

Infrastructure Funding Framework



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**Queensland
Government**

The Department of State Development, Tourism and Innovation 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 and timing for payment 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.

Appendix 10 identifies when and how infrastructure charges apply to interim uses.

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 PDA¹.

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

Definitions

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

PDA	Basis for charge within PDA
Urban renewal PDAs: <ul style="list-style-type: none"> • Bowen Hills, Brisbane • Northshore Hamilton, Brisbane • Fitzgibbon, Brisbane 	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"> • Greater Flagstone, Logan • Yarrabilba, Logan • Ripley Valley, Ipswich • Caloundra South, Sunshine Coast 	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.

For PDAs (other than urban renewal PDAs or greenfield PDAs), the applicant is required to submit to the MEDQ, written advice from the relevant local government of the infrastructure charges, credits and offsets as per the applicable charging document. The MEDQ reserves the right to accept, amend or reject the advice provided partially or wholly before confirming the infrastructure charges payable.

Timing for payment of infrastructure charges

Unless a relevant DCOP or ICOP provides to the contrary, 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.

Appendix 2 – Infrastructure charging framework for Northshore Hamilton PDA

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.

Determination of applicable credits and offsets

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 ²
Open category			
All uses	Lot	\$32,875	\$0

Table 2 (Material change of use)

Proposed land use	Unit	Charges (per unit)	
		General infrastructure charge	Value uplift ³
Residential category			
Detached house or display home, on a single lot	Dwelling	\$32,875	\$0
Other than a house ⁴	Small dwelling	\$14,228	\$13,686
	Medium dwelling	\$19,861	\$20,530
	Large dwelling	\$32,875	\$36,496
Non-residential category			
Retail	1 m ² GFA	\$170	\$258
Commercial, includes visitor accommodation	1 m ² GFA	\$170	\$258
Industry - Heavy	1 m ² GFA	\$81	\$0
Industry - Other than heavy	1 m ² GFA	\$58	\$0
Industry - All impervious surfaces, for storm water	1 m ² of impervious surfaces	\$11	\$0
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document.		

² Refer to page 10 for more information.

³ Refer to page 10 for more information.

⁴ 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 instrument⁵.

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.

⁵ 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.

Determination of applicable credits and offsets

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	\$20,887

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	\$20,887
Other than a house ⁶	Small dwelling	\$9526
	Medium dwelling	\$13,286
	Large dwelling	\$21,871
Non-residential category		
Retail	1 m ² GFA	\$170
Commercial, includes visitor accommodation	1 m ² GFA	\$170
Industry - Heavy	1 m ² GFA	\$81
Industry - Other than heavy	1 m ² GFA	\$58
Industry - All impervious surfaces, for storm water	1 m ² of impervious surfaces	\$11
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document	

⁶ 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.

Determination of applicable credits and offsets

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.

Payment of sub-regional and value capture charges

For signatories to a Yarrabilba or Greater Flagstone Sub-Regional Infrastructure Agreement, sub-regional charges and value capture charges are to be paid directly to Logan City Council following receipt of an invoice from council. Signatories should not make sub-regional charges or value capture charges payments to EDQ. All other charge payments from non-signatories for the Greater Flagstone PDA must be paid to EDQ.

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 ⁷	Total charges (per unit) including value capture
			Municipal charge		State charge	Implementation charge	Sub-regional charge ⁸				
		Catalyst charge	Public transport charge	Balance municipal charge							
Open category											
Unknown	Lot	\$5907	\$1887	\$15,295	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059	
Residential category											
House or display home	Lot	\$5907	\$1887	\$15,295	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059	
Other than a house ⁹	Lot	\$5907	\$1887	\$15,295	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059	
Retail category											
Bulk landscape supplies	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Fast food premises	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Food premises	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Garden centre	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Outdoor sales	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Service station	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Shop	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Shopping centre	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901	
Showroom	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Commercial category											
Business	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

⁷ 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.

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

⁹ 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 ⁷	Total charges (per unit) including value capture
			Municipal charge			State charge	Implementation charge	Sub-regional charge ⁸			
		Catalyst charge	Public transport charge	Balance municipal charge							
Health care services	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Sales office – on a residential lot	Lot	\$5907	\$1,887	\$15,295	\$1423	\$1,080	\$9849	\$35,441	\$9618	\$45,059	
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	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Research and technology	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Service industry	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Warehouse	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Rural category											
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Agricultural supply store	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Intensive animal industry	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Intensive horticulture	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Wholesale nursery	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
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	
Childcare centre	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Community facility	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	

Proposed land use	Unit		Charges (per unit)								
			Local charge						Total charges (per unit)	Value capture ⁷	Total charges (per unit) including value capture
			Municipal charge			State charge	Implementation charge	Sub-regional charge ⁸			
		Catalyst charge	Public transport charge	Balance municipal charge							
Crematorium	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Educational establishment	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901	
Emergency services	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Funeral parlour	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Hospital	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901	
Place of assembly	Lot	\$0	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
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	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683	
Sport, recreation and entertainment category											
Indoor entertainment	Lot	\$0	\$0	\$11,608	\$0	\$0	\$2439	\$14,047	\$2439	\$16,486	
Indoor sport and recreation	Lot	\$0	\$0	\$11,608	\$0	\$0	\$2439	\$14,047	\$2439	\$16,486	
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 ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
		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 ¹²	Small dwelling	\$5907	\$1887	\$7219	\$926	\$702	\$7119	\$23,760	\$5585	\$29,345
	Medium dwelling	\$5907	\$1887	\$11,360	\$1180	\$895	\$8360	\$29,589	\$8376	\$37,965
	Large dwelling	\$5907	\$1887	\$15,295	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Retail category										
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Fast food premises	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Food premises	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Garden centre	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Service station	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Shop	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Shopping centre	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Showroom	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$82	\$235	\$37	\$272
Commercial category										
Business	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$66	\$231	\$37	\$268

¹⁰ 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.

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

¹² 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 ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
		Catalyst charge	Public transport charge	Balance municipal charge						
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$66	\$231	\$37	\$268
Sales office – on a residential lot	Small office	\$5907	\$1887	\$7219	\$926	\$702	\$7119	\$23,760	\$5585	\$29,345
	Medium office	\$5907	\$1887	\$11,360	\$1180	\$895	\$8360	\$29,589	\$8376	\$37,965
	Large office	\$5907	\$1887	\$15,295	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Industrial category										
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Research and technology	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Service industry	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$72	\$284	\$24	\$308
Warehouse	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Rural category										
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$43	\$102	\$24	\$126
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Intensive horticulture	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Wholesale nursery	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Tourism category										
Tourist attraction	1 m ² 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 ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
		Catalyst charge	Public transport charge	Balance municipal charge						
Tourist park	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category										
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Community facility	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Crematorium	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Educational establishment	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Emergency services	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$59	\$224	\$24	\$248
Funeral parlour	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$45	\$127	\$24	\$151
Hospital	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Place of assembly	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Sport, recreation and entertainment category										
Indoor entertainment	1 m ² GFA	\$0	\$0	\$236	\$0	\$0	\$87	\$323	\$37	\$360
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$236	\$0	\$0	\$87	\$323	\$37	\$360
Outdoor sport and recreation	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category										
All undefined uses	1 m ² 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.

Determination of applicable credits and offsets

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.

Payment of sub-regional and value capture charges

For signatories to a Yarrabilba or Greater Flagstone PDA Sub-Regional Infrastructure Agreement, sub-regional charges and value capture charges are to be paid directly to Logan City Council following receipt of an invoice from Council. Signatories should not make sub-regional charges or value capture charges payments to EDQ.

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 ¹³	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
		Catalyst charge	Balance municipal charge						
Open category									
Unknown	Lot	\$25,592				\$9849	\$35,441	\$9618	\$45,059
Residential category									
House or display home	Lot	\$5907	\$17,182	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Other than a house ¹⁵	Lot	\$5907	\$17,182	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Retail category									
Bulk landscape supplies	Lot	\$0	\$5805	\$0	\$0	\$2,439	\$8244	\$2439	\$10,683
Fast food premises	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Food premises	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Garden centre	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Service station	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Shop	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Shopping centre	Lot	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901
Showroom	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Commercial category									
Business	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683

¹³ 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.

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

¹⁵ 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 ¹³	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
		Catalyst charge	Balance municipal charge						
Sales office – on a residential lot	Lot	\$5907	\$17,182	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
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	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Research and technology	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Service industry	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Warehouse	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Intensive horticulture	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8,244	\$2439	\$10,683
Wholesale nursery	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
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
Childcare centre	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Community facility	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Crematorium	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹³	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
		Catalyst charge	Balance municipal charge						
Educational establishment	Lot	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901
Emergency services	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Funeral parlour	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Hospital	Lot	\$0	\$29,023	\$0	\$0	\$2439	\$31,462	\$2439	\$33,901
Place of assembly	Lot	\$0	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
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	\$5805	\$0	\$0	\$2439	\$8244	\$2439	\$10,683
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$11,608	\$0	\$0	\$2439	\$14,047	\$2439	\$16,486
Indoor sport and recreation	Lot	\$0	\$11,608	\$0	\$0	\$2439	\$14,047	\$2439	\$16,486
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 ¹⁶	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
		Catalyst charge	Balance municipal charge						
Residential category									
House or display home	Dwelling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other than a house ¹⁸	Small dwelling	\$5907	\$9106	\$926	\$702	\$7119	\$23,760	\$5585	\$29,345
	Medium dwelling	\$5907	\$13,246	\$1180	\$895	\$8360	\$29,588	\$8376	\$37,964
	Large dwelling	\$5907	\$17,182	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Retail category									
Bulk landscape supplies	1m ² GFA	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Fast food premises	1m ² GFA	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Food premises	1m ² GFA	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Garden centre	1m ² GFA	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Service station	1m ² GFA	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Shop	1m ² GFA	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Shopping centre	1m ² GFA	\$0	\$212	\$0	\$0	\$82	\$294	\$37	\$331
Showroom	1m ² GFA	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Commercial category									
Business	1m ² GFA	\$0	\$165	\$0	\$0	\$66	\$231	\$37	\$268

¹⁶ 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.

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

¹⁸ 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 ¹⁶	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
		Catalyst charge	Balance municipal charge						
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$165	\$0	\$0	\$70	\$235	\$37	\$272
Sales office – on a residential lot	Small office	\$5907	\$9106	\$926	\$702	\$7119	\$23,760	\$5585	\$29,345
	Medium office	\$5907	\$13,246	\$1180	\$895	\$8360	\$29,588	\$8376	\$37,964
	Large office	\$5907	\$17,182	\$1423	\$1080	\$9849	\$35,441	\$9618	\$45,059
Industrial category									
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Research and technology	1 m ² GFA	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Service industry	1 m ² GFA	\$0	\$212	\$0	\$0	\$82	\$284	\$24	\$308
Warehouse	1 m ² GFA	\$0	\$59	\$0	\$0	\$33	\$92	\$24	\$116
Rural category									
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$59	\$0	\$0	\$43	\$102	\$24	\$126
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Intensive horticulture	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Wholesale nursery	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Tourism category									
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
		Catalyst charge	Balance municipal charge						
Tourist park	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category									
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	1 m ² GFA	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Community facility	1 m ² GFA	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Crematorium	1 m ² GFA	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Educational establishment	1 m ² GFA	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Emergency services	1 m ² GFA	\$0	\$165	\$0	\$0	\$59	\$224	\$24	\$248
Funeral parlour	1 m ² GFA	\$0	\$82	\$0	\$0	\$44	\$127	\$24	\$151
Hospital	1 m ² GFA	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Place of assembly	1 m ² GFA	\$0	\$82	\$0	\$0	\$39	\$121	\$24	\$145
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$0	\$165	\$0	\$0	\$65	\$230	\$24	\$254
Sport, recreation and entertainment category									
Indoor entertainment	1 m ² GFA	\$0	\$236	\$0	\$0	\$87	\$323	\$37	\$360
Indoor sport and recreation	1 m ² GFA	\$0	\$236	\$0	\$0	\$87	\$323	\$37	\$360
Outdoor sport and recreation	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category									
All undefined uses	1 m ² 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.

Determination of applicable credits and offsets

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	\$5,907	\$1,363	\$14,675	\$2,270	\$1,220	\$7,640	\$33,075	
Residential category									
House or display home	Lot	\$5,907	\$1,363	\$14,675	\$2,270	\$1,220	\$7,640	\$33,075	
Other than a house ¹⁹	Lot	\$5,907	\$1,363	\$14,675	\$2,270	\$1,220	\$7,640	\$33,075	
Retail category									
Bulk landscape supplies	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Fast food premises	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Food premises	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Garden centre	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Outdoor sales	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Service station	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Shop	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Shopping centre	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2,322	\$31,345	
Showroom	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Commercial category									
Business	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Health care services	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Sales office – on a residential lot	Lot	\$5,907	\$1,363	\$14,675	\$2,270	\$1,220	\$7,640	\$33,075	
Industrial category									

¹⁹ 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	\$5,805	\$0	\$0	\$2,322	\$8,126	
Research and technology	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Service industry	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Warehouse	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Agricultural supply store	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Intensive animal industry	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Intensive horticulture	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Wholesale nursery	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
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	\$5,805	\$0	\$0	\$2,322	\$8,126	
Community facility	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Crematorium	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Educational establishment	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2,322	\$31,345	
Emergency services	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Funeral parlour	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	
Hospital	Lot	\$0	\$0	\$29,023	\$0	\$0	\$2,322	\$31,345	
Place of assembly	Lot	\$0	\$0	\$5,805	\$0	\$0	\$2,322	\$8,126	

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	\$5,805	\$0	\$0	\$2,322	\$8,126	
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$0	\$11,608	\$0	\$0	\$2,322	\$13,930	
Indoor sport and recreation	Lot	\$0	\$0	\$11,608	\$0	\$0	\$2,322	\$13,930	
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 ²⁰	
		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 ²¹	Small dwelling	\$5907	\$1363	\$6837	\$1460	\$785	\$4911	\$21,263
	Medium dwelling	\$5907	\$1363	\$10,757	\$1865	\$1001	\$6275	\$27,168
	Large dwelling	\$5907	\$1363	\$14,675	\$2270	\$1220	\$7640	\$33,075
Retail category								
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Fast food premises	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Food premises	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Garden centre	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Service station	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Shop	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Shopping centre	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Showroom	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Commercial category								
Business	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207

²⁰ 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.

²¹ 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 ²⁰	
		Catalyst charge	Public transport charge	Balance municipal charge				
Sales office – on a residential lot	Small office	\$5907	\$1363	\$6837	\$1460	\$785	\$4911	\$21,263
	Medium office	\$5907	\$1363	\$10,757	\$1865	\$1001	\$6275	\$27,168
	Large office	\$5907	\$1363	\$14,675	\$2270	\$1220	\$7640	\$33,075
Industrial category								
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$15	\$74
Research and technology	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$15	\$74
Service industry	1 m ² GFA	\$0	\$0	\$212	\$0	\$0	\$55	\$267
Warehouse	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$15	\$74
Rural category								
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$0	\$59	\$0	\$0	\$15	\$74
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Intensive horticulture	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Wholesale nursery	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Tourism category								
Tourist attraction	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Tourist park	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Service, community and other uses category								
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Community facility	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207

Proposed land use	Unit	Charges (per unit)						Total charges (per unit)
		Local charge						
		Municipal charge			State charge	Implementation charge	Sub-regional charge ²⁰	
		Catalyst charge	Public transport charge	Balance municipal charge				
Crematorium	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Educational establishment	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Emergency services	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Funeral parlour	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$21	\$103
Hospital	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Place of assembly	1 m ² GFA	\$0	\$0	\$82	\$0	\$0	\$21	\$103
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$0	\$0	\$165	\$0	\$0	\$42	\$207
Sport, recreation and entertainment category								
Indoor entertainment	1 m ² GFA	\$0	\$0	\$236	\$0	\$0	\$61	\$297
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$236	\$0	\$0	\$61	\$297
Outdoor sport and recreation	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category								
All undefined uses	1 m ² 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	\$117
All other categories ²²	7.5%

²² 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.

Determination of applicable credits and offsets

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 ²³	Water and sewer ²⁴	
Open category							
Unknown	Lot	\$41,925					\$41,925
Residential category							
House or display home	Single dwelling lot	\$21,011	\$2538	\$1847	\$6481	\$10,048	\$41,925
	Urban terrace lot	\$21,011	\$2538	\$1847	\$6481	\$6699	\$38,576
Residential other than a house ²⁵	Lot	\$21,011	\$2538	\$1847	\$6481	\$10,048	\$41,925
Retail category							
Bulk landscape supplies	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Fast food premises	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Food premises	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Garden centre	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Market	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Outdoor sales	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Service station	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Shop	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Shopping centre	Lot	\$29,023	\$0	\$0	\$2123	\$10,048	\$41,194
Showroom	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Commercial category							
Business	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976

²³ 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.

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

²⁵ 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 ²³	Water and sewer ²⁴	
Car park	Lot	\$0	\$0	\$0	TBD	\$10,048	TBD
Health care services	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Sales office – on a residential lot	Lot	\$21,011	\$2538	\$1847	\$6481	\$10,048	\$41,925
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Medium impact industry	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Low impact industry	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Research and technology	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Service industry	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Warehouse	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Agricultural supply store	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Intensive animal industry	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Intensive horticulture	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Wholesale nursery	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ²³	Water and sewer ²⁴	
Tourism category							
Integrated tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Childcare centre	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Community facility	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Crematorium	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Educational establishment	Lot	\$29,023	\$0	\$0	\$2123	\$10,048	\$41,194
Emergency services	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Funeral parlour	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Hospital	Lot	\$29,023	\$0	\$0	\$2123	\$10,048	\$41,194
Place of assembly	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Utility installation	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
Veterinary hospital	Lot	\$5805	\$0	\$0	\$2123	\$10,048	\$17,976
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$11,608	\$0	\$0	\$2123	\$10,048	\$23,779
Indoor sport and recreation	Lot	\$11,608	\$0	\$0	\$2123	\$10,048	\$23,779
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$10,048	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$10,048	\$10,048
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 ²⁶	Water and sewer ²⁷	
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 ²⁸	Small dwelling	\$12,704	\$1534	\$1118	\$4861	\$6699	\$26,916
	Medium dwelling	\$16,612	\$2007	\$1462	\$5941	\$6699	\$32,721
	Large dwelling	\$21,011	\$2538	\$1847	\$6481	\$6699	\$38,576
Retail category							
Bulk landscape supplies	1 m ² GFA	\$165	\$0	\$0	\$41	\$45	\$251
Fast food premises	1 m ² GFA	\$212	\$0	\$0	\$53	\$175	\$440
Food premises	1 m ² GFA	\$212	\$0	\$0	\$53	\$175	\$440
Garden centre	1 m ² GFA	\$165	\$0	\$0	\$41	\$86	\$292
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$22	\$22
Outdoor sales	1 m ² GFA	\$165	\$0	\$0	\$41	\$52	\$258
Service station	1 m ² GFA	\$212	\$0	\$0	\$53	\$56	\$321

²⁶ 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.

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

²⁸ 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 ²⁶	Water and sewer ²⁷	
Shop	1 m ² GFA	\$212	\$0	\$0	\$53	\$74	\$339
Shopping centre	1 m ² GFA	\$212	\$0	\$0	\$53	\$41	\$306
Showroom	1 m ² GFA	\$165	\$0	\$0	\$41	\$11	\$217
Commercial category							
Business	1 m ² GFA	\$165	\$0	\$0	\$41	\$41	\$247
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$165	\$0	\$0	\$41	\$78	\$284
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$11	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$48	TBD
Sales office – on a residential lot	Small office	\$12,704	\$1534	\$1118	\$4861	\$6699	\$26,916
	Medium office	\$16,612	\$2007	\$1462	\$5941	\$6699	\$32,721
	Large office	\$21,011	\$2538	\$1847	\$6481	\$6699	\$38,576
Industrial category							
Extractive industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$45	TBD
Noxious and hazardous industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$86	TBD
High impact industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$86	TBD
Medium impact industry	1 m ² GFA	\$59	\$0	\$0	\$15	\$33	\$107
Low impact industry	1 m ² GFA	\$59	\$0	\$0	\$15	\$19	\$93
Research and technology	1 m ² GFA	\$59	\$0	\$0	\$15	\$19	\$93
Service industry	1 m ² GFA	\$212	\$0	\$0	\$53	\$15	\$280
Warehouse	1 m ² GFA	\$59	\$0	\$0	\$15	\$7	\$81
Rural category							
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	Not serviced	\$0

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ²⁶	Water and sewer ²⁷	
Agricultural supply store	1 m ² GFA	\$59	\$0	\$0	\$15	\$11	\$85
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$47	TBD
Intensive animal industry	1 m ² GFA	\$23	\$0	\$0	\$6	\$7	\$36
Intensive horticulture	1 m ² GFA	\$23	\$0	\$0	\$6	Not serviced	\$29
Wholesale nursery	1 m ² GFA	\$23	\$0	\$0	\$6	\$86	\$115
Tourism category							
Integrated tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	\$37	TBD
Tourist park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Service, community and other uses category							
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Childcare centre	1 m ² GFA	\$165	\$0	\$0	\$41	\$52	\$258
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$37	\$37
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ²⁹	\$165	\$0	\$0	\$41	\$364 ²⁹	TBD
Emergency services	1 m ² GFA	\$165	\$0	\$0	\$41	\$30	\$236
Funeral parlour	1 m ² GFA	\$82	\$0	\$0	\$21	\$56	\$159
Hospital	1 m ² GFA	\$165	\$0	\$0	\$41	\$78	\$284
Place of assembly	1 m ² GFA	\$82	\$0	\$0	\$21	\$19	\$122
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$18	\$18
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$18	\$18
Veterinary hospital	1 m ² GFA	\$165	\$0	\$0	\$41	\$41	\$247

²⁹ 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 ²⁶	Water and sewer ²⁷	
Sport, recreation and entertainment category							
Indoor entertainment	1 m ² GFA	\$236	\$0	\$0	\$59	\$93	\$388
Indoor sport and recreation	1 m ² GFA	\$236	\$0	\$0	\$59	\$48	\$343
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$37	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Undefined category							
All undefined uses	1 m ² 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 three 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.

Appendix 10 – Interim use charges conditions

Interim use infrastructure charges

Where a PDA development approval include a use, which is deemed to be an 'interim use', infrastructure charges will be applied in accordance with the following principles:

- 1) where the approval is for an interim use that has a duration of less than six years, charges will not be levied
- 2) where the approval is for an interim use that has a duration of more than six years, charges are applicable in accordance with the relevant charges document, and
- 3) where the approval is an extension of an interim use duration period and the total duration of the use is more than six years, charges are applicable in accordance with the relevant charges document.

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