

# Herston Quarter Priority Development Area Development Charges and Offset Plan

1 July 2020



**The Department of State Development, Tourism and Innovation 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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# 1. Preliminary

## 1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act) 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 is to facilitate economic development, and development for community purposes, in the State. The ED Act 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).

## 1.2 Herston Quarter Priority Development Area

The Herston Quarter PDA (the PDA) was declared by regulation on 18 November 2016.

The PDA is approximately six hectares bound by the Royal Brisbane and Women’s Hospital to the east, Herston Road and Victoria Park to the south, the University of Queensland School of Dentistry to the West and residential areas of Herston to the north. The boundaries of the PDA are shown on map 1.

**Map 1: PDA boundary**



Source: Department of Infrastructure, Local Government and Planning, 2016, Herston Quarter PDA Boundary, Map generated by Spatial Services team

## 2. Development charges and offset plan

The Herston Quarter PDA Development Scheme (the development scheme) is applicable to all land within the boundaries of the PDA and PDA-associated land. The development scheme became effective on 22 December 2017.

This DCOP has effect on and from 1 July 2020

The purpose of this DCOP is to state the following for the PDA:

- a) the development charge for the provision of trunk infrastructure for the following networks:
  - (i) water supply and sewerage
  - (ii) transport
  - (iii) parks and community facilities
  - (iv) stormwater
- b) the trunk infrastructure plans and schedules of works, and
- c) 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 services or is proposed to service development for the PDA.

On and from the date the DCOP takes effect, the Infrastructure Funding Framework has no application for the Herston Quarter PDA.

### 2.1 Development charge rates for reconfiguring a lot or material change of use

Development charges are payable for the following types of development:

- Reconfiguring a lot (RAL)
- Material change of use (MCU)

#### **Reconfiguring a lot**

Both Part A and Part B development charges are payable for all PDA development approvals for reconfiguring a lot. Part A development charges are set out in Table 1.

Part B development charges are set out in Table 2.

#### **Material change of use**

Development charges are payable for all PDA development approvals for a material change of use. The development charges applicable to a use are set out in Table 2. However, this charge is not payable where a Part B charge in respect of an RAL for the use is payable.

**Table 1 - Development charge rates for reconfiguring a lot**

Demand unit	Development charge rates (\$ per lot created)
Lot	29,699

**Table 2 - Development charge rates for material change of use**

Residential use	Demand unit	Development charge rates (\$ per demand unit)
<b>Residential charge category</b>		
Dwelling house	1 or 2 bedroom dwelling	21,214
	3 or more bedroom dwelling	29,699
Dual occupancy	1 or 2 bedroom dwelling	21,214
	3 or more bedroom dwelling	29,699
Caretaker's accommodation	1 or 2 bedroom dwelling	21,214
	3 or more bedroom dwelling	29,699
Multiple dwelling	1 or 2 bedroom dwelling	21,214
	3 or more bedroom dwelling	29,699
Dwelling unit	1 or 2 bedroom dwelling	21,214
	3 or more bedroom dwelling	29,699
<b>Accommodation (short-term) charge category</b>		
Hotel (residential component)	Suite with 1 or 2 bedrooms	10,607
	Suite with 3 or more bedrooms	14,850
	Bedroom that is not within a suite	10,607
Short-term accommodation	Suite with 1 or 2 bedrooms	10,607
	Suite with 3 or more bedrooms	14,850
	Bedroom that is not within a suite	10,607
<b>Accommodation (long-term) charge category</b>		
Community residence	Suite with 1 or 2 bedrooms	21,214
	Suite with 3 or more bedrooms	29,699
	Bedroom that is not within a suite	21,214
Hostel	Suite with 1 or 2 bedrooms	21,214
	Suite with 3 or more bedrooms	29,699
	Bedroom that is not within a suite	21,214
Retirement facility	Suite with 1 or 2 bedrooms	21,214
	Suite with 3 or more bedrooms	29,699
	Bedroom that is not within a suite	21,214
Rooming accommodation	Suite with 1 or 2 bedrooms	21,214
	Suite with 3 or more bedrooms	29,699
	Bedroom that is not within a suite	21,214

Non-residential use	Development charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)	Development charge rates for stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)
<b>Places of assembly charge category</b>		
Function facility	74.26	10.59
Club	74.26	10.59
Community use	74.26	10.59
Funeral parlour	74.26	10.59
Place of worship	74.26	10.59
<b>Commercial (bulk goods) charge category</b>		
Showroom	148.46	10.59
<b>Commercial (retail) charge category</b>		
Food and drink outlet	190.91	10.59
Service industry	190.91	10.59
Shop	190.91	10.59
Shopping centre	190.91	10.59
<b>Commercial (office) charge category</b>		
Office	148.46	10.59
Sales office	148.46	10.59
<b>Educational facility charge category</b>		
Childcare centre	148.46	10.59
Community care centre	148.46	10.59
Educational establishment	148.46	10.59
<b>Entertainment charge category</b>		
Hotel (non-residential component)	212.14	10.59
Nightclub entertainment facility	212.14	10.59
<b>Indoor sport and recreational facility charge category</b>		
Indoor sport and recreation facility	212.14	10.59
	21.17 for court areas	10.59
<b>Industry charge category</b>		
Low impact industry	53.03	10.59
Research and technology industry	53.03	10.59
Warehouse	53.03	10.59
<b>Essential services charge category</b>		
Emergency services	148.46	10.59
Health care services	148.46	10.59
Private health care services	148.46	10.59

Public health services	0	0
Residential care facility	148.46	10.59
Veterinary services	148.46	10.59
<b>Minor uses charge category</b>		
Uses in the minor uses charge category	The development charge is those which are 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 development charge is those which are 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.	



## 3. Calculating development charges

### 3.1 Calculating a development charge

A development charge will be calculated by multiplying the proposed development demand by the development charge rate for each development type, determined in accordance with section 2, and then subtracting from it the applicable credit calculated in accordance with section 4 and any applicable reduction calculated in accordance with section 5, as follows:

$$DC = (DD \times DCR) - C - R$$

Where:

DC is the development 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 or impervious area).

DCR is the applicable development charge rate.

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

R is the value of any applicable reduction, represented in dollars.

## 4. Credits

### 4.1 Application of credits

A credit may be applied to the calculation of a development charge.

### 4.2 Credits for development charges

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

- a) the development charge for each existing lot, calculated using Table 1 of section 2
- b) if the premises are subject to an existing lawful use and are serviced by trunk infrastructure, the development charge for the lawful use calculated using Table 2 of section 2, or
- c) if the premises are subject to a previous lawful use and are serviced by trunk infrastructure, the development charge for the previous lawful use calculated using Table 2 of section 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 development charges cannot exceed the sum of the development charges for the development.

## **5. Reductions**

### **5.1 Application of reductions**

A reduction may be applied to the calculation of a development charge.

### **5.2 Reductions for development charges**

A reduction for a development charge is an amount for which an applicant may be eligible to receive as a reduction to the development charges for the development.

Reductions are only applicable to the portion of the development subject to the use or intent of the reduction detailed in Section 5.

An applicant seeking a reduction must provide evidence of compliance with the conditions of the reduction, as outlined in Section 5.

The sum of the reduction for the development charges cannot exceed the sum of the development charges for the development.

### **5.3 Types of reductions for development charges**

The following types of reductions are available for development in the PDA:

- a) retirement facility and residential care facility, as outlined in Section 5.4; and
- b) eligible community organisations, as outlined in Section 5.5

### **5.4 Retirement facility and residential care facility reduction**

The retirement facility and residential care facility reduction is available at the time a Part B charge or a material change of use development charge is calculated for PDA development approvals for the relevant uses. To be eligible for a reduction for a retirement facility and/or residential care facility the development must meet all of the following criteria:

- a) a PDA development approval must be granted by MEDQ on any date before or on 31st December 2019; and
- b) the development charges, which are the subject of the reduction, must be paid by 30th June 2022.

Relevant uses subject to the reduction are limited to:

- a) retirement facility; and
- b) residential care facility (where used exclusively for aged care).

The reduction rates for residential facility and residential care facility uses are stated in:

- a) Table 3 for residential uses; and
- b)
- c) Table 4 for non-residential uses.

**Table 3 - Retirement facility and residential care facility reduction rates for residential uses**

Residential use	Demand unit	Reduction rate (\$ per demand unit)
Retirement Facility	Suite with 1 or 2 bedrooms	3500.25
	Suite with 3 or more bedrooms	4900.34
	Bedroom that is not within a suite	3500.25

**Table 4 - Retirement facility and residential care facility reduction rates for non-residential uses**

Non-residential use	Reduction rate for trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)	Reduction rate for stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
Residential care facility	36.39	3.49	

The retirement facility and residential care facility reduction will be calculated by multiplying the proposed development demand by the reduction rate for each demand unit type, as follows:

$$R = (DD \times RR)$$

Where:

R is the value of the applicable reduction, represented in dollars.

DD is the development demand represented by the demand units (i.e. a number/quantity of lots, GFA or impervious area) apportioned to the relevant use.

RR is the reduction rate.

## 5.5 Eligible community organisations reduction

The eligible community organisations reduction is available for PDA development applications made by eligible community organisations which meet all of the following criteria:

- a) a PDA development approval must be granted by MEDQ on any date before or on 30th June 2020
- b) the applicant must be an eligible community organisation

- c) the development charges, which are the subject of the reduction, must be paid within four years of the date the PDA development approval was issued
- d) the development (including land subdivision or building) must not be undertaken for sale or commercial purposes, even if it is being undertaken by an eligible community organisation, and
- e) the eligible community organisation reduction is limited to a maximum reduction of \$45,000 for each PDA development approval.

The reduction rates for the eligible community organisations are stated in:

- a) Table 5 for residential uses; and
- b) Table 6 for non-residential uses.

**Table 5 – Eligible community organisations reduction rates for residential uses**

<b>Residential use</b>	<b>Demand unit</b>	<b>Reduction rate (\$ per demand unit)</b>
<b>Residential charge category</b>		
Dwelling house	1 or 2 bedroom dwelling	7955.11
	3 or more bedroom dwelling	11,137.14
Dual occupancy	1 or 2 bedroom dwelling	7955.11
	3 or more bedroom dwelling	11,137.14
Caretaker's accommodation	1 or 2 bedroom dwelling	7955.11
	3 or more bedroom dwelling	11,137.14
Multiple dwelling	1 or 2 bedroom dwelling	7955.11
	3 or more bedroom dwelling	11,137.14
Dwelling unit	1 or 2 bedroom dwelling	7955.11
	3 or more bedroom dwelling	11,137.14
<b>Accommodation (short-term) charge category</b>		
Hotel (residential component)	Suite with 1 or 2 bedrooms	3977.55
	Suite with 3 or more bedrooms	5568.57
	Bedroom that is not within a suite	3977.55
Short-term accommodation	Suite with 1 or 2 bedrooms	3977.55
	Suite with 3 or more bedrooms	5568.57
	Bedroom that is not within a suite	3977.55
<b>Accommodation (long-term) charge category</b>		
Community residence	Suite with 1 or 2 bedrooms	7955.11
	Suite with 3 or more bedrooms	11,137.14
	Bedroom that is not within a suite	7955.11

Retirement facility	Suite with 1 or 2 bedrooms	7955.11
	Suite with 3 or more bedrooms	11,137.14
	Bedroom that is not within a suite	7955.11
Rooming accommodation	Suite with 1 or 2 bedrooms	7955.11
	Suite with 3 or more bedrooms	11,137.14
	Bedroom that is not within a suite	7955.11

**Table 6 - Eligible community organisations reduction rates for non-residential uses**

<b>Non-residential use</b>	<b>Reduction rate for trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>	<b>Reduction rate for stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>
<b>Places of assembly charge category</b>		
Club	27.05	7.94
Community use	27.05	7.94
Function facility	27.05	7.94
Funeral parlour	27.05	7.94
Place of worship	27.05	7.94
<b>Commercial (bulk goods) charge category</b>		
Showroom	82.72	7.94
<b>Commercial (retail) charge category</b>		
Food and drink outlet	114.55	7.94
Service industry	114.55	7.94
Shop	114.55	7.94
Shopping centre	114.55	7.94
<b>Commercial (office) charge category</b>		
Office	82.72	7.94
Sales office	82.72	7.94
<b>Educational facility</b>		
Childcare centre	82.72	7.94
Community care centre	82.72	7.94
Educational establishment	82.72	7.94
<b>Entertainment charge category</b>		
Hotel (non-residential component)	111.37	7.94
Nightclub entertainment facility	111.37	7.94

<b>Indoor sport and recreational facility charge category</b>		
Indoor sport and recreation facility	111.37	7.94
	11.91 for court areas	7.94
<b>Industry charge category</b>		
Low impact industry	11.91	7.94
Research and technology industry	11.91	7.94
Warehouse	11.91	7.94
<b>Essential services charge category</b>		
Emergency services	82.72	7.94
Health care services	82.72	7.94
Private health care services	82.72	7.94
Public health care services	0	0
Residential care facility	82.72	7.94
Veterinary services	82.72	7.94
<b>Minor uses charge category</b>		
Uses in the minor uses charge category	Not applicable	
<b>Other uses charge category</b>		
Uses in the other uses charge category	Not applicable	

The eligible community organisation reduction will be calculated by multiplying the proposed development demand by the reduction rate for each demand unit type, as follows:

$$R = DD \times RR$$

Where:

R is the value of the applicable reduction, represented in dollars.

DD is the development demand represented by demand units (i.e. number/quantity of lots, dwellings, GFA or impervious area) apportioned to the relevant use.

RR is the reduction rate.

## 6. Indexation

### 6.1 Indexation of development charges

Development charges will be indexed annually on the 1st of 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 the first March in the current financial year.

$y$  is the Queensland Roads and Bridges Construction Index for the March which is three 3 years prior to the first March in the current financial year.

$n$  is 3 years, in order to calculate the three year rolling average of the index.



# 7. Payment of development charges

## 7.1 Timing for payment

A development charge is payable at the following time:

- a) if a Part A development charge applies – prior to the endorsement of the plan of subdivision
- b) if a Part B development charge or a material change of use development charge applies, the earlier of the following:
  - (i) prior to the endorsement of a building format plan
  - (ii) prior to the commencement of use, or
  - (iii) prior to the certificate of classification or final inspection certificate being issued for a building or structure.

# 8. Infrastructure offsets and refunds

## 8.1 Application of an offset

This section applies where an applicant:

- a) is required to provide a trunk infrastructure contribution in accordance with conditions of a PDA development approval issued under the ED Act; and
- b) requests the value of that trunk infrastructure contribution to be offset against development charges (a trunk infrastructure offset).

The maximum offset that may be claimed is equal to or less than the development charge.

## 8.2 Requesting an offset

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

- a) the DCOP ID as per the schedule of works in Section 9
- b) a detailed scope of works
- c) a plan showing the spatial extent of the infrastructure contribution
- d) preliminary engineering or landscape plans for the infrastructure contribution
- e) a statement as to when the infrastructure contribution is required to be provided, and
- f) a cost estimate for the infrastructure contribution which is:
  - (i) for a land contribution, the estimated cost identified in the relevant schedule of works in Section 9
  - (ii) for a works contribution, 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 preliminary engineering plans.

For paragraph (ii) above, the value of a works contribution may include the following:

- a) the construction cost for the work
- b) construction on-costs for the work which do not exceed a total of 13 per cent of the construction cost for the following:
  - (i) survey for the work
  - (ii) geotechnical investigations for the work
  - (iii) detailed design for the work
  - (iv) project management, procurement and contract administration

- (v) environmental investigations for the work, and
- (vi) portable long service leave payment for a construction contract for the work.
- c) 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:

- a) master planning of the work
- b) carrying out temporary infrastructure unless it is an agreed part of the works contribution
- c) carrying out other infrastructure which is not part of the agreed works contribution
- d) decommissioning, removal and rehabilitation of infrastructure identified in b) and c), unless it is an agreed part of the works
- e) part of the works contribution provided by another party
- f) the cost of GST to the extent that GST is payable and an input tax credit can be claimed for the work
- g) 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
- h) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- i) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item
- j) a cost of carrying out trunk infrastructure which relates to another development infrastructure network
- k) a cost of carrying out development infrastructure in excess of the standard of service for the network of development infrastructure in the infrastructure plan, and
- l) a cost of maintaining an infrastructure asset where required by a condition of approval.

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.

### **8.3 Determining a request for an offset**

The MEDQ shall decide the request within 30 business days of receiving a request for a trunk infrastructure offset or upon receiving the further information requested under 8.2. In deciding the request, the MEDQ shall:

- a) determine whether a trunk infrastructure offset will be given for the trunk infrastructure contribution against development charges
- b) for a land contribution, determine the land offset value to be offset against development charges, and/or

- c) for a works contribution, determine the provisional works offset value with reference to the estimated cost (or its proportion) in the schedule of works in Section 9. The provisional works offset value will be the lesser of the estimated cost or the applicants' cost estimate pursuant to section 8.2.

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

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

## **8.4 Timing of an infrastructure offset**

In accordance with a notice issued by the MEDQ under section 8.3 an applicant may claim a trunk infrastructure offset for a trunk infrastructure contribution at the following times:

- a) for a works contribution:
  - (i) for a complete works contribution, when the MEDQ has accepted the contribution as on-maintenance, or
  - (ii) 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.
- b) for a land contribution, when the trunk infrastructure contribution has been provided in accordance with the relevant approval.

## **8.5 Claiming an infrastructure offset**

To claim a trunk infrastructure offset, the applicant must submit a request to the MEDQ to apply the infrastructure offset against the relevant development charges.

The request shall include the following:

- a) a copy of the notice(s) issued by the MEDQ under section 8.3
- b) evidence:
  - (i) for a works contribution:

- (A) that an on-maintenance letter has been issued or that an uncompleted works bond has been accepted; and
  - (B) of the actual cost of the works contribution, or part thereof which has been completed, certified by an RPEQ or suitably qualified and experienced quantity surveyor/estimator (certified actual costs).
- (ii) for a land contribution, that the land contribution has been provided in accordance with the relevant approval.

## 8.6 Deciding an offset claim

Within 20 business days of receiving a complete request to claim an infrastructure offset under Section 8.5, the MEDQ shall issue a notice advising the applicant:

where an applicant's request has been accepted:

- a) for a land contribution:
  - (i) the land offset value against the relevant development charges payable
  - (ii) the balance of any relevant development charges which are payable and the timing of this payment; and
  - (iii) the amount of any unused offset for which a refund may be applicable.
- b) for a works contribution:
  - (i) the works offset value, which will be equal to the lesser of:
    - (A) the estimated costs; or
    - (B) the certified actual costs.
  - (ii) the balance of any relevant development charges which are payable and the time that this payment must be made; and
  - (iii) the amount of any unused offset for which a refund may be applicable.

where an applicant's request has not been accepted, the reasons for rejecting the applicant's request.

## 8.7 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 8.6.

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:

- a) that the trunk infrastructure contribution has been lawfully completed
- b) that the applicant seeks a refund of the unused trunk infrastructure offset, and
- c) the value of the unused trunk infrastructure offset as stated in the notices issued under 8.6.

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

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

## **8.8 Entitlement to a refund**

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

- a) the refund is not to exceed the value of the unused trunk infrastructure offset
- b) the refund will only be made available when sufficient development charges have been collected by the MEDQ for the infrastructure item the subject of the trunk infrastructure refund to allow the refund to be paid, and
- c) the trunk infrastructure refund may be made over a series of payments.

## **8.9 Determining a request for a refund**

The MEDQ shall decide the request within 30 business days of receiving a request for a trunk infrastructure refund or upon receiving the further information requested under 8.8 and shall issue a notice advising the applicant:

- a) whether a refund is available or not;
- b) if a trunk infrastructure refund is not applicable, the reason; and
- c) if a trunk infrastructure refund is applicable, the value of the trunk infrastructure refund, including indexation and details of the timing for payment of the trunk infrastructure refund.

## 9. Schedules of works

The schedule of works<sup>1</sup> outlines future trunk land and works which are required to service the projected residential and non-residential development within the PDA.

**Table 7 – Sewerage supply network schedule of works**

DCOP ID	Trunk infrastructure	Pipe diameter	Pipe length	Estimated timing	Estimated cost (2016 dollars)
S01	Butterfield Street sewerage gravity main	450	370	2017-2021	\$3,810,000
S02	Herston Road sewerage gravity main	300	350	2017-2021	\$4,168,000
S03	By-pass sewer from Breakfast Creek to S1 sewer	1350	1100	2017-2021	\$651,000

**Table 8 – Transport network schedule of works**

DCOP ID	Trunk infrastructure	Infrastructure type	Estimated timing	Estimated cost (2016 dollars)
R01	Butterfield Street upgrade	Road upgrade	2021-2026	\$756,000
R02	Herston Road upgrade	Intersection/road upgrade	2021-2026	\$964,000

**Table 9 – Parks and community facilities schedule of works**

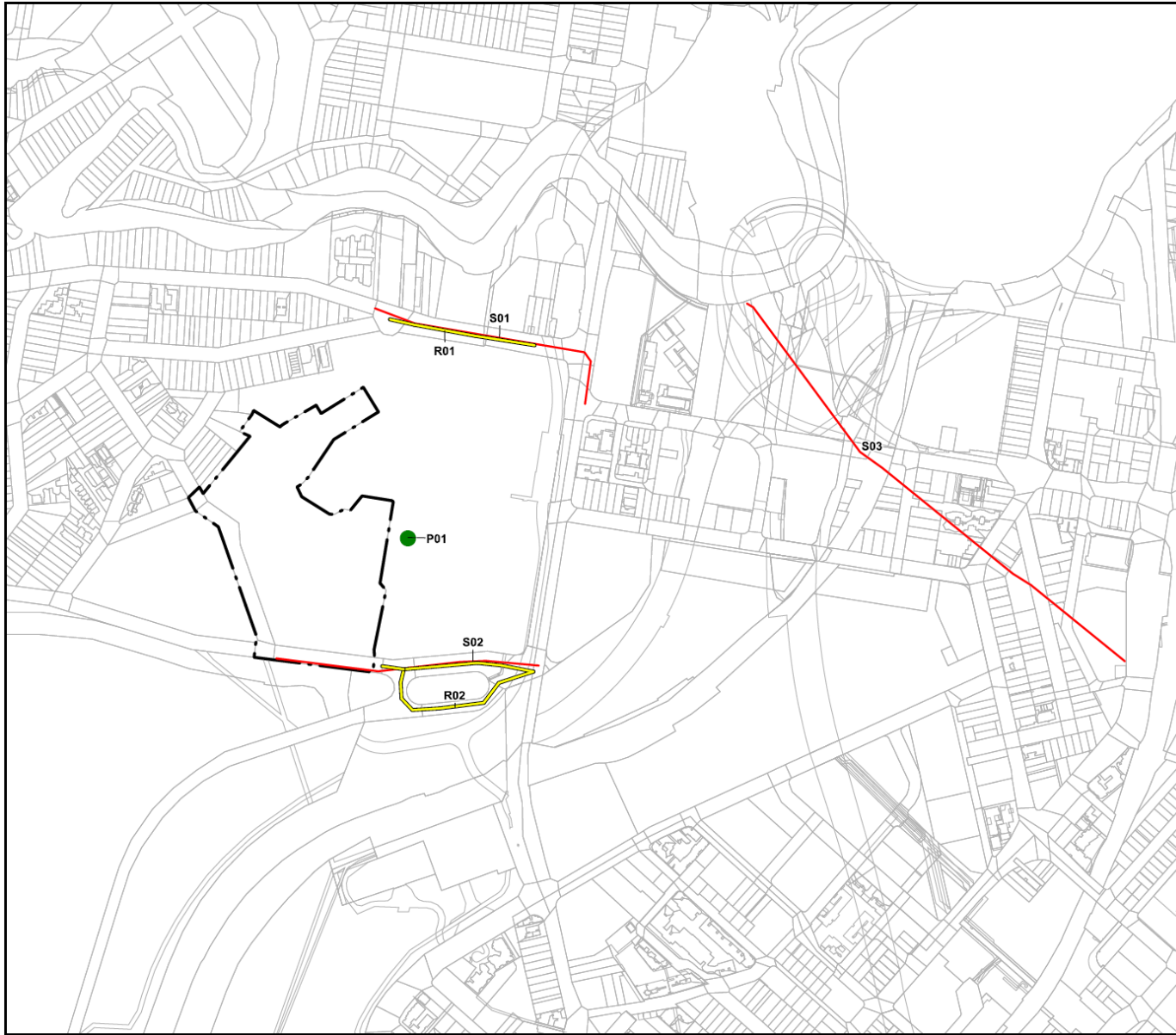
DCOP ID	Trunk infrastructure	Infrastructure type	Estimated timing	Estimated cost (2016 dollars)
P01	Green Heart (park) <sup>2</sup>	Upgrade existing park infrastructure	2017 - 2021	\$1,036,000

<sup>1</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 becomes available.

<sup>2</sup> Embellishment of the Green Heart is conditional on enduring public access to the park being secured.

# 10. Trunk Infrastructure map





**ECONOMIC DEVELOPMENT**  
**QUEENSLAND**  
**HERSTON QUARTER PRIORITY**  
**DEVELOPMENT AREA**

**PLANS FOR TRUNK INFRASTRUCTURE**

**TRUNK INFRASTRUCTURE**

- Sewerage - Main
- Transport - Road
- Park - Embellishments

**GENERAL**

- Herston Quarter Priority Development Area
- Property Boundary

Based on or contains data provided by the Department of Infrastructure Local Government and Planning, Queensland 2017 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) resulting to any use of the data.

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**integrin**

Date	24/08/2017	START DATE	
	DATUM: Geocentric Datum of Australia 1994 (GDA94 - Zone 54)	AMENDMENT DATE	
		AMENDMENT No.	

0      125      250  
metres  
Scale - 1:5,000 (@ A3)

**SHEET NO.PFTI 01**

# 11. Definitions and charges categories

## 11.1 Definitions

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

- a) Table 10 of this DCOP
- b) if not defined in this DCOP, the ED Act
- c) if not defined in the ED Act, the Herston Quarter PDA Development Scheme
- 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*.

**Table 10 – Defined terms**

Column 1 Term	Column 2 Definition
cost estimate	means the estimated value of the infrastructure contribution, or part thereof, referred to in section 8.2.
credit	means the monetary amount used in the calculation of the development charge, which is determined in accordance with section 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 3 and imposed on a development.
existing lawful use	means an existing use which is lawful and already taking place on premises.
ED Act	means the <i>Economic Development Act 2012</i> .
eligible community organisations	means one of the following community organisations: <ul style="list-style-type: none"> <li>• charitable organisations that use either a volunteer or paid workforce, such as Salvation Army and Red Cross</li> <li>• not-for-profit community-based organisations, such as senior citizens' clubs, Guides and Scout groups and other welfare, cultural, Aboriginal and Torres Strait Islander, environmental, rescue and youth organisations</li> <li>• sporting or recreation organisations that provide community-based sporting or recreation activities</li> <li>• religious organisations recognised by the Australian Taxation Office (ATO)</li> <li>• schools recognised by the Queensland Department of Education and Training.</li> </ul>

<b>Column 1</b>	<b>Column 2</b>
<b>Term</b>	<b>Definition</b>
gross floor area or GFA	means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for: <ul style="list-style-type: none"> <li>• building services, plant and equipment; or</li> <li>• access between levels; or</li> <li>• ground floor public lobby; or</li> <li>• a mall; or</li> <li>• parking, loading or manoeuvring vehicles; or</li> <li>• unenclosed private balconies, whether roofed or not.</li> </ul>
land contribution	means a trunk infrastructure contribution that is land referred to in section 8.2.
land offset value	means the offset value for a land contribution issued by notice from MEDQ to an applicant in accordance with section 8.3.
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
Private health care services	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.  A Private health care facility is operated by or on behalf of an entity other than Queensland Health.
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 works offset value	means the estimated offset value for a works contribution issued by notice from the MEDQ to an applicant in accordance with section 8.3.
Public health care services	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors  A Public health care facility is operated by Queensland Health.
reduction	means the monetary amount used in the calculation of the development charge, which is determined in accordance with section 5.
trunk infrastructure	means infrastructure which the MEDQ has identified in sections 9 & 10.
trunk infrastructure contribution	means land contribution or works contribution for trunk infrastructure provided by a developer.

<b>Column 1</b>	<b>Column 2</b>
<b>Term</b>	<b>Definition</b>
trunk infrastructure offset	means an offset for a trunk infrastructure contribution referred to in section 8.21.
trunk infrastructure refund	means a refund for a trunk infrastructure contribution referred to in section 8.7.
works contribution	means a trunk infrastructure contribution which is works referred to in section 8.22.
works offset value	means the offset value for a works contribution determined by the MEDQ in accordance with the process in section 8.
3-yearly PPI average	means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters.

## 11.2 Charge categories

This DCOP categorises the uses defined in the PDA Development Scheme stated in column 2, per the charge categories stated in column 1 of Table 11.

Where a “use” is not listed in column 2 of Table 11 (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 11 - Charge categories and uses**

<b>Column 1</b>	<b>Column 2</b>
<b>Charge category</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)	Showroom
Commercial (retail)	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,

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

## 12. More information

Further information can be obtained from EDQ via:

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