

# **Infrastructure Funding Framework**



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**Queensland  
Government**

The Department of State Development, Manufacturing, Infrastructure and Planning is responsible for driving the economic development program for Queensland by creating a diverse and thriving economy, and generating new jobs.

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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>.

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<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). 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). 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. 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. 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. 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						
Residential category									
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
Retail category									
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
Commercial category									
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							
		Municipal charge			State charge	Implementatio n charge	Sub-regional 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	Implementatio n 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 (per unit)	
		Local charge							
		Municipal charge			State charge	Implementatio n charge	Sub-regional charge		
		Catalyst charge	Public transport charge	Balance municipal 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				
Residential category								
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
Retail category								
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
Commercial category								
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
Industrial category								
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
Rural category								
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
Tourism category								
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
Service, community and other uses category								
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 (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>	
Open category							
Unknown	Lot	\$40,001					\$40,001
Residential category							
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
Retail category							
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
Commercial category							
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 (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
Industrial category							
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
Rural category							
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 (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads <sup>23</sup>	Water and sewer <sup>24</sup>	
Tourism category							
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
Service, community and other uses category							
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
Sport, recreation and entertainment category							
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
Undefined category							
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>	
Residential category							
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
Retail category							
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 (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
Commercial category							
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
Industrial category							
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
Rural category							

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>	
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 (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:

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

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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