

Infrastructure Funding Framework



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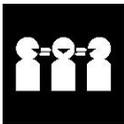


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Economic Development Queensland
Department of State Development, Infrastructure, Local Government and Planning
GPO Box 2202, Brisbane Queensland 4002.
1 William Street Brisbane Qld 4000 (Australia)

Phone: 13 QGOV (13 7468)
Email: edq@dsmip.qld.gov.au
Web: www.statedevelopment.qld.gov.au/economic-development-qld



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Contents

Summary	4
Definitions	5
Appendix 1 – Applicable infrastructure charges and timing for payment	6
Timing for payment of infrastructure charges	6
Appendix 2 – Infrastructure charging framework for Northshore Hamilton PDA	7
Payment of infrastructure charges.....	7
a) Reconfiguring a lot	7
b) Material change of use	7
Determination of applicable credits and offsets	7
Development exempt from payment of infrastructure charges.....	7
Value uplift charges.....	9
Value uplift offsets.....	9
Appendix 3 – Infrastructure charging framework for Yarrabilba PDA	10
Payment of infrastructure charges.....	10
a) Reconfiguring a lot	10
b) Material change of use	10
Determination of applicable credits and offsets	10
Payment of sub-regional and value capture charges.....	10
Development exempt from payment of infrastructure charges.....	10
Appendix 4 – Infrastructure charging framework for Caloundra South PDA	17
Payment of infrastructure charges.....	17
a) Reconfiguring a lot	17
b) Material change of use	17
Determination of applicable credits and offsets	17
Development exempt from payment of infrastructure charges.....	17
Appendix 5 – Deferral of infrastructure charges	25
Not-for-profit or charitable organisations	25
Appendix 6 – Indexation and review of infrastructure charges and land values	26
Calculating indexation	26
Appendix 7 – Interim use charges conditions	27
Interim use infrastructure charges	27



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 set out the infrastructure charging framework for the urban renewal PDAs of Northshore Hamilton

Appendices 3 and 4 set out the infrastructure charging framework for the greenfield PDAs of Yarrabilba and Caloundra South.

Appendix 5 outlines the process for deferral of infrastructure charges for not-for-profit or charitable organisations.

Appendix 6 describes how charges are indexed.

Appendix 7 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.
Management Lot	means a lot that is: <ol style="list-style-type: none"> i. intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or ii. intended for further subdivision.

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"> Northshore Hamilton, Brisbane 	Unless a relevant DCOP provides to the contrary, the charges are set out in the Infrastructure Funding Framework (refer to appendix 1). Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ.
Greenfield PDAs: <ul style="list-style-type: none"> Yarrabilba, Logan 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 2 & 3). 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 5 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			
Lots for all uses other than Management Lot	Lot	\$33,849	\$0
Management lot	Lot	\$0	\$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	\$33,849	\$0
Other than a house ⁴	Small dwelling	\$14,649	\$14,091
	Medium dwelling	\$20,449	\$21,138
	Large dwelling	\$33,849	\$37,577
Non-residential category			
Retail	1 m ² GFA	\$175	\$265
Commercial, includes visitor accommodation	1 m ² GFA	\$175	\$265
Industry - Heavy	1 m ² GFA	\$84	\$0
Industry - Other than heavy	1 m ² GFA	\$59	\$0
Industry - All impervious surfaces, for storm water	1 m ² of impervious surfaces	\$12	\$0
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document.		

² Refer to page 9 for more information.

³ Refer to page 9 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 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 the Yarrabilba 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 5 for the eligibility criteria and process for deferral of infrastructure charges.

Table 3 (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	\$26,351				\$11,168	\$37,519	\$10,204	\$47,723
Management Lot	Lot	\$0				\$0	\$0	\$0	\$0
Residential category									
House or display home	Lot	\$6,082	\$17,691	\$1,466	\$1,112	\$11,168	\$37,519	\$10,204	\$47,723
Other than a house ¹⁵	Lot	\$6,082	\$17,691	\$1,466	\$1,112	\$11,168	\$37,519	\$10,204	\$47,723
Retail category									
Bulk landscape supplies	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Fast food premises	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Food premises	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Garden centre	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Service station	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Shop	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Shopping centre	Lot	\$0	\$29,882	\$0	\$0	\$2,588	\$31,828	\$2,588	\$35,058
Showroom	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Commercial category									
Business	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153

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 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	\$6,082	\$17,691	\$1,466	\$1,112	\$11,168	\$37,519	\$10,204	\$47,723
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	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Research and technology	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Service industry	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Warehouse	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Intensive horticulture	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Wholesale nursery	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
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	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Community facility	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Crematorium	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153

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	\$29,882	\$0	\$0	\$2,588	\$31,828	\$2,588	\$35,058
Emergency services	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Funeral parlour	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Hospital	Lot	\$0	\$29,882	\$0	\$0	\$2,588	\$31,828	\$2,588	\$35,058
Place of assembly	Lot	\$0	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
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	\$5,977	\$0	\$0	\$2,588	\$8,376	\$2,588	\$11,153
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$11,952	\$0	\$0	\$2,588	\$14,238	\$2,588	\$17,128
Indoor sport and recreation	Lot	\$0	\$11,952	\$0	\$0	\$2,588	\$14,238	\$2,588	\$17,128
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 4 (Material change of use)

House or display home	Dwelling	\$6,082	\$17,692	\$1,466	\$1,112	\$11,168	\$37,519	\$10,204	\$47,723
Other than a house ¹⁸	Small dwelling	\$6,082	\$9,376	\$953	\$723	\$8,274	\$25,408	\$5,925	\$31,333
	Medium dwelling	\$6,082	\$13,639	\$1,215	\$922	\$9,589	\$31,446	\$8,887	\$40,333
	Large dwelling	\$6,082	\$17,692	\$1,466	\$1,112	\$11,168	\$37,519	\$10,204	\$47,723
Retail category									
Bulk landscape supplies	1m ² GFA	\$0	\$168	\$0	\$0	\$75	\$243	\$39	\$282
Fast food premises	1m ² GFA	\$0	\$217	\$0	\$0	\$88	\$305	\$39	\$344
Food premises	1m ² GFA	\$0	\$217	\$0	\$0	\$88	\$305	\$39	\$344
Garden centre	1m ² GFA	\$0	\$168	\$0	\$0	\$75	\$243	\$39	\$282
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$0	\$167	\$0	\$0	\$75	\$243	\$39	\$282
Service station	1m ² GFA	\$0	\$217	\$0	\$0	\$88	\$305	\$39	\$344
Shop	1m ² GFA	\$0	\$217	\$0	\$0	\$88	\$305	\$39	\$344
Shopping centre	1m ² GFA	\$0	\$217	\$0	\$0	\$88	\$305	\$39	\$344
Showroom	1m ² GFA	\$0	\$168	\$0	\$0	\$75	\$243	\$39	\$282
Commercial category									
Business	1m ² GFA	\$0	\$168	\$0	\$0	\$71	\$239	\$39	\$278

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	\$168	\$0	\$0	\$71	\$240	\$38	\$278
Sales office – on a residential lot	Small office	\$6,082	\$9,291	\$944	\$716	\$7,553	\$24,687	\$5,925	\$30,612
	Medium office	\$6,082	\$13,639	\$1,204	\$913	\$8,870	\$30,728	\$8,887	\$39,615
	Large office	\$6,082	\$17,691	\$1,452	\$1,112	\$10,449	\$36,801	\$10,204	\$47,005
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	\$35	\$95	\$26	\$121
Research and technology	1 m ² GFA	\$0	\$60	\$0	\$0	\$35	\$95	\$26	\$121
Service industry	1 m ² GFA	\$0	\$217	\$0	\$0	\$77	\$294	\$26	\$320
Warehouse	1 m ² GFA	\$0	\$60	\$0	\$0	\$35	\$95	\$26	\$121
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	\$46	\$106	\$26	\$132
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$24	\$0	\$0	\$6	\$30	\$26	\$56
Intensive horticulture	1 m ² GFA	\$0	\$24	\$0	\$0	\$6	\$30	\$26	\$56
Wholesale nursery	1 m ² GFA	\$0	\$24	\$0	\$0	\$6	\$30	\$26	\$56
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 capture
		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	\$168	\$0	\$0	\$70	\$238	\$26	\$264
Community facility	1 m ² GFA	\$0	\$84	\$0	\$0	\$41	\$125	\$26	\$151
Crematorium	1 m ² GFA	\$0	\$84	\$0	\$0	\$41	\$125	\$26	\$151
Educational establishment	1 m ² GFA	\$0	\$168	\$0	\$0	\$70	\$238	\$26	\$264
Emergency services	1 m ² GFA	\$0	\$168	\$0	\$0	\$63	\$231	\$26	\$257
Funeral parlour	1 m ² GFA	\$0	\$84	\$0	\$0	\$46	\$130	\$26	\$158
Hospital	1 m ² GFA	\$0	\$168	\$0	\$0	\$70	\$234	\$26	\$264
Place of assembly	1 m ² GFA	\$0	\$84	\$0	\$0	\$41	\$125	\$26	\$151
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	\$168	\$0	\$0	\$70	\$238	\$26	\$264
Sport, recreation and entertainment category									
Indoor entertainment	1 m ² GFA	\$0	\$240	\$0	\$0	\$92	\$332	\$39	\$371
Indoor sport and recreation	1 m ² GFA	\$0	\$240	\$0	\$0	\$92	\$332	\$39	\$371
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 4 – 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 5 for the eligibility criteria and process for deferral of infrastructure charges.

Table 5 (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	\$43,167					\$43,167
Residential category							
House or display home	Single dwelling lot	\$21,634	\$2,613	\$1,901	\$6,673	\$10,346	\$43,167
	Urban terrace lot	\$21,634	\$2,613	\$1,901	\$6,673	\$6,897	\$39,718
Residential other than a house ²⁵	Lot	\$21,634	\$2,613	\$1,901	\$6,673	\$10,346	\$43,167
Retail category							
Bulk landscape supplies	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Fast food premises	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Food premises	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Garden centre	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Market	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Outdoor sales	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Service station	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Shop	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Shopping centre	Lot	\$29,882	\$0	\$0	\$2,186	\$10,346	\$42,414
Showroom	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Commercial category							
Business	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509

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	\$10,346	TBD
Health care services	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Sales office – on a residential lot	Lot	\$21,634	\$2,613	\$1,901	\$6,673	\$10,346	\$43,167
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Medium impact industry	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Low impact industry	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Research and technology	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Service industry	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Warehouse	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Agricultural supply store	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Intensive animal industry	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Intensive horticulture	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Wholesale nursery	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509

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	\$10,346	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Childcare centre	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Community facility	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Crematorium	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Educational establishment	Lot	\$29,882	\$0	\$0	\$2,186	\$10,346	\$42,414
Emergency services	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Funeral parlour	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Hospital	Lot	\$29,882	\$0	\$0	\$2,186	\$10,346	\$42,414
Place of assembly	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Utility installation	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Veterinary hospital	Lot	\$5,977	\$0	\$0	\$2,186	\$10,346	\$18,509
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$11,952	\$0	\$0	\$2,186	\$10,346	\$24,484
Indoor sport and recreation	Lot	\$11,952	\$0	\$0	\$2,186	\$10,346	\$24,484
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$10,346	\$10,346
Undefined category							
All undefined uses	Lot	TBD	\$0	\$0	TBD	TBD	TBD

Table 6 (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)	\$21,634	\$2,613	\$1,901	\$6,673	\$10,346	\$43,167
	Dwelling (on urban terrace lot)	\$21,634	\$2,613	\$1,901	\$6,673	\$6,897	\$39,718
Other than a house ²⁸	Small dwelling	\$13,080	\$1,580	\$1,151	\$5,005	\$6,897	\$27,713
	Medium dwelling	\$17,104	2,067	\$1,490	\$6,056	\$6,897	\$33,614
	Large dwelling	\$21,634	\$2,613	\$1,901	\$6,673	\$6,897	\$39,718
Retail category							
Bulk landscape supplies	1 m ² GFA	\$170	\$0	\$0	\$42	\$46	\$258
Fast food premises	1 m ² GFA	\$219	\$0	\$0	\$55	\$180	\$454
Food premises	1 m ² GFA	\$219	\$0	\$0	\$55	\$180	\$454
Garden centre	1 m ² GFA	\$170	\$0	\$0	\$42	\$88	\$300
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$23	\$23
Outdoor sales	1 m ² GFA	\$170	\$0	\$0	\$42	\$54	\$266
Service station	1 m ² GFA	\$219	\$0	\$0	\$55	\$57	\$331

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 percent 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	\$219	\$0	\$0	\$55	\$77	\$351
Shopping centre	1 m ² GFA	\$219	\$0	\$0	\$55	\$42	\$316
Showroom	1 m ² GFA	\$170	\$0	\$0	\$42	\$11	\$223
Commercial category							
Business	1 m ² GFA	\$170	\$0	\$0	\$42	\$42	\$254
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$170	\$0	\$0	\$42	\$80	\$292
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$11	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$50	TBD
Sales office – on a residential lot	Small office	\$13,080	\$1,580	\$1,151	\$5,005	\$6,897	\$27,713
	Medium office	\$17,104	\$2,067	\$1,490	\$6,056	\$6,897	\$33,614
	Large office	\$21,634	\$2,613	\$1,901	\$6,673	\$6,897	\$39,718
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	\$61	\$0	\$0	\$15	\$34	\$110
Low impact industry	1 m ² GFA	\$61	\$0	\$0	\$15	\$19	\$95
Research and technology	1 m ² GFA	\$61	\$0	\$0	\$15	\$19	\$95
Service industry	1 m ² GFA	\$219	\$0	\$0	\$55	\$15	\$289
Warehouse	1 m ² GFA	\$61	\$0	\$0	\$15	\$8	\$84
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	\$61	\$0	\$0	\$15	\$11	\$87
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$50	TBD
Intensive animal industry	1 m ² GFA	\$24	\$0	\$0	\$6	\$8	\$38
Intensive horticulture	1 m ² GFA	\$24	\$0	\$0	\$6	Not serviced	\$30
Wholesale nursery	1 m ² GFA	\$24	\$0	\$0	\$6	\$88	\$118
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	\$170	\$0	\$0	\$42	\$54	\$266
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	\$170	\$0	\$0	\$42	TBD ²⁹	TBD
Emergency services	1 m ² GFA	\$170	\$0	\$0	\$42	\$31	\$243
Funeral parlour	1 m ² GFA	\$85	\$0	\$0	\$21	\$57	\$163
Hospital	1 m ² GFA	\$170	\$0	\$0	\$42	\$80	\$292
Place of assembly	1 m ² GFA	\$84	\$0	\$0	\$21	\$19	\$125
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	\$170	\$0	\$0	\$42	\$42	\$254

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	\$400
Indoor sport and recreation	1 m ² GFA	\$238	\$0	\$0	\$59	\$49	\$354
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 5 – 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:

- Northshore Hamilton
- Yarrabilba
- 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 6 – 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 7 – 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.

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001
tel 13 QGOV (13 74 68)

www.edq.qld.gov.au