQ has issued an on-maintenance letter for the Works Contribution. The process under section 8.5 will apply to this request with necessary modifications to recognise that the balance of the Final Offset is being claimed.
- f) For the avoidance of doubt, if an applicant receives notice from the MEDQ advising that a request under section 8.5(a) has been rejected, the applicant may lodge a new request with the MEDQ under section 8.5(a).

## 8.6 Cross Crediting

- a) This section 8.6 applies notwithstanding any other provision in this ICOP.
- b) Cross-crediting between the portion of the charges under the BICR and ICF is not allowable, therefore:
  - (i) Infrastructure Offsets for Trunk Infrastructure for transport, public realm and stormwater cannot be used to offset Infrastructure Charges for Trunk Infrastructure for water and wastewater; and
  - (ii) Infrastructure Offsets for Trunk Infrastructure for water and wastewater cannot be used to offset Infrastructure Charges for Trunk Infrastructure for transport, public realm and stormwater.
- c) For the avoidance of doubt, cross crediting between infrastructure for transport, public realm and stormwater is permitted.

## 8.7 Refunds

- a) This section 8.7 applies notwithstanding any other provision in this ICOP.

- b) A refund will not be provided under any circumstances for Infrastructure Offsets that exceed Infrastructure Charges.

## 9. More information

Further information can be obtained from Economic Development Queensland via:

- website: [www.edq.qld.gov.au/cip](http://www.edq.qld.gov.au/cip)
- email: [EDQ@dilgp.qld.gov.au](mailto:EDQ@dilgp.qld.gov.au)

# 10. Schedule of Works & Infrastructure Plans

Section 10 is to be read together with the Background Report.

The Background Report provides the following details for the PDA Land:

- the trunk infrastructure networks;
- the planned densities;
- the desired standards of service;
- planning assumptions applied to determine the trunk infrastructure requirements to service demand generated from the PDA Land; and
- the costs for each item of Trunk Infrastructure.

*All costs in section 10 are as at 2016/17 FY.*

TRUNK OFFSET SUMMARY						
		Applicable as Trunk	ASSET COST	CONTINGENCY	FEEES	TOTAL COST
<b>Transport</b>	<b>Roads and Intersections</b>					
T1	Upgrade to Queens Wharf Road	Yes	\$ 1,129,500	\$ 282,375	\$ 169,425	\$ 1,581,300
T2	Upgrade to William Street	Yes	\$ 1,723,594	\$ 430,898	\$ 258,539	\$ 2,413,031
T3	Upgrade to George Street	Yes	\$ -	\$ -	\$ -	Incl. in T10
T4	Upgrade to Elizabeth Street	No	\$ -	\$ -	\$ -	\$ -
T5	Upgrade to Alice Street	No	\$ -	\$ -	\$ -	\$ -
T6	Upgrade to Margaret Street (including off ramps)	Yes	\$ -	\$ -	\$ -	Incl. in T2
T7	An additional southbound lane along William Street, south of Margaret Street to provide additional capacity for turn movements into Alice Street.	Yes	\$ -	\$ -	\$ -	Incl. in T2
T8	Create a shared zone along Queens Wharf Road as prescribed in Map 2, including connections to North Quay, Victoria Bridge and Margaret Street	Yes	\$ -	\$ -	\$ -	Incl. in T1
T9	Upgrade to significant intersections (as prescribed in Map 2: Structural Elements Plan)	Yes	\$ -	\$ -	\$ -	Incl. in T2 & T3
T10	Upgrade to other impacted intersections in or for the PDA including the Queen/William Streets and North Quay	Yes	\$ 862,500	\$ 215,625	\$ 129,375	\$ 1,207,500
T10A	Roadworks		\$ -	\$ -	\$ -	\$ -
T11	Upgrade to existing footpaths within the QWB PDA	Yes	\$ 8,191,223	\$ 2,047,806	\$ 1,228,683	\$ 11,467,712
T11a	Within road reserve	Yes	\$ -	\$ -	\$ -	Incl. in T11
T11b	Outside of road reserve	Yes	\$ -	\$ -	\$ -	Incl. in C2

TRUNK OFFSET SUMMARY						
		Applicable as Trunk	ASSET COST	CONTINGENCY	FEEES	TOTAL COST
T12	Stephens Lane pedestrian conversion	Yes	\$ 75,000	\$ 18,750	\$ 11,250	\$ 105,000
T12A	REX Soffit Painting Allowance	No				\$ -
T13	<b>Paving</b>	Yes	\$ -	\$ -	\$ -	Incl. in T11
T14	Motorcycle Parking Upgrade	Yes	\$ 140,625	\$ 35,156	\$ 21,094	\$ 196,875
T15	<b>Public Transport</b>					
T16	Provide public transport infrastructure that allows integration with the existing public transport network	No	\$ -	\$ -	\$ -	\$ -
T15A	Marine wharfs, jetties and pontoons for river craft etc.	No	\$ -	\$ -	\$ -	\$ -
	<b>Cycling Infrastructure</b>					
T16	Upgrade the Bicentennial Bikeway	Yes	\$ 2,725,500	\$ 681,375	\$ 408,825	\$ 3,815,700
T17	Upgrade other existing cycleways and provide new connections within the PDA to enable integration with the Bicentennial Bikeway, principally outbound on Alice Street and inbound on Margaret Street	Yes	\$ 526,500	\$ 131,625	\$ 78,975	\$ 737,100
T18	Provide publicly accessible cycle facilities	Yes	\$ 136,977	\$ 34,244	\$ 20,547	\$ 191,768
	<b>Pedestrian Infrastructure</b>					
T19	A cross river connection between the QWB PDA and South Bank Parklands DB is contracted to provide a footbridge with a 5m width (applied 4.5m from concept deisgn).	Yes	\$ 24,542,235	\$ 6,135,559	\$ 3,681,335	\$ 34,359,129
	Red Ribbon	No				\$ -
T20	Mangrove Walk (suspended piered over water boardwalk structure)	No				\$ -
SUBTOTAL			\$ 40,053,653	\$ 10,013,413	\$ 6,008,048	\$ 56,075,115

TRUNK OFFSET SUMMARY						
		Applicable as Trunk	ASSET COST	CONTINGENCY	FEEES	TOTAL COST
<b>Community</b>	<b>Parks</b>					
C1	Retain and embellish the existing parks in the PDA	Yes	\$ 882,560	\$ 132,384	\$ 132,384	\$ 1,147,328
C2	Provide all public realm infrastructure consistent with the vision of the QWB PDA including: landscape and streetscape works	Yes	\$ 8,155,222	\$ 1,223,283	\$ 1,223,283	\$ 10,601,789
C3	bulk earthworks	No (included in applicable items)	\$ -	\$ -	\$ -	\$ -
C4	Park furniture	Yes	\$ 4,701,654	\$ 705,248	\$ 705,248	\$ 6,112,150
C5	signage and wayfinding	Yes	\$ 188,100	\$ 28,215	\$ 28,215	\$ 244,530
C6	public art and monuments	Yes	\$ 1,725,000	\$ 258,750	\$ 258,750	\$ 2,242,500
C7	services, security and miscellaneous lifts/escalators	Included in items C1-C6	\$ -	\$ -	\$ -	\$ -
C8	upgrades to existing landings	Included in items C1-C6	\$ -	\$ -	\$ -	\$ -
C9	Buildings	Yes (see comments)	\$ 2,359,500	\$ 353,925	\$ 353,925	\$ 3,067,350
C10	Attractions/features	Yes (see comments)	\$ 2,769,231	\$ 415,385	\$ 415,385	\$ 3,600,000
C11	Marine works/marine structure/marine ramps (including reclamation and river wall)	Yes	\$ 19,745,014	\$ 4,934,265	\$ 2,961,752	\$ 27,641,031
C12	Lightshow allowance	No	\$ -	\$ -	\$ -	\$ -
C13	Contamination	No				\$ -
<b>SUBTOTAL</b>			\$ 40,526,282	\$ 8,051,455	\$ 6,078,942	\$ 54,656,679

TRUNK OFFSET SUMMARY						
		Applicable as Trunk	ASSET COST	CONTINGENCY	FEEES	TOTAL COST
<b>Stormwater</b>						
ST1	Provide all stormwater infrastructure necessary to achieve compliance with requirements and standards, and adopt approaches consistent with guidance identified in relevant PDA guidelines including stormwater treatment and management of stormwater flows (including flows through the QWB PDA)	Yes	\$ -	\$ -	\$ -	See ST4
ST2	Pipe & diversion structure (to divert low flow from Margaret Street & resort to stormwater quality treatment)	Yes	\$ -	\$ -	\$ -	Incl. in ST4
ST3	Stormwater quality treatment (Bio-retention)	Yes	\$ 708,000	\$ 177,000	\$ 106,200	\$ 991,200
ST4	Trunk Stormwater	Yes	\$ 972,750	\$ 243,188	\$ 145,913	\$ 1,361,850
	<b>SUBTOTAL</b>		\$ 1,680,750	\$ 420,188	\$ 252,113	\$ 2,353,050
<b>Water</b>						
W1	As required to service the PDA	No	\$ -	\$ -	\$ -	\$ -
W2	Watermain (William Street diversion)	No	\$ -	\$ -	\$ -	\$ -
W3	Watermain (Restore existing reticulation)	No	\$ -	\$ -	\$ -	\$ -
	<b>SUBTOTAL</b>		\$ -	\$ -	\$ -	\$ -
<b>Sewerage / Wastewater</b>						
SE1	Provide all waste water infrastructure as required to service the PDA including a new sewer main along Charlotte Street	No	\$ -	\$ -	\$ -	\$ -
SE2	Trunk Main - Margaret Street to Turbot Street ( <i>total cost to be confirmed</i> )	Yes	\$ -	\$ -	\$ -	\$ -
	<b>SUBTOTAL</b>		\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>						
	<b>Transport</b>	Yes	\$40,053,653	\$10,013,413	\$6,008,048	\$56,075,115
	<b>Community</b>	Yes	\$40,526,282	\$8,051,455	\$6,078,942	\$54,656,679
	<b>Stormwater</b>	Yes	\$1,680,750	\$420,188	\$252,113	\$2,353,050
	<b>Water</b>	No	\$0	\$0	\$0	\$0
	<b>Sewerage/Wastewater</b>	Yes	\$0	\$0	\$0	\$0
<b>TOTALS</b>			\$82,260,685	\$18,485,056	\$12,339,103	\$113,084,844