

Infrastructure Funding Framework



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The Department of State Development, Infrastructure, Local Government and Planning improves productivity and quality of life in Queensland by leading economic strategy, industry development, infrastructure and planning, for the benefit of all.

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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.

Appendices 2 and 3 set out the infrastructure charging framework for the greenfield PDAs of Yarrabilba and Caloundra South.

Appendix 4 outlines the process for deferral of infrastructure charges for not-for-profit or charitable organisations.

Appendix 5 describes how charges are indexed.

Appendix 6 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:

- I. the above *Definitions* section of this IFF
- II. if not defined in this IFF, the *Economic Development Act 2012* (ED Act)
- III. if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- 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*
- V. 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 at the date of payment.

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:

- I. If the charge applies for development that is reconfiguring a lot:
 - a) prior to the MEDQ approving the plan of subdivision.
- II. 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 Yarrabilba 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. 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 1 (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	\$27,740				\$11,503	\$39,243	\$10,510	\$49,753
Management Lot	Lot	\$0				\$0	\$0	\$0	\$0
Residential category									
House or display home	Lot	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Other than a house ¹⁵	Lot	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Retail category									
Bulk landscape supplies	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Fast food premises	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Food premises	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Garden centre	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Service station	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Shop	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Shopping centre	Lot	\$0	\$31,45	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Showroom	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Commercial category									
Business	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624

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. defined by the relevant instrument

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	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
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	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Research and technology	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Service industry	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Warehouse	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
60Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Intensive horticulture	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Wholesale nursery	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
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	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Community facility	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Crematorium	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624

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	\$31,459	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Emergency services	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Funeral parlour	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Hospital	Lot	\$0	\$31,459	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Place of assembly	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
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	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$12,583	\$0	\$0	\$2,666	\$15,249	\$2,666	\$17,915
Indoor sport and recreation	Lot	\$0	\$12,583	\$0	\$0	\$2,666	\$15,249	\$2,666	\$17,915
Outdoor sport and recreation	Lot	TBD	TBD	TBD	TBD	TBD	\$0	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 2 (Material change of use)

House or display home	Dwelling	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753.00
Other than a house ¹⁸	Small dwelling	\$6,402	\$9,871	\$1,003	\$761	\$8,522	\$26,559	\$6,103	\$32,662
	Medium dwelling	\$6,402	\$14,359	\$1,279	\$970	\$9,876	\$32,886	\$9,153	\$42,039
	Large dwelling	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Retail category									
Bulk landscape supplies	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Fast food premises	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Food premises	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Garden centre	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Service station	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Shop	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Shopping centre	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Showroom	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Commercial category									
Business	1m ² GFA	\$0	\$179	\$0	\$0	\$73	\$252	\$40	\$292

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	\$179	\$0	\$0	\$73	\$252	\$40	\$292
Sales office – on a residential lot	Small office	\$6,402	\$9,871	\$1,003	\$761	\$8,522	\$26,560	\$6,103	\$32,662
	Medium office	\$6,402	\$14,359	\$1,279	\$970	\$9,876	\$32,887	\$9,153	\$42,039
	Large office	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
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	\$64	\$0	\$0	\$36	\$100	\$27	\$127
Research and technology	1 m ² GFA	\$0	\$64	\$0	\$0	\$36	\$100	\$27	\$127
Service industry	1 m ² GFA	\$0	\$230	\$0	\$0	\$79	\$309	\$27	\$336
Warehouse	1 m ² GFA	\$0	\$64	\$0	\$0	\$36	\$100	\$27	\$127
Rural category									
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$64	\$0	\$0	\$48	\$112	\$27	\$139
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59
Intensive horticulture	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59
Wholesale nursery	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59
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	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Community facility	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
Crematorium	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
Educational establishment	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Emergency services	1 m ² GFA	\$0	\$179	\$0	\$0	\$64	\$243	\$27	\$270
Funeral parlour	1 m ² GFA	\$0	\$89	\$0	\$0	\$49	\$138	\$27	\$165
Hospital	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Place of assembly	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
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	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Sport, recreation and entertainment category									
Indoor entertainment	1 m ² GFA	\$0	\$255	\$0	\$0	\$95	\$350	\$40	\$390
Indoor sport and recreation	1 m ² GFA	\$0	\$255	\$0	\$0	\$95	\$350	\$40	\$390
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 3 – 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 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. 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 3 (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	\$45,445					\$45,445
Residential category							
House or display home	Single dwelling lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$10,892	\$45,445
	Urban terrace lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$7,261	\$41,814
Residential other than a house ²⁵	Lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$10,892	\$45,445
Retail category							
Bulk landscape supplies	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Fast food premises	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Food premises	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Garden centre	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Market	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Outdoor sales	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Service station	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Shop	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Shopping centre	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Showroom	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Commercial category							
Business	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486

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	\$10,892	TBD
Health care services	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
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	\$22,775	\$2,751	\$2,002	\$7,025	\$10,892	\$45,445
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Medium impact industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Low impact industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Research and technology	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Service industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Warehouse	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Agricultural supply store	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Intensive animal industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Intensive horticulture	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Wholesale nursery	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486

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	\$10,892	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Childcare centre	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Community facility	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Crematorium	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Educational establishment	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Emergency services	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Funeral parlour	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Hospital	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Place of assembly	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Utility installation	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Veterinary hospital	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$12,583	\$0	\$0	\$2,302	\$10,892	\$25,777
Indoor sport and recreation	Lot	\$12,583	\$0	\$0	\$2,302	\$10,892	\$25,777
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Undefined category							
All undefined uses	Lot	TBD	\$0	\$0	TBD	TBD	TBD

Table 4 (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)	\$22,775	\$2,751	\$2,002	\$7,025	\$10,892	\$45,445
	Dwelling (on urban terrace lot)	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Other than a house ²⁸	Small dwelling	\$13,770	\$1,663	\$1,212	\$5,269	\$7,261	\$29,175
	Medium dwelling	\$18,007	\$2,176	\$1,518	\$6,170	\$7,261	\$35,132
	Large dwelling	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Retail category							
Bulk landscape supplies	1 m ² GFA	\$179	\$0	\$0	\$45	\$48	\$272
Fast food premises	1 m ² GFA	\$230	\$0	\$0	\$57	\$190	\$477
Food premises	1 m ² GFA	\$230	\$0	\$0	\$57	\$190	\$477
Garden centre	1 m ² GFA	\$179	\$0	\$0	\$45	\$93	\$317
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$24	\$24
Outdoor sales	1 m ² GFA	\$179	\$0	\$0	\$45	\$56	\$280
Service station	1 m ² GFA	\$230	\$0	\$0	\$57	\$61	\$348

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	\$230	\$0	\$0	\$57	\$81	\$368
Shopping centre	1 m ² GFA	\$230	\$0	\$0	\$57	\$44	\$331
Showroom	1 m ² GFA	\$179	\$0	\$0	\$49	\$12	\$236
Commercial category							
Business	1 m ² GFA	\$179	\$0	\$0	\$45	\$44	\$268
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$179	\$0	\$0	\$45	\$85	\$309
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$12	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$52	TBD
Sales office – on a residential lot	Small office	\$13,770	\$1,663	\$1,212	\$5,269	\$7,261	\$29,175
	Medium office	\$18,007	\$2,176	\$1,518	\$6,170	\$7,261	\$35,132
	Large office	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Industrial category							
Extractive industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$48	TBD
Noxious and hazardous industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$93	TBD
High impact industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$93	TBD
Medium impact industry	1 m ² GFA	\$64	\$0	\$0	\$16	\$36	\$116
Low impact industry	1 m ² GFA	\$64	\$0	\$0	\$16	\$20	\$100
Research and technology	1 m ² GFA	\$64	\$0	\$0	\$16	\$20	\$100
Service industry	1 m ² GFA	\$230	\$0	\$0	\$57	\$16	\$303
Warehouse	1 m ² GFA	\$64	\$0	\$0	\$16	\$8	\$88
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	\$64	\$0	\$0	\$16	\$12	\$92
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$52	TBD
Intensive animal industry	1 m ² GFA	\$25	\$0	\$0	\$6	\$8	\$39
Intensive horticulture	1 m ² GFA	\$25	\$0	\$0	\$6	Not serviced	\$31
Wholesale nursery	1 m ² GFA	\$25	\$0	\$0	\$6	\$93	\$124
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	\$40	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	\$179	\$0	\$0	\$45	\$56	\$280
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$40	\$40
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ²⁹	\$179	\$0	\$0	\$45	TBD ²⁹	TBD
Emergency services	1 m ² GFA	\$179	\$0	\$0	\$45	\$32	\$256
Funeral parlour	1 m ² GFA	\$89	\$0	\$0	\$22	\$61	\$172
Hospital	1 m ² GFA	\$179	\$0	\$0	\$45	\$85	\$309
Place of assembly	1 m ² GFA	\$89	\$0	\$0	\$22	\$20	\$131
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$20	\$20
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$20	\$20
Veterinary hospital	1 m ² GFA	\$179	\$0	\$0	\$45	\$44	\$268

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	\$255	\$0	\$0	\$64	\$101	\$420
Indoor sport and recreation	1 m ² GFA	\$255	\$0	\$0	\$64	\$52	\$371
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$40	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 4 – 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 5 – 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:

$$= (1 + [(107.8 - 106.7) \div 106.7])^{(1/3)} - 1$$

$$= (1 + 1.031\%)^{0.3333} - 1$$

$$= 0.3425\%$$

The indexation rate is applied in accordance with the following formula

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

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:

$$= \$13,281 \times (1 + 0.3425\%)$$

$$= \$13,281 \times (1.3425\%)$$

$$= \$13,326$$

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

For the 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 6 – 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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