

Infrastructure Funding Framework



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Queensland
Government

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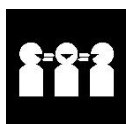


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Summary

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	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:

- a) the above *Definitions* section of this IFF
- b) if not defined in this IFF, the *Economic Development Act 2012 (ED Act)*
- c) if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- d) 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*
- e) 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.
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	\$33,207	\$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	\$33,207	\$0
Other than a house ⁴	Small dwelling	\$14,371	\$13,824
	Medium dwelling	\$20,061	\$20,737
	Large dwelling	\$33,207	\$36,864
Non-residential category			
Retail	1 m ² GFA	\$172	\$260
Commercial, includes visitor accommodation	1 m ² GFA	\$172	\$260
Industry - Heavy	1 m ² GFA	\$82	\$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	\$21,097

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	\$21,097
Other than a house ⁶	Small dwelling	\$9,622
	Medium dwelling	\$13,420
	Large dwelling	\$22,092
Non-residential category		
Retail	1 m ² GFA	\$172
Commercial, includes visitor accommodation	1 m ² GFA	\$172
Industry - Heavy	1 m ² GFA	\$82
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	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Residential category										
House or display home	Lot	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Other than a house ⁹	Lot	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Retail category										
Bulk landscape supplies	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Fast food premises	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Food premises	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Garden centre	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Service station	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Shop	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Shopping centre	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341
Showroom	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Commercial category										
Business	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889

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							
Sales office – on a residential lot	Lot	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901	
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Research and technology	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Service industry	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Warehouse	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Rural category											
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Agricultural supply store	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Intensive animal industry	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Intensive horticulture	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Wholesale nursery	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Community facility	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Crematorium	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	

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							
Educational establishment	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341	
Emergency services	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Funeral parlour	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Hospital	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341	
Place of assembly	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889	
Sport, recreation and entertainment category											
Indoor entertainment	Lot	\$0	\$0	\$11,725	\$0	\$0	\$2,513	\$14,238	\$2,513	\$16,750	
Indoor sport and recreation	Lot	\$0	\$0	\$11,725	\$0	\$0	\$2,513	\$14,238	\$2,513	\$16,750	
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			State charge	Implementation charge	Sub-regional charge ¹¹	Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value capture
		Municipal charge								
		Catalyst charge	Public transport charge	Balance municipal charge						
Residential category										
House or display home	Dwelling	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Other than a house ¹²	Small dwelling	\$5,966	\$1,906	\$7,293	\$935	\$709	\$7,333	\$24,142	\$5,752	\$29,894
	Medium dwelling	\$5,966	\$1,906	\$11,474	\$1,192	\$904	\$8,611	\$30,053	\$8,627	\$38,681
	Large dwelling	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Retail category										
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$73	240	\$38	278
Fast food premises	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Food premises	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Garden centre	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$73	240	\$38	278
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$73	240	\$38	278
Service station	1 m ²	\$0	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338

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			State charge	Implementation charge	Sub-regional charge ¹¹	Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value capture
		Municipal charge								
Catalyst charge	Public transport charge	Balance municipal charge								
	GFA									
Shop	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Shopping centre	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Showroom	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$73	240	\$38	278
Commercial category										
Business	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$69	\$236	\$38	\$274
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$69	\$236	\$38	\$274
Sales office – on a residential lot	Small office	\$5,966	\$1,906	\$7,293	\$935	\$709	\$7,333	\$24,142	\$5,752	\$29,894
	Medium office	\$5,966	\$1,906	\$11,474	\$1,192	\$904	\$8,611	\$30,053	\$8,628	\$38,681
	Large office	\$5,966	\$1,906	\$15,450	\$1,438	\$1,090	\$10,144	\$35,993	\$9,907	\$45,901
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	\$60	\$0	\$0	\$34	\$94	\$25	\$119
Research and technology	1 m ² GFA	\$0	\$0	\$60	\$0	\$0	\$34	\$94	\$25	\$119
Service industry	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$74	\$289	\$25	\$314

Proposed land use	Unit	Charges (per unit)								
		Local charge						Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value capture
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
		Catalyst charge	Public transport charge	Balance municipal charge						
Warehouse	1 m ² GFA	\$0	\$0	\$60	\$0	\$0	\$34	\$94	\$25	\$119
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	\$60	\$0	\$0	\$45	\$105	\$25	\$130
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	\$25	\$54
Intensive horticulture	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$25	\$54
Wholesale nursery	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$25	\$54
Tourism category										
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
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	\$167	\$0	\$0	\$67	\$234	\$25	\$259
Community facility	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$40	\$123	\$25	\$148
Crematorium	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$40	\$123	\$25	\$148
Educational establishment	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$67	\$234	\$25	\$259

Proposed land use	Unit	Charges (per unit)								
		Local charge						Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value capture
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
		Catalyst charge	Public transport charge	Balance municipal charge						
Emergency services	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$60	\$227	\$25	\$252
Funeral parlour	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$46	\$129	\$25	\$154
Hospital	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$67	\$234	\$25	\$259
Place of assembly	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$39	\$123	\$25	\$147
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	\$167	\$0	\$0	\$67	\$234	\$25	\$259
Sport, recreation and entertainment category										
Indoor entertainment	1 m ² GFA	\$0	\$0	\$238	\$0	\$0	\$90	\$328	\$38	\$366
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$238	\$0	\$0	\$90	\$328	\$38	\$366
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 capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
Catalyst charge	Balance municipal charge								
Open category									
Unknown	Lot	\$25,850				\$10,144	\$35,994	\$9,907	\$45,901
Residential category									
House or display home	Lot	\$5,966	\$17,356	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Other than a house ¹⁵	Lot	\$5,966	\$17,356	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Retail category									
Bulk landscape supplies	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Fast food premises	Lot	\$0	\$5,864	\$0	\$0	\$2,512	\$8,376	\$2,512	\$10,888
Food premises	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Garden centre	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Service station	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Shop	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Shopping centre	Lot	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341
Showroom	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Commercial category									
Business	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889

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 capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
Catalyst charge	Balance municipal charge								
Sales office – on a residential lot	Lot	\$5,966	\$17,356	\$1438	\$1090	\$10,144	\$32,496	\$9,907	\$42,403
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Research and technology	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Service industry	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Warehouse	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Intensive horticulture	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Wholesale nursery	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Community facility	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Crematorium	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹³	Total charges (per unit) including value capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
Catalyst charge	Balance municipal charge								
Educational establishment	Lot	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341
Emergency services	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Funeral parlour	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Hospital	Lot	\$0	\$29,315	\$0	\$0	\$2,513	\$31,828	\$2,513	\$34,341
Place of assembly	Lot	\$0	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
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	\$5,863	\$0	\$0	\$2,513	\$8,376	\$2,513	\$10,889
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$11,725	\$0	\$0	\$2,513	\$14,238	\$2,513	\$16,751
Indoor sport and recreation	Lot	\$0	\$11,725	\$0	\$0	\$2,513	\$14,238	\$2,513	\$16,751
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 capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
		Catalyst charge	Balance municipal charge						
Residential category									
House or display home	Dwelling	\$5,966	\$17,356	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Other than a house ¹⁸	Small dwelling	\$5,966	\$9,199	\$935	\$709	\$7,333	\$24,142	\$5,752	\$29,894
	Medium dwelling	\$5,966	\$13,381	\$1,192	\$904	\$8,611	\$30,054	\$8,628	\$38,682
	Large dwelling	\$5,966	\$17,356	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
Retail category									
Bulk landscape supplies	1m ² GFA	\$0	\$167	\$0	\$0	\$73	\$240	\$38	\$278
Fast food premises	1m ² GFA	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Food premises	1m ² GFA	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Garden centre	1m ² GFA	\$0	\$167	\$0	\$0	\$73	\$240	\$38	\$278
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$0	\$167	\$0	\$0	\$73	\$240	\$38	\$278
Service station	1m ² GFA	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Shop	1m ² GFA	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Shopping centre	1m ² GFA	\$0	\$215	\$0	\$0	\$85	\$300	\$38	\$338
Showroom	1m ² GFA	\$0	\$167	\$0	\$0	\$73	\$240	\$38	\$278
Commercial category									
Business	1m ² GFA	\$0	\$167	\$0	\$0	\$69	\$236	\$38	\$274

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 capture
		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	\$167	\$0	\$0	\$69	\$236	\$38	\$274
Sales office – on a residential lot	Small office	\$5,966	\$9,199	\$935	\$709	\$7,333	\$24,142	\$5,752	\$29,894
	Medium office	\$5,966	\$13,381	\$1,192	\$904	\$8,611	\$30,054	\$8,628	\$38,682
	Large office	\$5,966	\$17,356	\$1,438	\$1,090	\$10,144	\$35,994	\$9,907	\$45,901
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	\$60	\$0	\$0	\$34	\$94	\$25	\$119
Research and technology	1 m ² GFA	\$0	\$60	\$0	\$0	\$34	\$94	\$25	\$119
Service industry	1 m ² GFA	\$0	\$215	\$0	\$0	\$74	\$299	\$25	\$314
Warehouse	1 m ² GFA	\$0	\$60	\$0	\$0	\$34	\$94	\$25	\$119
Rural category									
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$60	\$0	\$0	\$45	\$105	\$25	\$130
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	\$25	\$54
Intensive horticulture	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$25	\$54
Wholesale nursery	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$25	\$54
Tourism category									
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Proposed land use	Unit	Charges (per unit)							Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value capture	
		Local charge		State charge	Implementation charge	Sub-regional charge ¹⁷	Total charges (per unit)	Value capture ¹⁶				Total charges (per unit) including value capture
		Municipal charge										
		Catalyst 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	\$167	\$0	\$0	\$67	\$234	\$25	\$259	\$259		
Community facility	1 m ² GFA	\$0	\$83	\$0	\$0	\$40	\$123	\$25	\$148	\$148		
Crematorium	1 m ² GFA	\$0	\$83	\$0	\$0	\$40	\$123	\$25	\$148	\$148		
Educational establishment	1 m ² GFA	\$0	\$167	\$0	\$0	\$67	\$234	\$25	\$259	\$259		
Emergency services	1 m ² GFA	\$0	\$167	\$0	\$0	\$60	\$227	\$25	\$252	\$252		
Funeral parlour	1 m ² GFA	\$0	\$83	\$0	\$0	\$46	\$129	\$25	\$154	\$154		
Hospital	1 m ² GFA	\$0	\$167	\$0	\$0	\$67	\$234	\$25	\$259	\$259		
Place of assembly	1 m ² GFA	\$0	\$83	\$0	\$0	\$39	\$122	\$25	\$147	\$147		
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	\$167	\$0	\$0	\$67	\$234	\$25	\$259	\$259		
Sport, recreation and entertainment category												
Indoor entertainment	1 m ² GFA	\$0	\$238	\$0	\$0	\$90	\$328	\$38	\$366	\$366		
Indoor sport and recreation	1 m ² GFA	\$0	\$238	\$0	\$0	\$90	\$328	\$38	\$366	\$366		
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 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			State charge	Implementation charge	Sub-regional charge	
		Municipal charge	Public transport charge	Balance municipal charge				
Catalyst charge								
Open category								
Unknown	Lot	\$5,966	\$1,376	\$14,823	\$2,293	\$1,232	\$7,717	\$33,407
Residential category								
House or display home	Lot	\$5,966	\$1,376	\$14,823	\$2,293	\$1,232	\$7,717	\$33,407
Other than a house ¹⁹	Lot	\$5,966	\$1,376	\$14,823	\$2,293	\$1,232	\$7,717	\$33,407
Retail category								
Bulk landscape supplies	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Fast food premises	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Food premises	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Garden centre	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Service station	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Shop	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Shopping centre	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,345	\$31,660
Showroom	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Commercial category								
Business	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Sales office – on a residential lot	Lot	\$5,966	\$1,376	\$14,823	\$2,293	\$1,232	\$7,717	\$33,407
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	Implementation 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	\$5,863	\$0	\$0	\$2,345	\$8,208
Research and technology	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Service industry	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Warehouse	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Rural category								
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Intensive horticulture	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Wholesale nursery	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
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	\$5,863	\$0	\$0	\$2,345	\$8,208
Community facility	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Crematorium	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Educational establishment	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,345	\$31,660
Emergency services	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Funeral parlour	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208
Hospital	Lot	\$0	\$0	\$29,315	\$0	\$0	\$2,345	\$31,660
Place of assembly	Lot	\$0	\$0	\$5,863	\$0	\$0	\$2,345	\$8,208

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	\$5,863	\$0	\$0	\$2,345	\$8,208
Sport, recreation and entertainment category								
Indoor entertainment	Lot	\$0	\$0	\$11,725	\$0	\$0	\$2,345	\$14,070
Indoor sport and recreation	Lot	\$0	\$0	\$11,725	\$0	\$0	\$2,345	\$14,070
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	\$5,966	\$1,376	\$6,907	\$1,474	\$793	\$4,960	\$21,476
	Medium dwelling	\$5,966	\$1,376	\$10,866	\$1,884	\$1,012	\$6,338	\$27,442
	Large dwelling	\$5,966	\$1,344	\$14,855	\$2,293	\$1,232	\$7,717	\$33,407
Retail category								
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Fast food premises	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Food premises	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Garden centre	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Service station	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Shop	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Shopping centre	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Showroom	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Commercial category								
Business	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210

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	\$5,966	\$1,376	\$6,907	\$1,474	\$793	\$4,960	\$21,476
	Medium office	\$5,966	\$1,376	\$10,866	\$1,884	\$1,012	\$6,338	\$27,442
	Large office	\$5,966	\$1,344	\$14,855	\$2,293	\$1,232	\$7,717	\$33,407
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	\$60	\$0	\$0	\$15	\$75
Research and technology	1 m ² GFA	\$0	\$0	\$60	\$0	\$0	\$15	\$75
Service industry	1 m ² GFA	\$0	\$0	\$215	\$0	\$0	\$55	\$270
Warehouse	1 m ² GFA	\$0	\$0	\$60	\$0	\$0	\$15	\$75
Rural category								
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$0	\$60	\$0	\$0	\$15	\$75
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	\$167	\$0	\$0	\$43	\$210
Community facility	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210

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	\$167	\$0	\$0	\$43	\$210
Educational establishment	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Emergency services	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Funeral parlour	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$21	\$104
Hospital	1 m ² GFA	\$0	\$0	\$167	\$0	\$0	\$43	\$210
Place of assembly	1 m ² GFA	\$0	\$0	\$83	\$0	\$0	\$21	\$104
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	\$167	\$0	\$0	\$43	\$210
Sport, recreation and entertainment category								
Indoor entertainment	1 m ² GFA	\$0	\$0	\$238	\$0	\$0	\$61	\$299
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$238	\$0	\$0	\$61	\$299
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	\$118
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			\$42,348			\$42,348
Residential category							
House or display home	Single dwelling lot	\$21,223	\$2,564	\$1,865	\$6,546	\$10,150	\$42,348
	Urban terrace lot	\$21,223	\$2,564	\$1,865	\$6,546	\$6,767	\$38,965
Residential other than a house ²⁵	Lot	\$21,223	\$2,564	\$1,865	\$6,546	\$10,150	\$42,348
Retail category							
Bulk landscape supplies	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Fast food premises	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Food premises	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Garden centre	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Market	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Outdoor sales	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Service station	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Shop	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Shopping centre	Lot	\$29,315	\$0	\$0	\$2,145	\$10,150	\$41,610
Showroom	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Commercial category							
Business	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158

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	\$10,150	TBD
Health care services	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Sales office – on a residential lot	Lot	\$21,223	\$2,564	\$1,865	\$6,546	\$10,150	\$42,348
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Medium impact industry	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Low impact industry	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Research and technology	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Service industry	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Warehouse	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Agricultural supply store	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Intensive animal industry	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Intensive horticulture	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Wholesale nursery	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158

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	\$10,150	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Childcare centre	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Community facility	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Crematorium	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Educational establishment	Lot	\$29,315	\$0	\$0	\$2,145	\$10,150	\$41,610
Emergency services	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Funeral parlour	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Hospital	Lot	\$29,315	\$0	\$0	\$2,145	\$10,150	\$41,610
Place of assembly	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Utility installation	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
Veterinary hospital	Lot	\$5,863	\$0	\$0	\$2,145	\$10,150	\$18,158
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$11,725	\$0	\$0	\$2,145	\$10,150	\$24,020
Indoor sport and recreation	Lot	\$11,725	\$0	\$0	\$2,145	\$10,150	\$24,020
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$10,150	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$10,150	\$10,150
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)	\$21,223	\$2,564	\$1,865	\$6,546	\$10,150	\$42,348
	Dwelling (on urban terrace lot)	\$21,223	\$2,564	\$1,865	\$6,546	\$6,767	\$38,965
Other than a house ²⁸	Small dwelling	\$12,832	\$1,550	\$1,129	\$4,910	\$6,767	\$27,188
	Medium dwelling	\$16,389	\$2,028	\$1,442	\$5,861	\$6,767	\$32,878
	Large dwelling	\$21,223	\$2,564	\$1,865	\$6,546	\$6,767	\$38,965
Retail category							
Bulk landscape supplies	1 m ² GFA	\$167	\$0	\$0	\$42	\$45	\$254
Fast food premises	1 m ² GFA	\$215	\$0	\$0	\$54	\$177	\$446
Food premises	1 m ² GFA	\$215	\$0	\$0	\$54	\$177	\$446
Garden centre	1 m ² GFA	\$167	\$0	\$0	\$42	\$86	\$295
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$23	\$23
Outdoor sales	1 m ² GFA	\$167	\$0	\$0	\$42	\$53	\$262
Service station	1 m ² GFA	\$215	\$0	\$0	\$54	\$56	\$325

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	\$215	\$0	\$0	\$54	\$75	\$344
Shopping centre	1 m ² GFA	\$215	\$0	\$0	\$54	\$41	\$310
Showroom	1 m ² GFA	\$167	\$0	\$0	\$42	\$11	\$220
Commercial category							
Business	1 m ² GFA	\$167	\$0	\$0	\$42	\$41	\$250
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$167	\$0	\$0	\$42	\$79	\$288
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$11	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$49	TBD
Sales office – on a residential lot	Small office	\$12,832	\$1,550	\$1,129	\$4,910	\$6,767	\$27,188
	Medium office	\$16,389	\$2,028	\$1,442	\$5,861	\$6,767	\$32,878
	Large office	\$21,223	\$2,564	\$1,865	\$6,546	\$6,767	\$38,965
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	\$60	\$0	\$0	\$15	\$34	\$109
Low impact industry	1 m ² GFA	\$60	\$0	\$0	\$15	\$19	\$94
Research and technology	1 m ² GFA	\$60	\$0	\$0	\$15	\$19	\$9
Service industry	1 m ² GFA	\$215	\$0	\$0	\$54	\$15	\$284
Warehouse	1 m ² GFA	\$60	\$0	\$0	\$15	\$8	\$83
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	\$60	\$0	\$0	\$15	\$11	\$86
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$49	TBD
Intensive animal industry	1 m ² GFA	\$23	\$0	\$0	\$6	\$8	\$37
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	\$38	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	\$167	\$0	\$0	\$42	\$53	\$262
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$38	\$38
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ²⁹	\$167	\$0	\$0	\$42	TBD ²⁹	TBD
Emergency services	1 m ² GFA	\$167	\$0	\$0	\$42	\$30	\$239
Funeral parlour	1 m ² GFA	\$83	\$0	\$0	\$21	\$56	\$160
Hospital	1 m ² GFA	\$167	\$0	\$0	\$42	\$79	\$288
Place of assembly	1 m ² GFA	\$83	\$0	\$0	\$21	\$19	\$123
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$19	\$19
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$19	\$19
Veterinary hospital	1 m ² GFA	\$167	\$0	\$0	\$42	\$41	\$250

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	\$238	\$0	\$0	\$59	\$94	\$391
Indoor sport and recreation	1 m ² GFA	\$238	\$0	\$0	\$59	\$49	\$346
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$38	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:

$$\begin{aligned} &= (1 + [(107.8 - 106.7) \div 106.7])^{(1/3)} - 1 \\ &= (1 + 1.031\%)^{0.3333} - 1 \\ &= 0.3425\% \end{aligned}$$

The indexation rate is applied in accordance with the following formula

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

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:

$$\begin{aligned} &= \$13,281 \times (1 + 0.3425\%) \\ &= \$13,281 \times (1.3425\%) \\ &= \$13,326 \end{aligned}$$

The special infrastructure levy will also be indexed in accordance with the formula.

For the remaining PDAs, infrastructure charges will be indexed in accordance with the PDA development approval conditions, the PDA development scheme or 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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