



FRASER COAST REGIONAL COUNCIL

Adopted Infrastructure Charges Resolution
September 2025

Contents

1. Preliminary	4
1.1 This Document	4
1.2 Citation	4
1.3 Commencement	4
1.4 Transitional Arrangements	4
1.5 Definitions	4
1.6 Application	4
2. Adopted Charge	5
2.1 Adopted Charge	5
2.2 Relationship with maximum adopted charge	5
2.3 Trunk infrastructure networks	5
3. Levied charges	5
3.1 Calculation of levied charges	5
3.2 Credits	6
3.3 Offsets	7
3.4 Refunds	7
3.5 Automatic Indexation of levied charges	7
3.6 Discounts	8
3.7 Time of payment of an infrastructure charge	8
4. Method for Calculating Establishment Cost	9
4.1 Default position	9
4.2 Recalculation of Establishment Cost	9
5. Conversion Criteria	10
5.1 Purpose of this section	10
5.2 Capacity to service other development in accordance with desired standards of service	10
5.3 Infrastructure consistent with LGIP	10
5.4 Non consistent with non-trunk infrastructure	10
5.5 Cost-effectiveness	10
5.6 No commencement of construction	10
5.7 Not for development incentive	11
5.8 Not proposed as non-trunk infrastructure	11
5.9 Not to upgrade to service development inconsistent with LGIP assumptions	11
5.10 Services development consistent with LGIP assumptions	11
6. Defined Terms	11
6.1 Definitions	11
6.2 Other Terms	12

6.3 Construction	12
Schedule 1	13
Adopted Charge Rates	13
Schedule 2	17
Method for calculating Establishment Cost – Land	17
Schedule 3	19
Method for calculating Establishment Cost – Work	19

1. Preliminary

1.1 This Document

This document (resolution) is a charges resolution made by Council under section 113 of the *Planning Act 2016*.

1.2 Citation

This resolution may be cited as the *Fraser Coast Regional Council Adopted Infrastructure Charges Resolution September 2025*.

1.3 Commencement

This resolution has effect on and from 1 September 2025.

1.4 Transitional Arrangements

Indexing will be capped per:

- (a) the Adopted Infrastructure Charges Resolution March 2022 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of Adopted Infrastructure Charges Resolution 2025 being 1 January 2025; and
- (b) the Adopted Infrastructure Charges Resolution 2025 rates for all development that is completed, and the Infrastructure Charges are paid in full within one (1) year from commencement of this resolution.

In this regard, the entering into a Delayed Payment Infrastructure Agreement constitutes a paid infrastructure charge. E.g. an indexed lot charge under this arrangement will not exceed

- the \$28,000 maximum charge under the 2022 resolution if completed within 12 months of commencement of Adopted Infrastructure Charges Resolution 2025;
- the \$32,000 maximum charge under the 2025 resolution if completed within 12 months of commencement of this resolution.

1.5 Definitions

Terms used in this resolution are defined in **section 6.1**.

1.6 Application

- (a) This resolution applies to all of Council's local government area.
- (b) As set out in **section 2**, this resolution adopts charges for providing trunk infrastructure for development, which are no more than the applicable maximum adopted charge, for development that is:
 - i. reconfiguring a lot;
 - ii. a material change of use; or
 - iii. building work.

Editor's note – Section 112(3)(b) of the Planning Act 2016, in combination with section 52(3)(a) of the Planning Regulation 2017, allows Council to have an adopted charge for trunk infrastructure for development that is a material change of use, reconfiguring a lot, or building work.

- (c) This resolution adopts a charge for particular development that is equal to or less than the *Planning Regulation*.
- (d) To avoid any doubt, the adopted charge does not apply to development that section 113(3) of the *Planning Act* provides an adopted charge must not be for.

2. Adopted Charge

2.1 Adopted Charge

The adopted charge for development is the applicable Infrastructure Charge for the development calculated on the approved use, in accordance with **section 3**, and at the time the decision is made.

2.2 Relationship with maximum adopted charge

- (a) **Section 2.1** is intended to have the effect that, at any given time, the adopted charge under this resolution is no more than the maximum adopted charge.
- (b) If, in any case, this resolution would have the purported effect of adopting a charge that is higher than the maximum adopted charge, this resolution is to be construed and read down as necessary to ensure that the adopted charge is equal to the maximum adopted charge.

2.3 Trunk infrastructure networks

- (a) The adopted charge is a charge for providing trunk infrastructure for development for all trunk infrastructure networks in the Local Government Infrastructure Plan (LGIP), being the following networks:
water supply; sewerage; stormwater; transport (roads, pedestrian and cycle movement); and parks and land for community facilities.
- (b) The adopted charge is for trunk infrastructure for all of the above networks, and no part of the adopted charge is earmarked to any particular network. However, the notional proportional breakup of the adopted charge between these networks is as follows:
 - i. water supply – 7%
 - ii. sewerage – 21%
 - iii. stormwater – 7.5%
 - iv. transport – 53%
 - v. parks and land for community facilities – 11.5%

3. Levied charges

3.1 Calculation of levied charges

The levied charge for development is to be calculated in accordance with the below formula:

$$LC = [(AC \times U) - C] \times I - EC$$

Where:

LC	=	the levied charge for the development.
AC	=	the Adopted Charge Rate for the development, in accordance with Schedule 1, column 4 .
U	=	is the unit of measure as identified in Schedule 1, column 3 .
C	=	the total value of any applicable Credits, determined in accordance with section 3.2 .
I	=	the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied. <i>Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.</i>
EC	=	the Establishment Cost of trunk infrastructure mentioned in sections 3.3 or 3.4 (as applicable) and calculated in accordance with section 4 .

Notes—

- 1 AC x I will be equal to the adopted charge under **section 2.1**.

- 2 All levied charges will be subject to automatic indexation in accordance with **section 3.5**.
- 3 If the above formula results in a negative value, a Refund may be payable under **section 3.4**. However, a Refund will not be payable merely because a Credit exceeds the applicable adopted charge.
- 4 The application of infrastructure charge discounts or incentives pursuant to Council policy at the time are to be applied to the net infrastructure amount. (i.e., the infrastructure charge less any applicable credits or offsets).

3.2 Credits

- (a) In accordance with section 120 of the *Planning Act*, the credit is to be calculated in accordance with Section 3.2 (c); and
- (b) a Credit will apply where the Credit for the premises is the greater of the following:
 - i. The amount stated for an *adopted infrastructure charge* for reconfiguring a lot in **Schedule 1, Table A** for each existing residential lot within the premises; or
Note - Commercial and industrial lots where the adopted infrastructure charge was deferred to material change of use and/or building works stage as detailed on the development approval at time of approval shall not be eligible for this credit criteria.
 - ii. an existing use on the premises if the use is lawful and already taking place on the premises, the amount stated in **Schedule 1, Table B** for the lawful use; or
 - iii. the amount stated in **Schedule 1, Table B** for the lawful use; or
 - iv. a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out the amount stated in **Schedule 1, Table B** for the lawful use; or
 - v. other development on the premises if the development may be lawfully carried out without the need for a further development permit the amount stated in **Schedule 1, Table B** for the lawful use; or
 - vi. the monetary contributions for trunk infrastructure previously paid for the development of the premises, subject to Council being satisfied of appropriate evidence of payment.
- (c) If a Credit applies, the value of the Credit is to be calculated in accordance with the following formula:

$$C = (AC \times U) \times I$$

Where:

- C = the value of the Credit.
- AC = the Adopted Charge Rate for the development, in accordance with **Schedule 1, column 4**.
- U = is the unit of measure as identified in **Schedule 1, column 3**.
- I = the sum of the percentage increases for each financial quarter since 1 July 2022 or in accordance with section 3.5, to the date the charge is levied.
Note – In this section, “percentage increases” has the meaning given in section 112(4) of the Planning Act.

- (d) Despite **section 3.2(b)**, a Credit will not apply for a use or development mentioned in section 3.2 if an infrastructure requirement that applies, or applied, to the use or development has not been complied with.
Note – In this section, “infrastructure requirement” has the meaning given in section 120(4) of the Planning Act.
- (e) Despite **section 3.2(b)**, if more than one type of use or development mentioned in **section 3.2** is relevant to the premises:

- i. to the extent that any such uses or developments are mutually incompatible – a Credit will only apply for the use or development that has the highest Infrastructure Charge; and

Examples –

- *If the relevant premises is a building that is currently being lawfully used for an office, but was historically lawfully used for a funeral parlour, a credit will only be available for the current office use (which has a higher Infrastructure Charge). Because the two uses concern the same building, they cannot occur simultaneously are mutually incompatible.*
- *If the relevant premises is a parcel of land containing multiple buildings, used for different purposes, multiple Credits may be available in respect of the uses of each building.*
- ii. otherwise, variable “AC” in the formula in **section 3.2(c)** is to be the sum of the Infrastructure Charges for all applicable Credits.

3.3 Offsets

(a) In accordance with section 129(2) of the *Planning Act*, an Offset will apply if:

- i. the relevant development is subject to one or more necessary infrastructure conditions;
- ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
- iii. the total Establishment Cost of the trunk infrastructure is equal to or less than the levied charge that would otherwise apply to the development.

(b) If an Offset applies, the levied charge will be the difference between:

- i. the levied charge that would otherwise apply to the development; and
- ii. the total Establishment Cost of the trunk infrastructure.

*Note – This outcome is reflected in the formula in **section 3.1**.*

3.4 Refunds

(a) In accordance with section 129(3) of the *Planning Act*, a Refund will apply if:

- i. the relevant development is subject to one or more necessary infrastructure conditions;
- ii. the trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
- iii. the total Establishment Cost of the trunk infrastructure is more than the levied charge that would otherwise apply to the development.

(b) If a Refund applies:

- i. no levied charge is payable;

*Note – This outcome is reflected in the formula in **section 3.1**, as per note 3 to that section.*

- ii. Council will refund to the applicant the difference between:

- A. the levied charge that would otherwise apply to the development; and
- B. the total Establishment Cost of the trunk infrastructure.

*Editor’s note – If a refund is payable, the relevant infrastructure charges notice will state when the refund will be given, in accordance with section 121(1)(f) of the *Planning Act*.*

3.5 Automatic Indexation of levied charges

(a) A levied charge will be automatically increased from the date that it is levied until the date of payment in accordance with section.

(b) An automatic increase under this section is to be the lesser of the following:

- (a) the difference between the levied charge that the maximum adopted charge that Council could have levied for the development as per the Adopted Infrastructure Charges Resolution in place when the charge is paid; or

- (b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.

Note – In this section, “3-yearly PPI average” has the meaning given in section 114(6) of the Planning Act.

- (c) To avoid any doubt, this section is an automatic increase provision under the *Planning Act*.

3.6 Discounts

- (a) Table 1 below establishes the criteria and eligibility for discounts to Council’s adopted charge.
- (b) For development (or part of a development) that is eligible for a discount, the charge is the adopted charge identified in **Schedule 1** less any discount identified in **Table 1**.
- (c) All discounts in **Table 1** are subject to the following:
- Discounts are calculated on the amount of the adopted charge identified in Schedule 1;
 - The amount of any discount cannot result in the development becoming eligible for a refund for the provision of trunk infrastructure. If the discount results in the development becoming eligible for a refund pursuant to section 129 of the *Planning Act* and / or through a conversion application or recalculation of the establishment cost of trunk infrastructure, the amount of the discount will be reduced such that the development is not eligible for a refund.
- (d) Charges levied under this resolution are not eligible for further discount under any previous infrastructure charges incentives package.

Table 1 – Criteria and eligibility for discounts to adopted charge

Discount category	Criteria / areas covered	Amount of discount
Health and Community care	Any “Health care service”, “Residential care facility”, “community care centre” or “Community residence” use	20%
Education, Research and Community uses	Any “Educational establishment”, “Research and technology industry” or “Community use” use	20%
Medium Impact Industry Zone (Tiaro & Howard)	Any accepted or code assessable use as defined in Table 5.5.9 Medium impact industry zone – Table of assessment located within Tiaro or Howard townships	45%
District Centre Zone (Tiaro & Howard)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.5 District centre zone – Table of assessment located within Tiaro or Howard townships	45%
Neighbourhood Centre Zone (Torbanlea, Poona & Maaroom)	Any accepted or code assessable use (excluding Residential activities) as defined in Table 5.5.7 Neighbourhood centre zone – Table of assessment located within Torbanlea, Poona & Maaroom townships	45%
Non-profit organisations’	Development is not on land owned or controlled by Fraser Coast Regional Council	50%
	Development is on land owned or controlled by Fraser Coast Regional Council	100%

3.7 Time of payment of an infrastructure charge

A levied infrastructure charge is payable at the following time:

- (a) if the charge applies for reconfigure a lot – when the local government that levied the charge approves a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to the local government for approval; or
- (b) if the charge applies for building work – when the final inspection certificate for the building work, or the certificate of classification for the building, is given under the *Building Act 1975*; or
- (c) if the charge applies for a material change of use – when the change happens; or
- (d) if the charge applies for other development – on the day stated in the infrastructure charges notice under which the charge was levied.

4. Method for Calculating Establishment Cost

4.1 Default position

By default, the Establishment Cost of trunk infrastructure is:

- (a) for trunk infrastructure that is the whole of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – the establishment cost for the item stated in column 6 of the applicable table, increased using the PPI, adjusted according to the 3- yearly PPI average, for the period:
 - i. starting on the base date in the LGIP; and
Editor's note – As of the commencement of this resolution, the base date is 2013.
 - ii. ending on the date that the charge is levied.
- (b) for trunk infrastructure that is part of an item in a table in Schedule 3, SC3.2 of the Planning Scheme – a proportion of the amount described in **section 4.1(a)** for the relevant part; or
- (c) otherwise – an amount estimated by Council as reasonably reflecting the approximate costs of land acquisition, design and construction, for the infrastructure.

4.2 Recalculation of Establishment Cost

- (a) If an applicant disagrees with the default Establishment Cost under section 4.1, the applicant may give Council a notice under section 137 of the *Planning Act* requiring the Establishment Cost to be recalculated.
- (b) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is land, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 2**; or
 - ii. another method agreed in writing between Council and the applicant.
- (c) If a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that is works, the Establishment Cost is to be recalculated in accordance with:
 - i. the method set out in **Schedule 3**; or
 - ii. another method agreed in writing between Council and the applicant.
- (d) Where the Establishment Cost is recalculated under this section, the Establishment Cost is to be increased using the PPI, adjusted according to the 3- yearly PPI average, for the period (if any) between:
 - i. the date as at which the Establishment Cost is recalculated; and
 - ii. the date on which the amended infrastructure charges notice is given.
- (e) To avoid any doubt:
 - i. **Schedules 2 and 3** state this resolution's method for working out the cost of infrastructure that is the subject of an Offset or Refund, in accordance with section 116 of the *Planning Act*;

- ii. for section 137(2) of the *Planning Act*, the method for recalculating establishment cost is set out in **Schedules 2 and 3**;
- iii. if a notice is given under section 137 of the *Planning Act* in relation to trunk infrastructure that includes both land and works: **section 4.2(b)** applies to the extent that the trunk infrastructure is land; and **section 4.2(c)** applies to the extent that the trunk is works; and
- iv. at any time, Council and an applicant may agree in writing that a stated amount is to be the recalculated Establishment Cost for the purposes of this section.

5. Conversion Criteria

5.1 Purpose of this section

- (a) This section sets out Council's conversion criteria for the purposes of section 117 of the *Planning Act*.
- (b) Prior to construction commencement an applicant may apply to convert non-trunk infrastructure to trunk infrastructure. The application must be made in writing using the prescribed form (the conversion application).
- (c) Non-trunk infrastructure that is the subject of a conversion must comply with all of the conversion criteria in **sections 5.2 to 5.10** in order to be converted to trunk infrastructure.

5.2 Capacity to service other development in accordance with desired standards of service

The infrastructure must have capacity to service other developments in the area, in accordance with the desired standard of service identified in the LGIP.

5.3 Infrastructure consistent with LGIP

The function and purpose of the infrastructure must be consistent with other trunk infrastructure identified in the LGIP.

5.4 Non consistent with non-trunk infrastructure

The infrastructure must not be consistent with non-trunk infrastructure for which a condition may be imposed under section 145 of the *Planning Act*. That is, the infrastructure must not be for any of the following:

- (a) a network, or part of a network, internal to premises;
- (b) connecting the premises to external infrastructure networks; or
- (c) protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component.

Example – A condition is imposed requiring upgrade works to a trunk road, in order to maintain the safety and efficiency of the network as a result of a development. Although the works relate to a trunk road, they are non-trunk infrastructure and do not satisfy this criterion.

5.5 Cost-effectiveness

- (a) The type, size and location of the infrastructure must be the most cost-effective option for servicing multiple users in the area.
- (b) This criterion will be satisfied where the infrastructure is the least-cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service identified in the LGIP.

5.6 No commencement of construction

Construction of the infrastructure must not have started.

Editor's note – Separately from this criterion, if construction of the non-trunk infrastructure that is the subject of a conversion application commences after the application is made, this may affect the determination of the application. See Planning Act, section 138(b).

5.7 Not for development incentive

The infrastructure must not have been proposed by the applicant for the purpose of obtaining:

- (a) an increase in height or density; or
- (b) any other concession or relaxation of a requirement under the Planning Scheme.

5.8 Not proposed as non-trunk infrastructure

The infrastructure must not have been proposed by the applicant on the basis that it would be non-trunk infrastructure (or would otherwise not be subject to an Offset or Refund).

5.9 Not to upgrade to service development inconsistent with LGIP assumptions

The infrastructure must not involve an upgrade of an existing trunk infrastructure item made necessary to service development that is inconsistent with the type, scale, location or timing of development assumed in the LGIP.

5.10 Services development consistent with LGIP assumptions

The infrastructure must service development that is consistent with the LGIP's assumptions about the type, scale, location and timing of development.

6. Defined Terms

6.1 Definitions

In this resolution, these terms have the following meanings:

Term	Definition
Infrastructure Charge	The infrastructure charge for development calculated in accordance with Schedule 1 .
Council	Fraser Coast Regional Council.
Credit	A credit calculated in accordance with section 3.2 of this resolution.
Establishment Cost	The establishment cost of trunk infrastructure, determined in accordance with section 4 .
LGIP	Council's local government infrastructure plan, being Part 4 of the Planning Scheme.
Maximum adopted charge	means the charge limit set out in the maximum charging framework established in the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> .
Offset	An offset under section 129(2) of the <i>Planning Act</i> .
Original Land	That land that is the subject of the overarching development approval guiding development of the land. <i>Example – If the land the subject of a specific development application is part of a larger parcel that is the subject of a variation approval, the Original Land will be the whole of the land the subject of the variation approval, regardless of whether or not the land is being developed in stages or by different developers.</i>

Planning Act	The <i>Planning Act 2016</i> (Qld).
Planning Reg	The <i>Planning Regulation 2017</i> (Qld).
Planning Scheme	Fraser Coast Regional Planning Scheme.
Refund	A refund under section 129(3)(b) of the <i>Planning Act</i> .
Suite	<ol style="list-style-type: none"> 1. Means a connected series of rooms, one of which is a bathroom, to be used together by one person or a group of people with the common intention of living together for a short term or long term in a single occupancy or tenancy. 2. A suite typically contains up to 3 bedrooms but must not contain more than 6 bedrooms. 3. A connected series of rooms with a dual key setup which permits separate occupancy or tenancy comprises separate suites, or bedrooms (if the context requires) for calculating infrastructure charges.

6.2 Other Terms

A term that is used but not defined in this resolution will, unless the context otherwise requires, have the meaning give to it by (in the following order):

- (a) the *Planning Act*;
- (b) the Planning Reg;
- (c) the Planning Scheme;
- (d) the *Acts Interpretation Act 1954* (Qld); or
- (e) its ordinary meaning.

6.3 Construction

Unless expressed to the contrary, in this resolution:

- (a) “includes” means includes without limitation;
- (b) a reference to:
 - i. any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
 - ii. “\$” or “dollars” is a reference to Australian currency;
 - iii. this or any other document includes the document as novated, varied or replaced and despite any change in the identity of the parties;
 - iv. writing includes: any mode of representing or reproducing words in tangible and permanently visible form, including fax transmission; and words created or stored in any electronic medium and retrievable in perceivable form;
 - v. this resolution includes all schedules and annexures to it;
 - vi. a section, schedule or annexure is a reference to a section, schedule or annexure, as the case may be, of this resolution;
- (c) if the date on or by which any act must be done under this resolution is not a business day, the act must be done on or by the next business day; and
- (d) headings do not affect the interpretation of this resolution.

Schedule 1

Adopted Charge Rates

Notes –

1. The categories shown in Column 1 below are included only for convenience, and to align with schedule 16 of the Planning Reg.
2. Table A identifies the Adopted Charge rate for development that is reconfiguring a lot. Table B identifies the Adopted Charge rates for development that is a material change of use or building work.
3. If a development approval approves a material change of use for more than one use, and provides for an area that is able to be used for more than one use, or is common between two or more uses, the Adopted Charge applicable to that area is to be calculated based on the applicable use listed in the table below with the highest Adopted Charge rate.
4. For an existing lawful use to which a development application is seeking to expand the gross floor area of the facility, the infrastructure charge is only to be applied on the part of the development which is subject to intensification or extension.

Table A – Reconfigure a Lot Base Charge Rate

Column 1 Reconfigure a Lot Use	Column 3 (U) Charge Category	Column 3 (AC) Adopted Charge
New lot with development entitlement	\$ per lot	\$34,452.65

Table B – Material Change of Use or Building Works Base Charge Rate

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Residential	Dwelling house	\$ per 1 bedroom dwelling	\$15,160.00
	Dwelling unit	\$ per 2 bedroom dwelling	\$24,609.05
	Caretaker's accommodation	\$ per 3 or more bedroom dwelling	\$34,452.65
	Multiple dwelling		
	Dual occupancy		
Accommodation (Short-term)	Hotel	\$ per 1 bedroom suite	\$12,304.45
	Short-term accommodation	\$ per 2 bedroom suite	\$12,304.45
		\$ per 3 or more bedroom suite	\$17,226.20
		\$ per bedroom that is not part a suite	\$12,304.45
	Tourist park	\$ for each group of 2 sites or less	\$12,304.45
	Nature based tourism – caravan or tent	\$ for each group of 3 sites	\$17,226.20
	Tourist park Nature based tourism - cabin	\$ for each cabin with 2 or less bedrooms	\$12,304.45
		\$ for each cabin with 3 or more bedrooms	\$17,226.20

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	Tourist park Nature based tourism – self-contained recreational vehicle grounds	\$ per self-contained recreational vehicle (as defined in the <i>Fraser Coast Planning Scheme 2014</i>)	Nil
Accommodation (Long-term)	Community residence	\$ per 1 bedroom suite	\$15,160.00
	Rooming accommodation	\$ per 2 bedroom suite	\$24,609.05
	Retirement facility	\$ per 3 or more bedroom suite	\$34,452.65
	Rural workers accommodation	\$ per bedroom that is not part a suite	\$15,160.00
	Relocatable home park	\$ per 1 bedroom dwelling	\$15,160.00
		\$ per 2 bedroom dwelling	\$24,609.05
		\$ per 3 or more bedroom dwelling	\$34,452.65
Places of Assembly	Club Community use ¹ Function facility Funeral parlour Place of worship	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Commercial (bulk goods)	Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Commercial (retail)	Adult store Food and drink outlet Service industry Service station Shop Shopping centre	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$221.50
Commercial (office)	Office Sales office	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Education facility	Child care centre Community care centre Educational establishment	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25

¹ No Charge for uses on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
Entertainment	Bar Hotel (non-residential component) Nightclub entertainment facility Theatre Resort complex	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$246.05
Indoor sport and recreation¹	Indoor sport and recreation	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Industry	Low impact industry Medium impact industry Marine industry Research and technology industry Rural industry Transport depot Warehouse	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$61.50
High impact industry	High impact industry Special industry	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$86.20
Low impact rural	Animal husbandry Cropping Permanent plantation Renewable energy facility	Nil charge	Nil
High impact rural	Aquaculture Intensive animal industry Intensive horticulture Wholesale nursery Winery	\$ per m2 GFA for the high impact rural use	\$24.55
Essential services	Detention facility Emergency services ² Health care service Hospital Residential care facility Veterinary services	\$ per m2 GFA plus \$12.30 per m2 impervious area	\$172.25
Specialised uses	Air Services	As for Other uses, Column 1	*
	Animal keeping	As for Other uses, Column 1	*
	Brothel	As for Other uses, Column 1	*
	Car wash	\$ per m2 GFA plus \$12.30 per m2 impervious area	Nil

² No Charge for State Emergency Service facilities on Council-controlled land

Column 1 Use Category	Column 2 Use	Column 3 (U) Charge Category	Column 3 (AC) Charge
	Parking Station	\$ per m2 GFA plus \$12.30 per m2 impervious area	Nil
	Crematorium	As for Other uses, Column 1	*
	Extractive industry	As for Other uses, Column 1	*
	Major electricity infrastructure	As for Other uses, Column 1	*
	Major sport, recreation and entertainment facility	As for Other uses, Column 1	*
	Motor sport facility	As for Other uses, Column 1	*
	Non-resident workforce accommodation	As for Other uses, Column 1	*
	Outdoor sport and recreation ¹	As for Other uses, Column 1	*
	Port services	As for Other uses, Column 1	*
	Tourist attraction	As for Other uses, Column 1	*
	Utility installation	As for Other uses, Column 1	*
Minor uses	Advertising device	Nil charge	Nil
	Cemetery	Nil charge	Nil
	Home based business	Nil charge	Nil
	Landing	Nil charge	Nil
	Market	Nil charge	Nil
	Outstation	Nil charge	Nil
	Park	Nil charge	Nil
	Roadside stall	Nil charge	Nil
	Substation	Nil charge	Nil
	Telecommunications facility	Nil charge	Nil
	Temporary uses	Nil charge	Nil
	Ancillary storage to sporting or community activity land uses.	Nil charge	Nil
Other uses	A use not otherwise listed in column	The maximum adopted charge is the charge (in column 3(A) and 3(B)) for a use category (in column 2) that appropriately reflects the use at the time of assessment	

Schedule 2

Method for calculating Establishment Cost – Land

Where **section 4.2(b)** applies, the Establishment Cost of trunk infrastructure that is land is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Valuation	<p>The applicant must, at its own cost, obtain and provide Council with a valuation of the land, which must:</p> <ul style="list-style-type: none"> (a) be prepared by a certified practicing valuer, who must act professionally and as a neutral and independent expert; (b) assess the market value of the land using a before-and-after methodology, by: <ul style="list-style-type: none"> i. determining the value of the Original Land, before any land is transferred to Council; ii. determining the value of the remaining land that will not be transferred to Council; and iii. subtracting the amount in (ii) from the amount in (i), with the value being the difference between those two amounts. (c) assess the value as at the following date, as applicable: <ul style="list-style-type: none"> i. if the land is identified in a table in Schedule 3, SC3.3 of the Planning Scheme – the day the development application which is the subject of the relevant necessary infrastructure condition first became properly made; or ii. otherwise – the day that the development application which is the subject of the relevant necessary infrastructure condition was approved; (d) include supporting information regarding the highest and best of use the land which the valuer has relied on to form an opinion about the value; (e) identify the area of land that is above the Q100 flood level and the area that is below the Q100 floor level; (f) identify and consider all other relevant constraints, including: vegetation protection; ecological values, including riparian buffers and corridors; stormwater or drainage corridors; slope; bushfire and landslide hazards; heritage; airport environs; coastal erosion; extractive resources; flooding; land use buffer requirement; tenure related constraints; and restrictions such as easements, leases, licences and other dealings, whether or not registered on title; and 	<p>Within 10 business days after the applicant gives a notice under section 4.2.</p>

		(g) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.	
2	Response to valuation	Council must consider the valuation report provided under Step 1 and give the applicant a notice stating either: (a) that Council accepts the applicant's valuation – in which case the Establishment Cost will be the amount stated in the valuation report provided under Step 1 ; or (b) that Council does not accept the applicant's valuation – in which case, Step 3 applies.	Within 15 business days Step 1 .
3	Council valuation	Council must, at its own cost: (a) obtain a further valuation report for the land, in accordance with the parameters set out in Step 1 ; and (b) provide a notice to the applicant stating Council's proposed valuation, and attaching a copy of Council's valuation report.	Within 20 business days after Step 2 .
4	Response to Council valuation	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council's valuation – in which case the Establishment Cost will be the amount stated in Council's notice under Step 3 ; or (b) that the applicant does not accept the applicant's valuation – in which case, Step 5 applies.	Within 10 business days after Step 3 .
5	Further valuation	Council must obtain a further valuation report in accordance with the parameters set out in Step 1 . The valuer is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the valuation. If this step applies, the Establishment Cost will be the amount stated in the valuation report.	Within 20 business days after Step 4 .

Schedule 3

Method for calculating Establishment Cost – Work

Where **section 4.2(c)** applies, the Establishment Cost of trunk infrastructure that is works is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in **section 4.2(d)**.

Step	Description	Details	Timing
1	Scope of works	The applicant must, at its own cost, prepare and provide to Council a scope of works for the works which must include: (a) specifications for the works; (b) the standard to which the works are to be provided; and (c) the location of the works.	Within 10 business days after the applicant gives a notice under section 4.2 .
2	Approval of scope of works	Council must review the scope of works provided under Step 1 and give the applicant a notice stating either: (a) that Council approves the scope of works – in which case, Step 3 applies; or (b) that Council requires changes to the scope of works – in which case, the applicant must submit a revised scope of works under Step 1 .	Within 10 business days after Step 1 .
3	Bill of quantities and cost estimate	The applicant must, at its own cost, obtain and provide to Council the following, prepared by a suitably qualified person: (a) a bill of quantities for the design, construction and commissioning of the works, in accordance with the approved scope of works; and (b) a “first principles” estimate for the cost of designing, constructing and commissioning the works in accordance with that bill of quantities.	Within 15 business days after Step 2 .
4	Response to bill of quantities and cost estimate	Council must consider the bill of quantities and cost estimate provided under Step 3 and give the applicant a notice stating either: (a) that Council accepts the applicant’s bill of quantities and cost estimate – in which case, the Establishment Cost will be the amount stated in the applicant’s cost estimate; or (b) that Council does not accept the applicant’s bill of quantities and cost estimate and either: i. that the revised cost estimate process in Steps A1 to A3 is to apply; or ii. that the tender process in Steps B1 to B10 is to apply.	Within 10 business days after Step 3 .

		Option A – Revised cost estimate process	
A1	Council bill of quantities and cost estimate	Council must, at its own cost, obtain and provide to the applicant a revised bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 .	Within 20 business days after Step 4 .
A2	Response to Council bill of quantities and cost estimate	The applicant must give a notice to Council stating either: (a) that the Applicant accepts Council’s bill of quantities and cost estimate – in which case the Establishment Cost will be the amount stated in Council’s cost estimate; or (b) that the applicant does not accept Council’s bill of quantities and cost estimate – in which case, Step A3 applies.	Within 10 business days after Step A1 .
A3	Further bill of quantities and cost estimate	Council must obtain a bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in Step 3 . The suitably qualified person is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the suitably qualified person. If this step applies, the Establishment Cost will be the amount stated in the suitably qualified person’s cost estimate	Within 20 business days after Step A2 .
		Option B – Tender process	
B1	Submission of design material	The applicant must obtain and provide to Council designs and specifications for the works, which must comply with all relevant standards and be prepared by a suitably qualified person.	Within 20 business days after Step 4 .
B2	Approval of design material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s design material – in which case, Step B3 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B1 .	Within 10 business days after Step B1 .
B3	Submission of draft tender material	The applicant must prepare and provide to Council draft tender documentation for the works.	Within 20 business days after Step B2 .
B4	Approval of draft tender material	Council must give a notice to the applicant stating either: (a) that Council approves the applicant’s draft tender material – in which case, Step B5 applies; or (b) that Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under Step B3 .	Within 10 business days after Step B3 .
B5	Conduct of tender and submission of recommendation	The applicant must: (a) conduct a tender process in accordance with the approved documentation, which must include a requirement that prospective tenders state a dollar value figure for the construction cost of the works, which must be exclusive of any costs for:	Within 20 business days after Step B4 .

		<ul style="list-style-type: none"> i. project management services; ii. superintendent fees iii. planning; iv. construction administration; and v. supervision; <p><i>Note – for the approved tenderer, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are included in the allowance mentioned in paragraph (c) of Step B10.</i></p> <p>(b) undertake an analysis of the properly submitted tenders; and</p> <p>(c) give Council a notice that states:</p> <ul style="list-style-type: none"> i. the applicant’s recommendation as to the award of the works contract; ii. the tender documents distributed to prospective tenderers; iii. each tender submitted; iv. the applicant’s analysis of the tenders; and (v) any other relevant information. 	
B6	Approval of tenderer	<p>Council must give a notice to the applicant stating:</p> <p>(a) that Council approves of the applicant’s recommendation as to the award of the works contract – in which case, the contractor is to be appointed in accordance with the applicant’s recommendation; or</p> <p>(b) that Council requires a different specified tenderer to be appointed – in which case, the contractor specified by Council is to be appointed.</p>	Within 10 business days after Step B5 .
B7	Notice of proposed variation	<p>If, during the course of the works contract, the contractor proposes a variation that will increase the cost of the works, the applicant must give a notice to Council that:</p> <p>(a) describes the proposed variation; and</p> <p>(b) states a dollar value figure for the additional costs arising from the variation, which must be exclusive of any additional costs for:</p> <ul style="list-style-type: none"> i. project management services; ii. superintendent fees; iii. planning; iv. construction administration; and v. supervision. <p><i>Note – if the variation is approved under Step B8, the dollar value figure stated under this paragraph will form part of the Establishment Cost, as specified in Step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the Establishment Cost, but are include in the allowance mentioned in paragraph (e) of Step B10.</i></p>	Within 5 business days of any variation being proposed by the contractor.

B8	Approval of proposed variation	<p>Council must consider the proposed variation and give notice to the applicant stating either:</p> <ul style="list-style-type: none"> (a) that Council approves the proposed variation; or (b) that Council does not approve the proposed variation, and the reasons why. 	Within 5 business days of receiving a notice under Step B7 .
B9	Request for confirmation of Establishment Cost	The Applicant must give a notice to Council requesting that Council confirm the Establishment Cost of the works.	Not before Step B6 , and within 10 business days after the works are completed.
B10	Confirmation of Establishment Cost	<p>Council must give the Applicant a notice stating the amount of the Establishment Cost, which is to be the sum of the following (each of which must also be stated in the notice):</p> <ul style="list-style-type: none"> (a) the construction cost of the works, being the dollar value amount stated under paragraph (a) of Step B5; (b) the associated QLeave levy amount, being 0.575% of the amount in paragraph (a) above; (c) an allowance for project management, superintended, planning, construction administration and supervision costs, being: <ul style="list-style-type: none"> i. for works for the parks and land for community facilities infrastructure networks – 10.5% of the amount in paragraph (a) above; or ii. otherwise – 16% of the amount in paragraph (a) above; (d) the total additional costs for any approved variations, being the total of the amounts stated under paragraph (b) of Step B7 for all approved variations; and (e) an allowance for project management, superintended, planning, construction administration and supervision costs relating to approved variations, being 4% of the amount in paragraph (d) above. <p>The Establishment Cost is to be the amount stated in Council's notice.</p>	Within 10 business days after Step B9 .