

Infrastructure Funding Framework



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**Queensland
Government**

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Summary

In accordance with sections 10 and 115 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 priority development areas (PDA).

The aim of the Infrastructure Funding Framework 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 sets out the infrastructure charging framework for each PDA.

Appendix 2 is the infrastructure charging framework currently adopted for the urban renewal PDAs of Bowen Hills, Northshore Hamilton and Fitzgibbon.

Appendix 3 is the approved infrastructure charging framework for the greenfield PDAs of Greater Flagstone, Yarrabilba, Ripley Valley and Caloundra South.

Appendix 4 prescribes when infrastructure charges are due to be paid, depending on the type of development approval.

Appendix 5 describes how charges are indexed, indexation and review of Infrastructure Charging Offset Plan (ICOP) land values, and review of the Infrastructure Funding Framework, Crediting and Offset Arrangements (IFFCOA).

The Infrastructure Funding Framework should be read in conjunction with:

- the interim land use plan or development scheme and in particular the infrastructure plan, for the PDA
- the IFFCOA, for Greenfield PDAs only
- any applicable ICOP for the PDA.

Appendix 1 – Applicable infrastructure charges for PDAs

PDA	Basis for Charge Within PDA
Urban renewal PDAs: <ul style="list-style-type: none"> • Bowen Hills, Brisbane • Northshore Hamilton, Brisbane • Fitzgibbon, Brisbane 	Infrastructure Funding Framework (for current charges refer to Appendix 2) .
Greenfield PDAs: <ul style="list-style-type: none"> • Greater Flagstone, Logan • Yarrabilba, Logan • Ripley Valley, Ipswich • Caloundra South, Sunshine Coast 	Infrastructure Funding Framework (for current charges refer to Appendix 3).
Woolloongabba, Brisbane	The charges will be based on Brisbane City Council's applicable charging document for the area, in force as at the date of the relevant development approval.
Oonoonba, Townsville	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. 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 development approval.
Other PDAs	The charges are those identified in the relevant local government's applicable infrastructure charging document for the area as at the date of the relevant development approval.

Appendix 2 – Infrastructure Charging Framework for urban renewal PDAs

General infrastructure charges

General infrastructure charges apply to the total GFA.

Bowen Hills and Northshore Hamilton			
	Small ¹	Medium ¹	Large ¹
Residential (per dwelling unit)	\$13,326	\$18,602	\$30,792
Reconfiguration of a Lot (per lot)	\$30,792		
Retail (per 100m ² GFA)	\$15,962		
Commercial (per 100m ² GFA) which includes visitor accommodation	\$15,962		
Industry - Heavy (per 1m ² GFA)	\$76		
Industry - Other than heavy (per 1m ² GFA)	\$54		
Industry - All (per 1m ² of impervious surfaces), for storm water	\$11		
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document		

Fitzgibbon				
	Detached Dwelling	Dwelling Unit		
		Small ¹	Medium ¹	Large ¹
Residential (per dwelling)	\$19,563	\$8,923	\$12,445	\$20,485
Reconfiguration of a Lot (per lot)	\$19,563			
Retail (per 100m ² GFA)	\$15,962			
Commercial (per 100m ² GFA), includes visitor accommodation	\$15,962			
Industry - Heavy (per 1m ² GFA)	\$76			
Industry - Other than heavy (per 1m ² GFA)	\$54			
Industry - All (per 1m ² of impervious surfaces), for storm water	\$11			
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document			

¹ Small is <60m² GFA, Medium is 60m² GFA to 100m² GFA, Large is >100m² GFA.

Value uplift charges

Value uplift charges apply only to GFA exceeding City Plan 2000².

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.

Bowen Hills and Northshore Hamilton			
Residential (per dwelling unit)	Small ³	Medium ³	Large ³
	\$12,819	\$19,230	\$34,184
Retail (per 100m ² GFA)	\$24,127		
Commercial (per 100m ² GFA), includes visitor accommodation	\$24,127		

Offsets

Value uplift offsets are calculated in accordance with:

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

For residential development, offsets are available for up to 30% 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% of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes.

For commercial or retail development, offsets are available for up to 50% 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.

² Subject to transitional provisions and crediting arrangements.

³ Small is <60m² GFA, Medium is 60m² GFA to 100m² GFA, Large is >100m² GFA.

Value uplift scenarios for Bowen Hills and Northshore Hamilton developments

Scenario 1

The plot ratio of the project does not exceed City Plan 2000, or exceeds City Plan 2000 but the transitional provisions apply.

Development type	Charge rates	
	General infrastructure ⁴	Value uplift ⁵
Small dwelling ⁶	\$13,326	\$0
Medium dwelling ⁶	\$18,602	\$0
Large dwelling ⁶	\$30,792	\$0
Retail	\$15,962	\$0
Commercial	\$15,962	\$0

Scenario 2

The plot ratio of the project exceeds City Plan and the affordable housing and sustainable development measures are not provided meaning that **no credit applies** to these components of the value uplift charge.

Development type	Charge rates	
	General infrastructure ⁴	Value uplift ⁵
Small dwelling ⁶	\$13,326	\$12,819
Medium dwelling ⁶	\$18,602	\$19,230
Large dwelling ⁶	\$30,792	\$34,184
Retail	\$15,962	\$24,127
Commercial	\$15,962	\$24,127

Scenario 3

The plot ratio of the project exceeds City Plan and the affordable housing and sustainable development measures are provided meaning that **a full credit applies** to these components of the value uplift charge.

Development type	Charge rates	
	General infrastructure ⁴	Value uplift ⁵
Small dwelling ⁶	\$13,326	\$6,409
Medium dwelling ⁶	\$18,602	\$9,615
Large dwelling ⁶	\$30,792	\$17,092
Retail	\$15,962	\$12,063
Commercial	\$15,962	\$12,063

⁴ Applies to all dwellings or GFA developed.

⁵ Where applicable, refer to page 7. value uplift is paid in addition to general infrastructure charges.

⁶ Small is <60m² GFA, Medium is 60m² GFA to 100m² GFA, Large is >100m² GFA.

Appendix 3 – Infrastructure Charging Framework for greenfield PDAs

Local charge and value capture

The local charge is applicable to all development in the greenfield PDAs.

The value capture charge only applies to land outside the urban footprint as shown in the South East Queensland Regional Plan 2009 – 2031.

Reconfiguration of a Lot (where future land use is unknown)

The local charge and value capture charges for those development applications for the Reconfiguration of a Lot (ROL) where the application is not accompanied with a Material Change of Use (MCU) application or a Plan of Development are as follows:

Greater Flagstone		
Local charge (per lot)		
Internal		\$24,673
Sub-regional ⁷		\$8,970
	Subtotal	\$33,643
Value capture (per lot)		
Value capture ⁸		\$8,802
	Total	\$42,445

Yarrabilba		
Local charge (per lot)		
Internal		\$24,673
Sub-regional ⁷		\$8,970
	Subtotal	\$33,643
Value capture (per lot)		
Value capture ⁸		\$8,802
	Total	\$42,445

Ripley Valley		
Local charge (per lot)		\$30,978

Caloundra South		
Local charge (per lot)		\$39,269

⁷ For Greater Flagstone and Yarrabilba PDA, the sub-regional charges are subject to indexation at 3%.

⁸ Where applicable, refer to page 9. Value Capture is subject to indexation at 3%.

Reconfiguration of a Lot (where future land use is known)

The local charge and value capture charges for those development applications for the Reconfiguration of a Lot (ROL) where the application is accompanied by a Material Change of Use application and/or a Plan of Development, is as follows:

Residential Use – House or display home

Greater Flagstone		
Local charge (per lot)		
Municipal charge	\$21,626	
<i>Catalyst charge</i>		\$5,532
<i>Balance municipal charge</i>		\$16,094
State charge	\$1,333	
Implementation charge	\$1,714	
Sub-regional charge ⁹	\$8,970	
Subtotal		\$33,643
Value capture (per lot)		
Value capture ¹⁰	\$8,802	
Total		\$42,445

Yarrabilba		
Local charge (per lot)		
Municipal charge	\$21,626	
State charge	\$1,333	
Implementation charge	\$1,714	
Sub-regional charge ⁹	\$8,970	
Subtotal		\$33,643
Value capture (per lot)		
Value capture ¹⁰	\$8,802	
Total		\$42,445

⁹ For Greater Flagstone and Yarrabilba PDA, the sub-regional charges are subject to indexation at 3%.

¹⁰ Where applicable, refer to page 9. Value capture is subject to indexation at 3%.

Ripley Valley		
Local charge (per lot)		
Municipal charge	\$20,553	
<i>Catalyst charge</i>		\$5,532
<i>Balance municipal charge</i>		\$15,021
State charge	\$2,126	
Implementation charge	\$1,143	
Sub-regional charge	\$7,156	
Total	\$30,978	

Caloundra South		
Local charge (per lot)	Single dwelling lot	Urban terrace lot
Municipal charge	\$19,680	\$19,680
State charge	\$2,377	\$2,377
Implementation charge	\$1,730	\$1,730
Sub-regional charge – Roads ¹¹	\$6,070	\$6,070
Sub-regional charge – Water & sewer ¹²	\$9,412	\$6,275
Total	\$39,269	\$36,132

¹¹ 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.

¹² Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

Residential use – Other than a house

For residential uses (other than a house), the local charge is paid in two parts.

- Part A is the initial charge, recognising that the number and size of the dwelling units may not be known at the plan sealing stage.
- Part B is a subsequent payment where further detail regarding the number and size of the dwelling units is known. Where a Part B payment is made, a credit will be given for the Part A payment previously made. The credit will be indexed to the date of the Part B payment.

Greater Flagstone				
Local charge	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹³	Medium ¹³	Large ¹³
Municipal charge	\$21,626	\$14,062	\$17,940	\$21,626
<i>Catalyst charge</i>	\$5,532	\$5,532	\$5,532	\$5,532
<i>Balance municipal charge</i>	\$16,094	\$8,530	\$12,408	\$16,094
State charge	\$1,333	\$867	\$1,105	\$1,333
Implementation charge	\$1,714	\$1,114	\$1,421	\$1,714
Sub-regional charge ¹⁴	\$8,970	\$6,473	\$7,608	\$8,970
Subtotal	\$33,643	\$22,516	\$28,074	\$33,643
Value capture	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹³	Medium ¹³	Large ¹³
Value capture ¹⁵	\$8,802	\$5,111	\$7,666	\$8,802
Total	\$42,445	\$27,627	\$35,740	\$42,445

Yarrabilba				
Local charge	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹³	Medium ¹³	Large ¹³
Municipal charge	\$21,626	\$14,062	\$17,940	\$21,626
State charge	\$1,333	\$867	\$1,105	\$1,333
Implementation charge	\$1,714	\$1,114	\$1,421	\$1,714
Sub-regional charge ¹⁴	\$8,970	\$6,473	\$7,608	\$8,970
Subtotal	\$33,643	\$22,516	\$28,074	\$33,643
Value capture	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹³	Medium ¹³	Large ¹³
Value capture ¹⁵	\$8,802	\$5,111	\$7,666	\$8,802
Total	\$42,445	\$27,627	\$35,740	\$42,445

¹³ Small is <60m² GFA, Medium is 60m² GFA to 100m² GFA, Large is >100m² GFA.

¹⁴ For Greater Flagstone and Yarrabilba PDA, the sub-regional charges are subject to indexation at 3%.

¹⁵ Where applicable, refer to page 9. Value capture is subject to indexation at 3%.

Ripley Valley				
Local charge	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹⁶	Medium ¹⁶	Large ¹⁶
Municipal charge	\$20,553	\$13,213	\$16,884	\$20,553
<i>Catalyst charge</i>	\$5,532	\$5,532	\$5,532	\$5,532
<i>Balance municipal charge</i>	\$15,021	\$7,681	\$11,352	\$15,021
State charge	\$2,126	\$1,367	\$1,747	\$2,126
Implementation charge	\$1,143	\$736	\$938	\$1,143
Sub-regional charge	\$7,156	\$4,600	\$5,878	\$7,156
Total	\$30,978	\$19,916	\$25,447	\$30,978

Caloundra South				
Multiple dwelling or dual occupancy				
Local charge	Part A (per lot)	Part B (per dwelling unit)		
		Small ¹⁶	Medium ¹⁶	Large ¹⁶
Municipal charge	\$19,680	\$11,899	\$15,559	\$19,680
State charge	\$2,377	\$1,437	\$1,880	\$2,377
Implementation charge	\$1,730	\$1,047	\$1,369	\$1,730
Sub-regional charge – Roads ¹⁷	\$6,070	\$4,553	\$5,564	\$6,070
Sub-regional charge – Water & sewer ¹⁸	\$9,412	\$6,275	\$6,275	\$6,275
Total	\$39,269	\$25,211	\$30,647	\$36,132

¹⁶ Small is <60m² GFA, Medium is 60m² GFA to 100m² GFA, Large is >100m² GFA.

¹⁷ 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.

¹⁸ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

Non-residential uses

For non-residential uses, the local charge is paid in two parts.

- Part A is the initial charge, recognises that the gross floor area may not be known at the plan sealing stage.
- Part B is a subsequent payment where further detail regarding the gross floor area is known. Where a Part B payment is made, a credit will be given for the Part A payment previously made. The credit will be indexed to the date the Part B payment is made.

N/A: Charge is not applicable

TBD: Charge is to be determined by EDQ at the time of assessment

Greater Flagstone PDA						
Land use category	Part A (per lot)			Part B (per 1m ² of GFA)		
	Local charge		Value capture ¹⁹	Local charge		Value capture ¹⁹
	Municipal	Sub-regional ²⁰		Municipal	Sub-regional ²⁰	
Retail						
Bulk landscape supplies	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Fast food premises	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Food premises	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Garden centre	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Market	N/A	N/A	\$2,232	N/A	N/A	\$33
Outdoor sales	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Service station	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Shop	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Shopping centre	\$27,184	\$2,232	\$2,232	\$199	\$93	\$33
Showroom	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Commercial						
Business	\$5,437	\$2,232	\$2,232	\$154	\$95	\$33
Car park	TBD	TBD	\$2,232	TBD	TBD	\$33
Health care services	\$5,437	\$2,232	\$2,232	\$154	\$95	\$33
Sales office – on a residential lot	As per “Residential Use – Other than a House”					
Industrial (excluding North Maclean in Greater Flagstone PDA)						
Extractive, high impact, noxious and hazardous industry	TBD	TBD	\$2,232	TBD	TBD	\$22
Low impact and medium impact industry	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22

¹⁹ Where applicable, refer to page 9. Value Capture is subject to indexation at 3%.

²⁰ For Greater Flagstone and Yarrabilba PDA, the sub-regional charges are subject to indexation at 3%.

Research and technology	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22
Service industry	\$5,437	\$2,232	\$2,232	\$199	\$104	\$22
Warehouse	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22
Industrial (applicable to North Maclean in Greater Flagstone PDA)						
All uses in the Industrial Use Category	Charges currently under review					
Rural						
Agriculture	N/A	N/A	TBD	N/A	N/A	TBD
Agricultural supply store	\$5,437	\$2,232	TBD	\$55	\$14	TBD
Animal keeping and husbandry	TBD	TBD	TBD	TBD	TBD	TBD
Intensive animal industry	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Intensive horticulture	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Wholesale nursery	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Tourism						
Tourist attraction	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	TBD	TBD	TBD	TBD	TBD	TBD
Undefined uses	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses						
Cemetery	N/A	N/A	TBD	N/A	N/A	TBD
Child care centre	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Community facility	N/A	N/A	TBD	N/A	N/A	TBD
Crematorium	TBD	TBD	TBD	TBD	TBD	TBD
Educational establishment	\$27,184	\$2,232	TBD	\$154	\$38	TBD
Emergency services	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Funeral parlour	\$5,437	\$2,232	TBD	\$77	\$19	TBD
Hospital	\$27,184	\$2,232	TBD	\$154	\$38	TBD
Place of assembly	\$5,437	\$2,232	TBD	\$77	\$19	TBD
Telecommunications facility	N/A	N/A	TBD	N/A	N/A	TBD
Utility installation	N/A	N/A	TBD	N/A	N/A	TBD
Veterinary hospital	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Sport, recreation and entertainment						
Indoor entertainment	\$10,873	\$2,232	TBD	\$221	\$54	TBD

Indoor sport and recreation	\$10,873	\$2,232	TBD	\$221	\$54	TBD
Outdoor sport and recreation	TBD	TBD	TBD	TBD	TBD	TBD
Park	N/A	N/A	TBD	N/A	N/A	TBD
Undefined uses						
All undefined uses	TBD	TBD	TBD	TBD	TBD	TBD

Yarrabilba PDA						
Land use category	Part A (per lot)			Part B (per 1m ² of GFA)		
	Local charge		Value capture ²¹	Local charge		Value capture ²¹
	Municipal	Sub-regional ²²		Municipal	Sub-regional ²²	
Retail						
Bulk landscape supplies	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Fast food premises	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Food premises	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Garden centre	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Market	N/A	N/A	\$2,232	N/A	N/A	\$33
Outdoor sales	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Service station	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Shop	\$5,437	\$2,232	\$2,232	\$199	\$93	\$33
Shopping centre	\$27,184	\$2,232	\$2,232	\$199	\$93	\$33
Showroom	\$5,437	\$2,232	\$2,232	\$154	\$83	\$33
Commercial						
Business	\$5,437	\$2,232	\$2,232	\$154	\$95	\$33
Car park	TBD	TBD	\$2,232	TBD	TBD	\$33
Health care services	\$5,437	\$2,232	\$2,232	\$154	\$95	\$33
Sales office – on a residential lot	As per “Residential Use – Other than a house”					
Industrial						
Extractive, high impact, noxious and hazardous industry	TBD	TBD	\$2,232	TBD	TBD	\$22
Low impact and medium impact industry	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22
Research and technology	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22
Service industry	\$5,437	\$2,232	\$2,232	\$199	\$104	\$22
Warehouse	\$5,437	\$2,232	\$2,232	\$55	\$69	\$22
Rural						
Agriculture	N/A	N/A	TBD	N/A	N/A	TBD
Agricultural supply store	\$5,437	\$2,232	TBD	\$55	\$14	TBD

²¹ Where applicable, refer to page 9. Value Capture is subject to indexation at 3%.

²² For Greater Flagstone and Yarrabilba PDA, the sub-regional charges are subject to indexation at 3%.

Animal keeping and husbandry	TBD	TBD	TBD	TBD	TBD	TBD
Intensive animal industry	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Intensive horticulture	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Wholesale nursery	\$5,437	\$2,232	TBD	\$22	\$5	TBD
Tourism						
Tourist attraction	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	TBD	TBD	TBD	TBD	TBD	TBD
Undefined uses	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses						
Cemetery	N/A	N/A	TBD	N/A	N/A	TBD
Child care centre	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Community facility	N/A	N/A	TBD	N/A	N/A	TBD
Crematorium	TBD	TBD	TBD	TBD	TBD	TBD
Educational establishment	\$27,184	\$2,232	TBD	\$154	\$38	TBD
Emergency services	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Funeral parlour	\$5,437	\$2,232	TBD	\$77	\$19	TBD
Hospital	\$27,184	\$2,232	TBD	\$154	\$38	TBD
Place of assembly	\$5,437	\$2,232	TBD	\$77	\$19	TBD
Telecommunications facility	N/A	N/A	TBD	N/A	N/A	TBD
Utility installation	N/A	N/A	TBD	N/A	N/A	TBD
Veterinary hospital	\$5,437	\$2,232	TBD	\$154	\$38	TBD
Sport, recreation and entertainment						
Indoor entertainment	\$10,873	\$2,232	TBD	\$221	\$54	TBD
Indoor sport and recreation	\$10,873	\$2,232	TBD	\$221	\$54	TBD
Outdoor sport and recreation	TBD	TBD	TBD	TBD	TBD	TBD
Park	N/A	N/A	TBD	N/A	N/A	TBD
Undefined uses						
All undefined uses	TBD	TBD	TBD	TBD	TBD	TBD

Ripley Valley PDA				
Land use category	Part A (per lot)		Part B (per 1m ² of GFA)	
	Local charge		Local charge	
	Municipal	Sub-regional	Municipal	Sub-regional ²³
Retail				
Bulk landscape supplies	\$5,437	\$2,175	\$154	\$40
Fast food premises	\$5,437	\$2,175	\$199	\$51
Food premises	\$5,437	\$2,175	\$199	\$51
Garden centre	\$5,437	\$2,175	\$154	\$40
Market	N/A	N/A	N/A	N/A
Outdoor sales	\$5,437	\$2,175	\$154	\$40
Service station	\$5,437	\$2,175	\$199	\$51
Shop	\$5,437	\$2,175	\$199	\$51
Shopping centre	\$27,184	\$2,175	\$199	\$51
Showroom	\$5,437	\$2,175	\$154	\$40
Commercial				
Business	\$5,437	\$2,175	\$154	\$40
Car Park	TBD	TBD	TBD	TBD
Health care services	\$5,437	\$2,175	\$154	\$40
Sales office – on a residential lot	As per “Residential use – Other than a house”			
Industrial				
Extractive, high impact, noxious and hazardous industry	TBD	TBD	TBD	TBD
Low impact and medium impact industry	\$5,437	\$2,175	\$55	\$14
Research and technology	\$5,437	\$2,175	\$55	\$14
Service industry	\$5,437	\$2,175	\$199	\$51
Warehouse	\$5,437	\$2,175	\$55	\$14
Rural				
Agriculture	N/A	N/A	N/A	N/A
Agricultural supply store	\$5,437	\$2,175	\$55	\$14
Animal keeping and husbandry	TBD	TBD	TBD	TBD
Intensive animal industry	\$5,437	\$2,175	\$22	\$6
Intensive horticulture	\$5,437	\$2,175	\$22	\$6
Wholesale nursery	\$5,437	\$2,175	\$22	\$6
Tourism				
Tourist attraction	TBD	TBD	TBD	TBD

²³ Calculated as 25.7% of the PART B – Local Charge – Municipal for the applicable non-residential use.

Tourist park	TBD	TBD	TBD	TBD
Undefined uses	TBD	TBD	TBD	TBD
Service, community and other uses				
Cemetery	N/A	N/A	N/A	N/A
Child care centre	\$5,437	\$2,175	\$154	\$40
Community facility	N/A	N/A	N/A	N/A
Crematorium	TBD	TBD	TBD	TBD
Educational establishment	\$27,184	\$2,175	\$154	\$40
Emergency services	\$5,437	\$2,175	\$154	\$40
Funeral parlour	\$5,437	\$2,175	\$77	\$20
Hospital	\$27,184	\$2,175	\$154	\$40
Place of assembly	\$5,437	\$2,175	\$77	\$20
Telecommunications facility	N/A	N/A	N/A	N/A
Utility installation	N/A	N/A	N/A	N/A
Veterinary hospital	\$5,437	\$2,175	\$154	\$40
Sport, recreation and entertainment				
Indoor entertainment	\$10,873	\$2,175	\$221	\$57
Indoor sport and recreation	\$10,873	\$2,175	\$221	\$57
Outdoor sport and recreation	TBD	TBD	TBD	TBD
Park	N/A	N/A	N/A	N/A
Undefined uses				
All undefined uses	TBD	TBD	TBD	TBD

Caloundra South PDA						
Land use category	Part A (per lot)			Part B (per 1m ² of GFA)		
	Local charge			Local charge		
	Municipal	Sub-regional – roads ²⁴	Sub-regional – Water & sewer ²⁵	Municipal	Sub-regional – roads ²⁶	Sub-regional – Water & sewer ²⁵
Retail						
Bulk landscape supplies	\$5,437	\$1,989	\$9,412	\$154	\$39	\$42
Fast food premises	\$5,437	\$1,989	\$9,412	\$199	\$50	\$164
Food premises	\$5,437	\$1,989	\$9,412	\$199	\$50	\$164
Garden centre	\$5,437	\$1,989	\$9,412	\$154	\$39	\$80
Market	N/A	N/A	\$9,412	N/A	N/A	\$21
Outdoor sales	\$5,437	\$1,989	\$9,412	\$154	\$39	\$49
Service station	\$5,437	\$1,989	\$9,412	\$199	\$50	\$52
Shop	\$5,437	\$1,989	\$9,412	\$199	\$50	\$70
Shopping centre	\$27,184	\$1,989	\$9,412	\$199	\$50	\$38
Showroom	\$5,437	\$1,989	\$9,412	\$154	\$39	\$10
Commercial						
Business	\$5,437	\$1,989	\$9,412	\$154	\$39	\$38
Car park	TBD	TBD	\$9,412	TBD	TBD	TBD
Health care services	\$5,437	\$1,989	\$9,412	\$154	\$39	\$73
Short term accommodation	TBD	TBD	\$9,412	TBD	TBD	\$10
Relocatable home park	TBD	TBD	\$9,412	TBD	TBD	\$45
Display home	As per “Residential use – House”					
Sales office – on a residential lot	As per “Residential use – Other than a house”					
Industrial						
Extractive industry	TBD	TBD	\$9,412	TBD	TBD	\$42
Noxious and hazardous Industry	TBD	TBD	\$9,412	TBD	TBD	\$80
High impact industry	TBD	TBD	\$9,412	TBD	TBD	\$80

²⁴ 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.

²⁵ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

²⁶ Calculated as 27.3% of the PART B – Local Charge – Municipal for the applicable non-residential use. 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.

Medium impact industry	\$5,437	\$1,989	\$9,412	\$55	\$14	\$31
Low impact industry	\$5,437	\$1,989	\$9,412	\$55	\$14	\$17
Research and technology	\$5,437	\$1,989	\$9,412	\$55	\$14	\$17
Service industry	\$5,437	\$1,989	\$9,412	\$199	\$50	\$14
Warehouse	\$5,437	\$1,989	\$9,412	\$55	\$14	\$7
Rural						
Agriculture	N/A	N/A	\$9,412	N/A	N/A	Not Serviced
Agricultural supply store	\$5,437	\$1,989	\$9,412	\$55	\$14	\$10
Animal keeping and husbandry	TBD	TBD	\$9,412	TBD	TBD	\$45
Intensive animal industry	\$5,437	\$1,989	\$9,412	\$22	\$5	\$7
Intensive horticulture	\$5,437	\$1,989	\$9,412	\$22	\$5	Not Serviced
Wholesale nursery	\$5,437	\$1,989	\$9,412	\$22	\$5	\$80
Tourism						
Integrated tourist attraction	TBD	TBD	\$9,412	TBD	TBD	TBD
Tourist attraction	TBD	TBD	\$9,412	TBD	TBD	\$35
Tourist park	TBD	TBD	\$9,412	TBD	TBD	TBD
Undefined uses	TBD	TBD	\$9,412	TBD	TBD	TBD
Service, community and other uses						
Cemetery	N/A	N/A	\$9,412	N/A	N/A	TBD
Child care centre	\$5,437	\$1,989	\$9,412	\$154	\$39	\$49
Community facility	N/A	N/A	\$9,412	N/A	N/A	\$35
Crematorium	TBD	TBD	\$9,412	TBD	TBD	TBD
Educational establishment	\$27,184	\$1,989	\$9,412	\$154	\$39	\$349 ²⁷
Emergency services	\$5,437	\$1,989	\$9,412	\$154	\$39	\$28
Funeral parlour	\$5,437	\$1,989	\$9,412	\$77	\$19	\$52
Hospital	\$27,184	\$1,989	\$9,412	\$154	\$39	\$73
Place of assembly	\$5,437	\$1,989	\$9,412	\$77	\$19	\$17
Telecommunications facility	N/A	N/A	\$9,412	N/A	N/A	\$17
Utility installation	N/A	N/A	\$9,412	N/A	N/A	\$17
Veterinary hospital	\$5,437	\$1,989	\$9,412	\$154	\$39	\$38

²⁷ Charge rate per number of students and staff.

Sport, recreation and entertainment						
Indoor entertainment	\$10,873	\$1,989	\$9,412	\$221	\$55	\$87
Indoor sport and recreation	\$10,873	\$1,989	\$9,412	\$221	\$55	\$45
Outdoor sport and recreation	TBD	TBD	\$9,412	TBD	TBD	\$35
Park	N/A	N/A	TBD	N/A	N/A	TBD
Undefined uses						
All undefined uses	TBD	TBD	\$9,412	TBD	TBD	TBD

Special infrastructure levy²⁸

All greenfield PDAs		
PDA	Levy residential uses (per lot, per annum)	Levy non-residential uses ²⁹ (per lot, per annum)
Ripley Valley ³⁰	\$111	7.5%

²⁸ Payable for a period of 30 years from the creation of a new lot pursuant to a PDA development approval.

²⁹ 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.

³⁰ Maximum charge if required.

Appendix 4 – Timing for payment of infrastructure charges

Timing for payment of infrastructure charges

Infrastructure charges for all PDAs are payable at the following times:

- a) if the charge applies for reconfiguration of a lot – prior to the endorsement of the plan of subdivision
- b) if the charge applies for a material change of use, the earlier of:
 - (i) prior to the endorsement of a building format plan
 - (ii) prior to the commencement of use.

The MEDQ will determine any applicable offsets in accordance with the Infrastructure Funding Framework, Crediting and Offsets Arrangements.

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 5 – 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 1st of 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 (March 2017)

y is the Queensland Roads and Bridges Construction Index for the March which is three years prior to March in the current calendar year (March 2014)

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:

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

Where:

A is the indexed value of any infrastructure charge on 1 July 2017

B is the same infrastructure charge valued on the previous financial year, 1 July 2016.

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 development approval.

For the remaining PDAs, infrastructure charges will be indexed in accordance with the local government's adopted infrastructure charges resolution.

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

Indexation of land values

The land values identified in the relevant ICOP will be indexed annually on the 1st of July using the same formula for the indexation of infrastructure charges.

The land value will be independently reviewed and updated at every charging and offsetting review.

Review of charges and offsets

To ensure the charging and offset frameworks for the greenfield PDAs remain relevant, the infrastructure charges will be initially reviewed by the MEDQ by December 2019, and subsequently every 5 years, or as directed by the MEDQ.

Understanding that the delivery of affordable land to the market is a key outcome, the aim of the review is to ensure that the charges still cover construction costs for the sub regional infrastructure as identified in this document. It is understood that some key infrastructure networks may vary to provide better efficiency in infrastructure delivery. However, it is anticipated that the overall scope of the network will not increase and charges may increase only due to construction cost increases.

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