

# Oxley Priority Development Area Development Charges and Offset Plan

1 July 2021



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# 1 Preliminary

## 1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and powers of the ED Act.

The main purpose of the ED Act<sup>2</sup> is to facilitate economic development, and development for community purposes, in the state. The ED Act<sup>3</sup> seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

The ED Act<sup>4</sup> provides for the MEDQ to fix charges and other terms for the provision of infrastructure in PDAs.

This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ<sup>5</sup> for the Oxley PDA.

## 1.2 Oxley Priority Development Area

The Oxley PDA (PDA) was declared by regulation<sup>6</sup> on 10 August 2018.

The PDA comprises approximately 19 hectares of land bordered by Cliveden Avenue to the north, bushland to the west, existing residential dwellings on Blackheath Road to the east and Seventeen Mile Rocks Road to the south. The boundaries of the PDA are shown on Map 1. **Error! Reference source not found.**

## 1.3 Application of the Development Charges and Offset Plan

The Oxley PDA DCOP is applicable to all development on land and water within the boundaries of the PDA.

The DCOP became effective on 22 June 2020.

## 1.4 Purpose of the DCOP

The DCOP is a policy document which is intended to provide guidance to the MEDQ on infrastructure matters for a development application and states the following for the PDA:

- i. the development charge for the provision of trunk infrastructure for the following networks:

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<sup>1</sup> See section 8 of the ED Act.

<sup>2</sup> See section 3 of the ED Act.

<sup>3</sup> See section 4 of the ED Act.

<sup>4</sup> See section 10 of the ED Act.

<sup>5</sup> See section 10 of the ED Act.

<sup>6</sup> See section 37 of the ED Act.

- a. water supply
  - b. sewerage
  - c. stormwater
  - d. transport
  - e. parks and community facilities.
- ii. the trunk infrastructure plans and schedules of works
  - iii. matters relevant to calculating a credit, offset or refund for the provision of trunk infrastructure.

Development charges will contribute to funding the cost of trunk infrastructure which is proposed to service development within the PDA.

On and from the date the DCOP takes effect, the Infrastructure Funding Framework has no application for the Oxley PDA. Additionally, to the extent of any inconsistency, the DCOP prevails over other EDQ instruments concerning charges, credits, offsets and refunds, including, without limitation the following EDQ guidelines or practice notes:

- i. Practice note 16 Calculation of offsets for affordable and diverse housing
- ii. Practice note 17 Calculation of offsets for ecologically sustainable design.



Map 1: PDA boundary



## 2 Development charges

### 2.1 Charge categories

This DCOP categorises the uses defined in the PDA development scheme stated in column 2, into the charge categories stated in column 1, Table 1.

Where a 'use' is not listed in column 2 of Table 1 (including where a 'use' is unknown because the PDA development application does not specify a proposed 'use' or where a 'use' is undefined in the PDA development scheme), the MEDQ will determine the appropriate charge category to apply based on an assessment of the 'use' and the demand placed upon the trunk infrastructure networks by the development.

**Table 1: Charge categories and uses**

<b>Column 1</b> <b>Charge category</b>	<b>Column 2</b> <b>Use type under the PDA development scheme</b>
<b>Residential development</b>	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long-term)	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
<b>Non-residential development</b>	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Childcare centre, Community care centre, Educational establishment
Entertainment	Hotel (non-residential component), Nightclub Entertainment facility
Essential services	Emergency services, Health care services, Residential care facility, Veterinary services
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, Research and technology industry, Warehouse,
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship

<b>Column 1</b> <b>Charge category</b>	<b>Column 2</b> <b>Use type under the PDA development scheme</b>
Other uses	Air services, Animal keeping, Car wash, Crematorium, Environment facility Undefined use
Minor uses	Home-based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use

## 2.2 Development charges for reconfiguring a lot or material change of use

The following types of charges (the sum of which equal the development charge) apply to development in the PDA:

- i. infrastructure charges.

Infrastructure charges are payable for the following development:

- i. Reconfiguring a lot - the infrastructure charge rates for reconfiguring a lot are set out in Table 2.
- ii. Material change of use - the infrastructure charge rates for a material change of use are set out in Table 3.

**Table 2: Infrastructure charge rates for reconfiguring a lot**

<b>Demand unit</b>	<b>Infrastructure charge rates (\$ per lot created)</b>
Lot	28,981.50

**Table 3: Infrastructure charge rates for material change of use**

<b>Residential use</b>	<b>Demand unit</b>	<b>Infrastructure charge rates (\$ per demand unit)</b>
<b>Residential charge category</b>		
Dwelling house	1 or 2 bedroom dwelling	20,701.05
	3 or more bedroom dwelling	28,981.50
Dual occupancy	1 or 2 bedroom dwelling	20,701.05
	3 or more bedroom dwelling	28,981.50
Caretaker's accommodation	1 or 2 bedroom dwelling	20,701.05
	3 or more bedroom dwelling	28,981.50
Multiple dwelling	1 or 2 bedroom dwelling	20,701.05
	3 or more bedroom dwelling	28,981.50
Dwelling unit	1 or 2 bedroom dwelling	20,701.05
	3 or more bedroom dwelling	28,981.50



<b>Residential use</b>	<b>Demand unit</b>	<b>Infrastructure charge rates (\$ per demand unit)</b>
<b>Accommodation (short-term) charge category</b>		
Hotel (residential component)	Suite with 1 or 2 bedrooms	9315.46
	Suite with 3 or more bedrooms	13,455.55
	Bedroom that is not part of a suite	9,315.46
Short-term accommodation	Suite with 1 or 2 bedrooms	9,315.46
	Suite with 3 or more bedrooms	13,455.55
	Bedroom that is not part of a suite	9315.46
<b>Accommodation (long-term) charge category</b>		
Community residence	Suite with 1 or 2 bedrooms	18,630.90
	Suite with 3 or more bedrooms	26,911.35
	Bedroom that is not part of a suite	18,630.90
Hostel	Suite with 1 or 2 bedrooms	18,630.90
	Suite with 3 or more bedrooms	26,911.35
	Bedroom that is not part of a suite	18,630.90
Retirement facility	Suite with 1 or 2 bedrooms	18,630.90
	Suite with 3 or more bedrooms	26,911.35
	Bedroom that is not part of a suite	18,630.90
Rooming accommodation	Suite with 1 or 2 bedrooms	18,630.90
	Suite with 3 or more bedrooms	26,911.35
	Bedroom that is not part of a suite	18,630.90

<b>Non-residential use</b>	<b>Infrastructure charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>	<b>Infrastructure charge rates for stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
<b>Places of assembly charge category</b>		
Function facility	72.47	10.35
Club	72.47	10.35
Community use	72.47	10.35
Funeral parlour	72.47	10.35
Place of worship	72.47	10.35
<b>Commercial (bulk goods) charge category</b>		
Agricultural supplies store	144.90	10.35
Bulk landscape supplies	144.90	10.35
Garden centre	144.90	10.35
Hardware and trade supplies	144.90	10.35

<b>Non-residential use</b>	<b>Infrastructure charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>	<b>Infrastructure charge rates for stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
Outdoor sales	144.90	10.35
Showroom	144.90	10.35
<b>Commercial (retail) charge category</b>		
Adult store	186.31	10.35
Food and drink outlet	186.31	10.35
Service industry	186.31	10.35
Service station	186.31	10.35
Shop	186.31	10.35
Shopping centre	186.31	10.35
<b>Commercial (office) charge category</b>		
Office	144.90	10.35
Sales office	144.90	10.35
<b>Educational facility charge category</b>		
Childcare centre	144.90	10.35
Community care centre	144.90	10.35
Educational establishment	144.90	10.35
<b>Entertainment charge category</b>		
Hotel (non-residential component)	207.02	10.35
Nightclub entertainment facility	207.02	10.35
Theatre	207.02	10.35
Resort complex	207.02	10.35
<b>Indoor sport and recreational facility charge category</b>		
Indoor sport and recreation facility	207.02 (excludes court areas)	10.35
	20.66 (for court areas)	10.35
<b>Industry charge category</b>		
Low impact industry	51.77	10.35
Research and technology industry	51.77	10.35
Warehouse	51.77	10.35
<b>Essential services charge category</b>		
Emergency services	144.90	10.35
Health care services	144.90	10.35
Residential care facility	144.90	10.35

<b>Non-residential use</b>	<b>Infrastructure charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>	<b>Infrastructure charge rates for stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
Veterinary services	144.90	10.35
<b>Minor uses charge category</b>		
Uses in the minor uses charge category	The infrastructure charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the trunk infrastructure networks by the use.	
<b>Other uses charge category</b>		
Uses in the other uses charge category	The infrastructure charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the trunk infrastructure networks by the use.	

## 2.3 Calculating an infrastructure charge

An infrastructure charge will be calculated by:

- i. multiplying the proposed development demand by the infrastructure charge rate in accordance with section 2.2; and then
- ii. subtracting from it the applicable credit calculated in accordance with section 2.4 as follows:

$$IC = (DD \times ICR) - C$$

Where:

IC is the infrastructure charge, which cannot be less than zero.

DD is the development demand represented by the demand unit (i.e. a number/quantity of lots, dwellings, GFA and/or impervious area).

ICR is the applicable infrastructure charge rate.

C is the value of any applicable credit, represented in dollars.

## 2.4 Credits for infrastructure charges

A credit may be applied to the calculation of an infrastructure charge.

A credit for an infrastructure charge is an amount which is the greater of the following:

- i. the infrastructure charge for each existing lot, calculated using Table 2
- ii. if the premises are subject to an existing lawful use and is serviced by trunk infrastructure, the infrastructure charge for the existing lawful use calculated using Table 3, or
- iii. if the premises were subject to a previous lawful use and is serviced by trunk infrastructure, the infrastructure charge for the previous lawful use calculated using Table 3.

However, a credit is not available:

- i. where the existing lawful use or previous lawful use commenced after the declaration of the PDA as accepted development, and infrastructure charges were not imposed, or
- ii. where the existing lawful use or previous lawful use was an interim use approved by the MEDQ and infrastructure charges were not imposed.

An applicant seeking a credit must provide evidence of the existing lawful use, previous lawful use, creation of the lot or payment of charges for accepted development or an interim use.

The sum of the credits cannot exceed the sum of the infrastructure charges for the approved development.

## 2.5 Development exempt from infrastructure charges

Infrastructure charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- i. education
- ii. emergency services
- iii. health care services.

## 2.6 Delayed infrastructure charges

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.

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 PDA development approval has been issued, but before the infrastructure charge becomes payable, apply for a deferral against the infrastructure charges.

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be prepared<sup>7</sup> to defer the payment of development charges.

If an infrastructure agreement is proposed, it may include clauses which stipulate that the infrastructure charges will become due and payable if:

- i. the development or organisation no longer provides a public benefit
- ii. the development ceases being used by the not-for profit or charitable organisation, or
- iii. the property is transferred or otherwise disposed of.

## 2.7 Indexation of infrastructure charges

Infrastructure charges will be subject to indexation. Infrastructure charges are indexed on 1 July 2019 and then subsequently on 1 July in each following year. Indexation rates are calculated in accordance with the following formula:

$$= \left( 1 + \left[ \frac{x - y}{y} \right] \right)^{\left( \frac{1}{3} \right)} - 1$$

Where:

- x is the PPI for March in the current calendar year.
- y is the PPI for the March three years prior to the March in the current calendar year.
- n is three years, in order to calculate the three year rolling average of the index.

## 2.8 Payment of infrastructure charges

An infrastructure charge is payable at the following time:

- i. if the infrastructure charge applies for development that is reconfiguring a lot, prior to the MEDQ approving the plan of subdivision
- ii. if the infrastructure charge applies for development that is a material change of use, prior to the earlier of the following:
  - a. endorsement of a building format plan
  - b. the certificate of classification or final inspection certificate being issued for a building or structure, or
  - c. commencement of use.

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<sup>7</sup> The requirements set out in section 6.2 are not intended to be an exclusive list of requirements. The MEDQ retains ultimate discretion as to the terms and execution of any infrastructure agreement.

## 3 Infrastructure offsets and refunds

### 3.1 Application of an offset

This section applies where an applicant:

- i. is required to provide a trunk infrastructure contribution in accordance with conditions of a PDA development approval issued under the ED Act<sup>8</sup>
- ii. requests the value of that trunk infrastructure contribution to be offset against infrastructure charges (a trunk infrastructure offset).

### 3.2 Requesting a provisional trunk infrastructure offset

Once a PDA development approval is issued, or at a later time, (but prior to the provision of land or the commencement of works, which constitute the trunk infrastructure contribution, which is the subject of the offset request), an applicant may submit a request for a provisional trunk infrastructure offset to the MEDQ which must include the following:

- i. the DCOP identification as per the schedule of works in section 4.1
- ii. a detailed scope of works
- iii. a plan showing the spatial extent of the infrastructure contribution
- iv. approved engineering and landscape plans detailing the infrastructure contribution
- v. a statement as to when the infrastructure contribution is required to be provided
- vi. a cost for the infrastructure contribution which:
  - a. for a works contribution, is to be determined in accordance with the parameters in section 3.3
  - b. for a land contribution, is to be determined in accordance with the parameters in section 3.4.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for an infrastructure offset. The applicant must comply with any request for further information from the MEDQ.

### 3.3 Works contribution – cost estimate

To determine a cost estimate for a works contribution, an applicant must provide:

- i. for a works contribution that has a value of more than \$250,000, evidence that a competitive tender process was conducted with a minimum of three tenders<sup>9</sup> and a tender assessment report detailing the evaluation process

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<sup>8</sup> See section 94 of the ED Act.

<sup>9</sup> A competitive tender process is not mandatory for the provisional offset assessment; however, this will be required prior to a final offset being granted.



- ii. for a works contribution that has a value of less than \$250,000 a bill of quantities and estimated overall value of the contribution certified by a Registered Professional Engineer of Queensland (RPEQ) or suitably qualified and experienced estimator based on the scope and approved engineering and landscape plans.

The value of a works contribution may include the following:

- i. the construction cost for the work
- ii. construction on-costs for the work which do not exceed a total of 13 per cent of the construction cost for the following:
  - a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
  - b. project management fees including but not limited to procurement and contract administration
  - c. portable long service leave payment for a construction contract for the work.
- iii. risk and contingencies which do not exceed 10 per cent of the cost of that part of the work in a construction contract which is subject to a contingency.

However, the value of a works contribution may not include the cost of the following:

- i. master planning of the work
- ii. carrying out temporary infrastructure works unless it is an agreed part of the works contribution
- iii. carrying out other infrastructure works which is not part of the agreed works contribution
- iv. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the works
- v. part of the works contribution provided by another party
- vi. the cost of GST to the extent that GST is payable and an input tax credit can be claimed for the work
- vii. a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work
- viii. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- ix. a cost of carrying out non-trunk infrastructure works which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item
- x. a cost of carrying out trunk infrastructure works which relates to another infrastructure network
- xi. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant
- xii. a cost of carrying out infrastructure works in excess of the standard of service for the network of development infrastructure in the infrastructure plan

- xiii. a cost of maintaining an infrastructure asset where required by a condition of approval.

### **3.4 Land contribution – cost estimate**

To determine a cost estimate for a land contribution, the MEDQ will attribute the Valuer-General's annual valuations (rate per metre square basis) (in accordance with the *Land Valuation Act 2010*) which is current at the time the offset is to be granted.

However, in the case where land is within a waterway corridor it will be assumed to be undevelopable, irrespective of zoning, and therefore assessed at \$10 per metre square.

### **3.5 Determining a request for a provisional trunk infrastructure offset**

The MEDQ shall decide the request within 30 business days of receiving a properly made application for a provisional trunk infrastructure offset claim or upon receiving the further information requested under section 3.2. In deciding the request, the MEDQ shall:

- i. determine whether a trunk infrastructure offset will be given for the trunk infrastructure contribution against infrastructure charges
- ii. for a works contribution, determine the provisional works offset value either with reference to the schedule cost (or its proportion) in the schedule of works in section 4, or on the basis of the applicant's cost of works contribution pursuant to section 3.3, whichever is the lesser
- iii. for a land contribution, determine the provisional land offset value to be offset against infrastructure charges with reference to the process outlined in section 3.4 based on the area of land to be contributed.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a provisional trunk infrastructure offset will be given for the infrastructure contribution
- ii. if a provisional trunk infrastructure offset is to be given:
  - a. for a works contribution, the provisional works offset value, and
  - b. for a land contribution, the provisional land offset value.

### **3.6 Timing of a final trunk infrastructure offset**

An applicant may make an application to the MEDQ for a final trunk infrastructure offset for a trunk infrastructure contribution at the following times:

- i. for a works contribution:
  - a. for a complete works contribution, when the works have been accepted as on-maintenance
  - b. for a partially complete works contribution, when the MEDQ has agreed to accept an uncompleted works bond for the contribution. However, an offset for a partially

completed works contribution can only be for the value of the completed portion and not the uncompleted portion of the works.

- ii. for a land contribution, when the trunk infrastructure contribution has been provided in accordance with the relevant PDA development approval.

### **3.7 Application for a final trunk infrastructure offset**

A final trunk infrastructure offset claim must include the following:

- i. a completed infrastructure offset application form
- ii. a copy of the notice(s) issued by the MEDQ under section 3.5
- iii. evidence:
  - a. for a works contribution:
    - i. the accepted on-maintenance works acknowledgement notice, or
    - ii. that an uncompleted works bond has been accepted by the MEDQ, and
    - iii. of the actual cost of the works contribution including a copy of the final certified progress claims, or part thereof which has been completed, certified by a RPEQ, and
    - iv. as-constructed drawings of the works including quality assurance documentation certified by a relevant RPEQ. As-Constructed information shall be in the format that is eligible to the MEDQ such but not limited to PDF, GIS and CAD, and
    - v. for a works contribution which has a value of more than \$250,000, evidence that a competitive tender process was conducted with a minimum of three tenders including the tender assessment report.
  - b. for a land contribution, that the land contribution has been provided in accordance with the relevant PDA development approval.

### **3.8 Deciding a final trunk infrastructure offset**

Within 30 business days of receiving a complete request for a final trunk infrastructure offset under section 3.7, the MEDQ shall determine the request and issue a notice advising the applicant:

- i. for a works contribution the final offset value is the lesser of the following:
  - a. the value of the provisional offset; or
  - b. the actual cost of the works determined by the MEDQ.
- ii. for a land contribution the final offset value is the lesser of the following:
  - a. the provisional land value; or
  - b. the actual land offset value determined by the MEDQ on the basis of the amount of land actually contributed in accordance with the PDA development approval

- iii. the balance of any relevant infrastructure charges which are payable and the timing of this payment; and
- iv. the amount of any unused offset.

### **3.9 Trunk infrastructure refunds**

A refund (trunk infrastructure refund) may apply where a notice has been issued by the MEDQ stating the amount of an unused offset in accordance with section 3.8 and the stated amount (or part thereof) remains unused.

An applicant may submit a request to the MEDQ for a refund. The request must contain the following information for each trunk infrastructure contribution the subject of the proposed refund:

- i. that the trunk infrastructure contribution has been lawfully completed
- ii. that the applicant seeks a refund of the unused trunk infrastructure offset
- iii. the value of the unused trunk infrastructure offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for a refund.

The applicant must comply with any request for further information from the MEDQ.

### **3.10 Entitlement to a refund**

Any refund is to accord with the following terms, unless otherwise agreed with the MEDQ:

- i. the refund is not to exceed the value of the unused trunk infrastructure offset
- ii. the refund will only be made available when sufficient infrastructure charges have been collected by the MEDQ for the infrastructure item which is the subject of the trunk infrastructure refund
- iii. the trunk infrastructure refund may be made over a series of payments.

### **3.11 Determining a request for a refund**

The MEDQ shall decide within 30 business days of receiving a properly made application for a provisional trunk infrastructure offset claim for a trunk infrastructure refund or upon receiving the further information requested under section 3.9 and shall issue a notice advising the applicant:

- i. whether a refund is available or not
- ii. if a trunk infrastructure refund is not available, the reason
- iii. if a trunk infrastructure refund is available, the value of the trunk infrastructure refund, including indexation and details of the timing for payment of the trunk infrastructure refund.

## 4 Trunk infrastructure plans

### 4.1 Schedules of works

The schedule of works<sup>10</sup> outlines future trunk land and works which are required to service the projected development within the PDA.

**Table 4: Schedule of future trunk infrastructure works - Transport**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total Works Cost <sup>1</sup>	Estimated Cost <sup>2</sup>
RD01	2	District/suburban - active transport improvements - upgrade to Seventeen Mile Rocks Road intersection.	Seventeen Mile Rocks Road intersection upgrade	2020-2025	N/A	\$898,601	\$898,601

Notes:

1 – The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

2 – The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2019/20).

**Table 5: Schedule of future trunk infrastructure works – Parks and community facilities**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total Works Cost <sup>1</sup>	Estimated Cost <sup>2</sup>
P1	2	Public Recreation Park	Public Recreation Park Stage 1b and Stage 2 (22,300m <sup>2</sup> )	2021	\$223,000	\$1,683,868	\$1,906,868

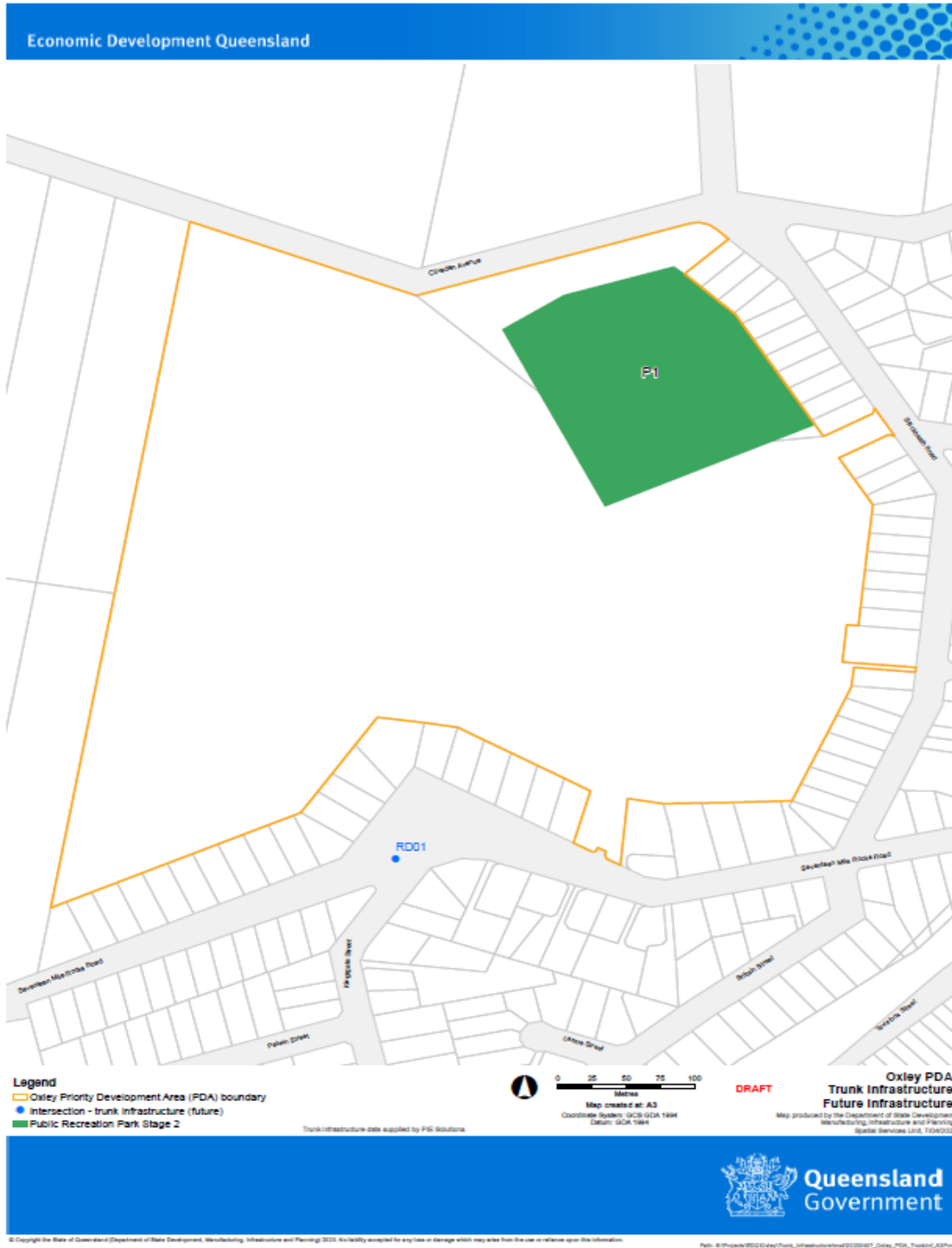
Notes:

1 – The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

2 – The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2019/20).

<sup>10</sup> The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to service the PDA is reviewed and/or becomes available.

## 4.2 Trunk infrastructure map





## 5 Definitions

Unless otherwise expressly stated, a term used in this DCOP has the meaning given to it by:

- i. Table 6 of this DCOP
- ii. if not defined in this DCOP, the Act
- iii. if not defined in the Act, the Oxley PDA Development Scheme
- iv. 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.

**Table 6: Defined terms**

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
Act	means the <i>Economic Development Act 2012</i> .
credit	means the monetary amount used in the calculation of an infrastructure charge, which is determined in accordance with section 2.4.
detailed scope of works	means a detailed estimated breakdown of elements, materials and quantities required to deliver the infrastructure e.g. drainage, earthworks, landscaping, pavements, relocation of services, retaining walls, signalling, structures.
development charge	means the monetary amount of the charge for development in the PDA or PDA-associated development calculated in accordance with section 2.
existing lawful use	means an existing use which is lawful and already taking place on premises.
final land offset value	means the offset value for a land contribution issued by notice from MEDQ to an applicant in accordance with section 3.8.
final works offset value	means the offset value for a works contribution stated in a notice from MEDQ to an applicant in accordance with section 3.8.
land contribution	means a trunk infrastructure contribution that is land.
MEDQ	means the Minister for Economic Development Queensland as defined in the ED Act.
previous lawful use	means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.
Producer Price Index or PPI	means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics. If this index ceases to be published – another similar index.
provisional land offset value	means the offset value for a land contribution stated in a notice from MEDQ to an applicant in accordance with section 3.5
provisional works offset value	means the estimated offset value for a works contribution stated in a notice from the MEDQ to an applicant in accordance with section 3.5.
reduction	means the monetary amount used in the calculation of the development charge, which is determined in accordance with section 2.5.

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
trunk infrastructure	means infrastructure which the MEDQ has identified in section 4.
trunk infrastructure contribution	means land contribution or works contribution for trunk infrastructure which is required to be provided in accordance with the conditions of a PDA developer.
trunk infrastructure offset	means an offset for a trunk infrastructure contribution referred to in section 3.
trunk infrastructure refund	means a refund for a trunk infrastructure contribution referred to in section 3.
works contribution	means a trunk infrastructure contribution which is works
works offset value	means the offset value for a works contribution determined by the MEDQ in accordance with the process in section 3.
Valuer-General's valuation	land valuations for all rateable properties provided by the Valuer-General in accordance with the <i>Land Valuation Act 2010</i> .

## More information

Further information can be obtained from EDQ via:

- website: [www.edq.qld.gov.au](http://www.edq.qld.gov.au)
- email: [EDQ@dsdilgp.qld.gov.au](mailto:EDQ@dsdilgp.qld.gov.au)