

Infrastructure Funding Framework



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Queensland
Government

The Department of State Development, Manufacturing, Infrastructure 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 for each PDA.

Appendix 2 and 3 set out the infrastructure charging framework for the urban renewal PDAs of Bowen Hills, Northshore Hamilton and Fitzgibbon.

Appendix 4, 5, 6 and 7 set out the infrastructure charging framework for the greenfield PDAs of Greater Flagstone, Yarrabilba, Ripley Valley and Caloundra South.

Appendix 8 outlines the process for deferral of infrastructure charges for not-for-profit or charitable organisations.

Appendix 9 describes how charges are indexed.

Appendix 10 identified 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	is defined as: <ul style="list-style-type: none"> • For the Oonoonba PDA, the local government's adopted infrastructure charges document in force at 23 April 2010; or • 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.

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

- the above *Definitions* section of this IFF
- if not defined in this IFF, the *Economic Development Act 2012 (ED Act)*
- if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- 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*
- 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 for PDAs

PDA	Basis for charge within PDA
Urban renewal PDAs: <ul style="list-style-type: none"> • Bowen Hills, Brisbane • Northshore Hamilton, Brisbane • Fitzgibbon, Brisbane 	Unless a relevant DCOP provides to the contrary, the charges are set out in the Infrastructure Funding Framework (refer to appendix 2 or 3). Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ.
Greenfield PDAs: <ul style="list-style-type: none"> • Greater Flagstone, Logan • Yarrabilba, Logan • Ripley Valley, Ipswich • 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 4, 5, 6 or 7). Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ under the IFFCOA.
Oonoonba, Townsville	Unless a relevant DCOP provides to the contrary, the charges will be based on Townsville City Council's applicable charging document for the area, in force at the time the PDA was declared. The charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index, unless otherwise specified in the relevant PDA development approval. Applicable infrastructure charges apply subject to any credits or offsets determined under the applicable charging document.
Other PDAs	Unless a relevant DCOP (or in the case of the Queen's Wharf Brisbane PDA, the ICOP) provides to the contrary, the charges are those identified in the relevant local government's applicable charging document for the area as at the date of the relevant PDA development approval.

For PDAs (other than urban renewal PDAs or greenfield PDAs), the applicant is required to submit to the MEDQ, written advice from the relevant local government of the infrastructure charges, credits and offsets as per the applicable charging document. The MEDQ reserves the right to accept, amend or reject the advice provided partially or wholly before confirming the infrastructure charges payable.

Appendix 2 – Infrastructure Charging Framework for Northshore Hamilton PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**
Table 1 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**
Table 2 infrastructure charges are payable for a material change of use.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

The MEDQ will determine any applicable credits and offsets. A credit is for an amount which is the greater of the following:

- a) the general infrastructure charge for each existing lot, calculated using Table 1
- b) if the premises is subject to an existing lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the lawful use calculated using Table 2
- c) if the premises is subject to a previous lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the previous lawful use calculated using Table 2.

An applicant seeking a credit must provide evidence of the lawful use, previous lawful use or creation of the lot. The sum of the credits for the infrastructure charges cannot exceed the sum of the infrastructure charges for the development.

Development exempt from payment of infrastructure charges

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

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 1 (Reconfiguring a Lot)

Proposed land use	Unit	Charges (per unit)	
		General infrastructure charge	Value uplift ²
Open category			
All uses	Lot	\$32,109	\$0

Table 2 (Material Change of Use)

Proposed land use	Unit	Charges (per unit)	
		General infrastructure charge	Value uplift ³
Residential category			
Detached house or display home, on a single lot	Dwelling	\$32,109	\$0
Other than a house ⁴	Small dwelling	\$13,896	\$13,367
	Medium dwelling	\$19,398	\$20,052
	Large dwelling	\$32,109	\$35,646
Non-residential category			
Retail	1 m ² GFA	\$166	\$252
Commercial, includes visitor accommodation	1 m ² GFA	\$166	\$252
Industry - Heavy	1 m ² GFA	\$80	\$0
Industry - Other than heavy	1 m ² GFA	\$56	\$0
Industry - All impervious surfaces, for storm water	1 m ² of impervious surfaces	\$11	\$0
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document.		

² Refer to page 9 for more information.

³ Refer to page 9 for more information.

⁴ This includes multiple residential and other residential use types as defined by the relevant development instrument.

Value uplift charges

Value uplift charges apply only to GFA exceeding the *Superseded Brisbane City Plan 2000* plot ratios, as depicted in the relevant development instrument⁵.

Where a building does not take up the full development area of a site, value uplift charges will be calculated according to the development area that the building occupies.

Value uplift offsets

Value uplift offsets are calculated in accordance with:

- Practice Note 16 – Calculation of offsets for affordable and diverse housing
- Practice Note 17 – Calculation of offsets for ecologically sustainable design.

For residential development, offsets are available for up to 30 per cent of the value uplift charge for achieving affordable housing for a diverse range of households including a mix of product in terms of size, configuration, cost, location and tenure.

An applicant may also receive an offset for up to 20 per cent of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes.

For commercial or retail development, offsets are available for up to 50 per cent of the value uplift charge for delivering ESD outcomes.

Value uplift offsets for affordable housing and ESD will not be provided for affordable housing and ESD which is provided as part of a superior design outcome. Further information is available on request.

⁵ Subject to transitional provisions and crediting arrangements.

Appendix 3 – Infrastructure Charging Framework for Fitzgibbon 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.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

The MEDQ will determine any applicable credits and offsets. A credit is for an amount which is the greater of the following:

- a) the general infrastructure charge for each existing lot, calculated using Table 3
- b) if the premises is subject to an existing lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the lawful use calculated using Table 4
- c) if the premises is subject to a previous lawful use and is serviced by trunk infrastructure, the general infrastructure charge for the previous lawful use calculated using Table 4.

An applicant seeking a credit must provide evidence of the lawful use, previous lawful use or creation of the lot. The sum of the credits for the infrastructure charges cannot exceed the sum of the infrastructure charges for the development.

Development exempt from payment of infrastructure charges

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

- Education
- Emergency services
- Health care services
- Social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 3 (Reconfiguring a Lot)

Proposed land use	Unit	Charges (per unit)
		General infrastructure charge
Open category		
All uses	Lot	\$20,400

Table 4 (Material Change of Use)

Proposed land use	Unit	Charges (per unit)
		General infrastructure charge
Residential category		
Detached house or display home, on a single lot	Dwelling	\$20,400
Other than a house ⁶	Small dwelling	\$9,304
	Medium dwelling	\$12,977
	Large dwelling	\$21,362
Non-residential category		
Retail	1 m ² GFA	\$166
Commercial, includes visitor accommodation	1 m ² GFA	\$166
Industry - Heavy	1 m ² GFA	\$80
Industry - Other than heavy	1 m ² GFA	\$56
Industry - All impervious surfaces, for storm water	1 m ² of impervious surfaces	\$11
All other uses	The applicable charge is that identified in Brisbane City Council's applicable charging document	

⁶ This includes multiple residential, other residential and relocatable home park and caravan park use types as defined by the relevant development instrument.

Appendix 4 – Infrastructure Charging Framework for Greater Flagstone PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**
Table 5 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**
Table 6 infrastructure charges are payable for a material change of use.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

The MEDQ will determine any applicable credits and offsets. For the Greater Flagstone 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 a Yarrabilba or Greater Flagstone 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. All other charge payments from non-signatories for the Greater Flagstone PDA must be paid 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 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 5 (Reconfiguring a Lot)

Proposed land use	Unit	Charges (per unit)								
		Local charge						Total charges (per unit)	Value capture ⁷	Total charges (per unit) including value capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ⁸	Catalyst charge			
Open category										
Unknown	Lot	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Residential category										
House or display home	Lot	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Other than a house ⁹	Lot	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Retail category										
Bulk landscape supplies	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Fast food premises	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Food premises	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Garden centre	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Service station	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Shop	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Shopping centre	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083
Showroom	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Commercial category										
Business	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406

⁷ The value capture charge only applies to land in the value capture area of Greater Flagstone PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

⁸ Sub-regional charges are subject to indexation at 3 per cent p.a.

⁹ 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 ⁷	Total charges (per unit) including value capture
		Municipal charge			State charge	Implementation charge	Sub-regional charge ⁸			
		Catalyst charge	Public transport charge	Balance municipal charge						
Sales office – on a residential lot	Lot	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Industrial category										
Extractive, high impact, noxious and hazardous industry	Lot	TBD	\$0	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Research and technology	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Service industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Warehouse	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Rural category										
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Intensive horticulture	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Wholesale nursery	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Tourism category										
Tourist attraction	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category										
Cemetery	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Child care centre	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Community facility	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Crematorium	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406

Proposed land use	Unit	Charges (per unit)								
		Local charge						Total charges (per unit)	Value capture ⁷	Total charges (per unit) including value capture
		Municipal charge			State charge	Implementation charge	Sub-regional charge ⁸			
		Catalyst charge	Public transport charge	Balance municipal charge						
Educational establishment	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083
Emergency services	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Funeral parlour	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Hospital	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083
Place of assembly	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Sport, recreation and entertainment category										
Indoor entertainment	Lot	\$0	\$0	\$11,338	\$0	\$0	\$2,368	\$13,706	\$2,368	\$16,074
Indoor sport and recreation	Lot	\$0	\$0	\$11,338	\$0	\$0	\$2,368	\$13,706	\$2,368	\$16,074
Outdoor sport and recreation	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	Lot	\$0	TBD	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category										
All undefined uses	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 6 (Material Change of Use)

Proposed land use	Unit	Charges (per unit)								
		Local charge						Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
Catalyst charge	Public transport charge	Balance municipal charge								
Residential category										
House or display home	Dwelling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other than a house ¹²	Small dwelling	\$5,769	\$1,843	\$7,051	\$904	\$686	\$6,912	\$23,165	\$5,422	\$28,587
	Medium dwelling	\$5,769	\$1,843	\$11,095	\$1,153	\$874	\$8,117	\$28,851	\$8,132	\$36,983
	Large dwelling	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054,	\$9,562	\$34,557	\$9,338	\$43,895
Retail category										
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Fast food premises	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Food premises	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Garden centre	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Service station	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Shop	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Shopping centre	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Showroom	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Commercial category										
Business	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$65	\$226	\$36	\$262

¹⁰ The value capture charge only applies to land in the value capture area of Greater Flagstone PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

¹¹ Sub-regional charges are subject to indexation at 3 per cent p.a.

¹² 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 ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹			
Catalyst charge	Public transport charge	Balance municipal charge								
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$65	\$226	\$36	\$262
Sales office – on a residential lot	Small office	\$5,769	\$1,843	\$7,051	\$904	\$6,86	\$6,912	\$23,165	\$5,422	\$28,587
	Medium office	\$5,769	\$1,843	\$11,095	\$1,153	\$874	\$8,117	\$28,851	\$8,132	\$36,983
	Large office	\$5,769	\$1,843	\$14,939	\$1,390	\$1,054	9,562	\$34,557	\$9,338	\$43,895
Industrial category										
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Research and technology	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Service industry	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$70	\$277	\$24	\$301
Warehouse	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Rural category										
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$42	\$100	\$24	\$124
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Intensive horticulture	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Wholesale nursery	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Tourism category										
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Proposed land use	Unit	Charges (per unit)									
		Local charge							Total charges (per unit)	Value capture ¹⁰	Total charges (per unit) including value uplift
		Municipal charge			State charge	Implementation charge	Sub-regional charge ¹¹				
Catalyst charge	Public transport charge	Balance municipal charge									
Tourist park	1 m ² GFA	TBD	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	\$0	
Child care centre	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Community facility	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$38	\$119	\$24	\$143	
Crematorium	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$38	\$119	\$24	\$143	
Educational establishment	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Emergency services	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$57	\$218	\$24	\$242	
Funeral parlour	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$44	\$124	\$24	\$149	
Hospital	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Place of assembly	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$37	\$118	\$24	\$142	
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Veterinary hospital	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Sport, recreation and entertainment category											
Indoor entertainment	1 m ² GFA	\$0	\$0	\$230	\$0	\$0	\$84	\$314	\$36	\$350	
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$230	\$0	\$0	\$84	\$314	\$36	\$350	
Outdoor sport and recreation	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
Park	1 m ² GFA	\$0	\$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	TBD	

Appendix 5 – Infrastructure Charging Framework for Yarrabilba PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**
Table 7 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**
Table 8 infrastructure charges are payable for a material change of use.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

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 a Yarrabilba or Greater Flagstone 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 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 7 (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 uplift	
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴				
Catalyst charge	Balance municipal charge									
Open category										
Unknown	Lot			\$24,995			\$9,562	\$34,557	\$9,338	\$43,895
Residential category										
House or display home	Lot	\$5,769	\$16,782	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895	
Other than a house ¹⁵	Lot	\$5,769	\$16,782	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895	
Retail category										
Bulk landscape supplies	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Fast food premises	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Food premises	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Garden centre	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Outdoor sales	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Service station	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Shop	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Shopping centre	Lot	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083	
Showroom	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Commercial category										
Business	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Health care services	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406	

¹³ The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

¹⁴ Sub-regional charges are subject to indexation at 3 per cent p.a.

¹⁵ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹³	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
Catalyst charge	Balance municipal charge								
Sales office – on a residential lot	Lot	\$5,769	\$16,781	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Industrial category									
Extractive, high impact, noxious and hazardous industry	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Research and technology	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Service industry	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Warehouse	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Intensive horticulture	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Wholesale nursery	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
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
Child care centre	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Community facility	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Crematorium	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹³	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁴			
Catalyst charge	Balance municipal charge								
Educational establishment	Lot	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083
Emergency services	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Funeral parlour	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Hospital	Lot	\$0	\$28,347	\$0	\$0	\$2,368	\$30,715	\$2,368	\$33,083
Place of assembly	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	Lot	\$0	\$5,670	\$0	\$0	\$2,368	\$8,038	\$2,368	\$10,406
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$11,338	\$0	\$0	\$2,368	\$13,706	\$2,368	\$16,074
Indoor sport and recreation	Lot	\$0	\$11,338	\$0	\$0	\$2,368	\$13,706	\$2,368	\$16,074
Outdoor sport and recreation	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category									
All undefined uses	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 8 (Material Change of Use)

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value uplift
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
		Catalyst charge	Balance municipal charge						
Residential category									
House or display home	Dwelling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other than a house ¹⁸	Small dwelling	\$5,769	\$8,894	\$904	\$686	\$6,912	\$23,165	\$5,422	\$28,587
	Medium dwelling	\$5,769	\$12,938	\$1,153	\$874	\$8,117	\$28,851	\$8,132	\$36,983
	Large dwelling	\$5,769	\$16,782	\$1,390	\$1,054	\$9,562	\$34,557	\$9,338	\$43,895
Retail category									
Bulk landscape supplies	1 m ² GFA	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Fast food premises	1 m ² GFA	\$0	\$207	\$0	\$0	80	\$287	\$36	\$323
Food premises	1 m ² GFA	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Garden centre	1 m ² GFA	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Service station	1 m ² GFA	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Shop	1 m ² GFA	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Shopping centre	1 m ² GFA	\$0	\$207	\$0	\$0	\$80	\$287	\$36	\$323
Showroom	1 m ² GFA	\$0	\$161	\$0	\$0	\$68	\$229	\$36	\$265
Commercial category									
Business	1 m ² GFA	\$0	\$161	\$0	\$0	\$65	\$226	\$36	\$262

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 uplift
		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	\$161	\$0	\$0	\$65	\$226	\$36	\$262
Sales office – on a residential lot	Small office	\$5,769	\$8,894	\$904	\$686	\$6,912	\$23,165	\$5,422	\$28,587
	Medium office	\$5,769	\$12,938	\$1,153	\$874	\$8,117	\$28,851	\$8,132	\$36,983
	Large office	\$5,769	\$16,782	\$1,390	\$1,054	9,562	\$34,558	\$9,338	\$43,895
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	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Research and technology	1 m ² GFA	\$0	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Service industry	1 m ² GFA	\$0	\$207	\$0	\$0	\$70	\$277	\$24	\$301
Warehouse	1 m ² GFA	\$0	\$58	\$0	\$0	\$32	\$90	\$24	\$114
Rural category									
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$58	\$0	\$0	\$42	\$100	\$24	\$124
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Intensive horticulture	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Wholesale nursery	1 m ² GFA	\$0	\$23	\$0	\$0	\$6	\$29	\$24	\$53
Tourism category									
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Proposed land use	Unit	Charges (per unit)						Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value uplift
		Local 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	
Child care centre	1 m ² GFA	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Community facility	1 m ² GFA	\$0	\$81	\$0	\$0	\$38	\$119	\$24	\$143	
Crematorium	1 m ² GFA	\$0	\$81	\$0	\$0	\$38	\$119	\$24	\$143	
Educational establishment	1 m ² GFA	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Emergency services	1 m ² GFA	\$0	\$161	\$0	\$0	\$57	\$218	\$24	\$242	
Funeral parlour	1 m ² GFA	\$0	\$81	\$0	\$0	\$44	\$125	\$24	\$149	
Hospital	1 m ² GFA	\$0	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Place of assembly	1 m ² GFA	\$0	\$81	\$0	\$0	\$37	\$118	\$24	\$142	
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	\$161	\$0	\$0	\$64	\$225	\$24	\$249	
Sport, recreation and entertainment category										
Indoor entertainment	1 m ² GFA	\$0	\$230	\$0	\$0	\$84	\$314	\$36	\$350	
Indoor sport and recreation	1 m ² GFA	\$0	\$230	\$0	\$0	\$84	\$314	\$36	\$350	
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 6 – Infrastructure Charging Framework for Ripley Valley PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**
Table 9 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**
Table 10 infrastructure charges are payable for a material change of use.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

The MEDQ will determine any applicable credits and offsets. For the Ripley Valley 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 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 9 (Reconfiguring a Lot)

Proposed land use	Unit	Charges (per unit)						Total charges (per unit)
		Local charge			State charge	Implementation charge	Sub-regional charge	
		Municipal charge						
Catalyst charge	Public transport charge	Balance municipal charge						
Open category								
Unknown	Lot	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Residential category								
House or display home	Lot	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Other than a house ¹⁹	Lot	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Retail category								
Bulk landscape supplies	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Fast food premises	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Food premises	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Garden centre	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Service station	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Shop	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Shopping centre	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,268	\$30,615
Showroom	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Commercial category								
Business	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Sales office – on a residential lot	Lot	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Industrial category								

¹⁹ 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	
		Catalyst charge	Public transport charge	Balance municipal charge				
Extractive, high impact, noxious and hazardous industry	Lot	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Low impact and medium impact industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Research and technology	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Service industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Warehouse	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Rural category								
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Intensive horticulture	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Wholesale nursery	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Tourism category								
Tourist attraction	Lot	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Tourist park	Lot	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Service, community and other uses category								
Cemetery	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Child care centre	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Community facility	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Crematorium	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Educational establishment	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,268	\$30,615
Emergency services	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Funeral parlour	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Hospital	Lot	\$0	\$0	\$28,347	\$0	\$0	\$2,268	\$30,615
Place of assembly	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938

Proposed land use	Unit	Charges (per unit)						Total charges (per unit)
		Local charge						
		Municipal charge			State charge	Implementatio n charge	Sub-regional charge	
		Catalyst charge	Public transport charge	Balance municipal charge				
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	Lot	\$0	\$0	\$5,670	\$0	\$0	\$2,268	\$7,938
Sport, recreation and entertainment category								
Indoor entertainment	Lot	\$0	\$0	\$11,338	\$0	\$0	\$2,268	\$13,606
Indoor sport and recreation	Lot	\$0	\$0	\$11,338	\$0	\$0	\$2,268	\$13,606
Outdoor sport and recreation	Lot	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category								
All undefined uses	Lot	\$0	\$0	TBD	\$0	\$0	TBD	TBD

Table 10 (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 ²⁰	
		Catalyst charge	Public transport charge	Balance municipal charge				
Residential category								
House or display home	Dwelling	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other than a house ²¹	Small dwelling	\$5,769	\$1,331	\$6,678	\$1,426	\$767	\$4,796	\$20,767
	Medium dwelling	\$5,769	\$1,331	\$10,506	\$1,821	\$978	\$6,129	\$26,534
	Large dwelling	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Retail category								
Bulk landscape supplies	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Fast food premises	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Food premises	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Garden centre	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Service station	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Shop	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Shopping centre	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Showroom	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Commercial category								
Business	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202

²⁰ Sub-regional charges for all proposed land uses, excluding those in the Residential Category and sales office – on a residential lot, are calculated as 25.7 per cent of the applicable balance municipal charge.

²¹ 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 ²⁰	
		Catalyst charge	Public transport charge	Balance municipal charge				
Sales office – on a residential lot	Small office	\$5,769	\$1,331	\$6,678	\$1,426	\$767	\$4,796	\$20,767
	Medium office	\$5,769	\$1,331	\$10,506	\$1,821	\$978	\$6,129	\$26,534
	Large office	\$5,769	\$1,331	\$14,333	\$2,217	\$1,191	\$7,462	\$32,303
Industrial category								
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$15	\$73
Research and technology	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$15	\$73
Service industry	1 m ² GFA	\$0	\$0	\$207	\$0	\$0	\$53	\$260
Warehouse	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$15	\$73
Rural category								
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$0	\$0	\$58	\$0	\$0	\$15	\$73
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Intensive horticulture	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Wholesale nursery	1 m ² GFA	\$0	\$0	\$23	\$0	\$0	\$6	\$29
Tourism category								
Tourist attraction	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Tourist park	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Service, community and other uses category								
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Child care centre	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Community facility	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202

Proposed land use	Unit	Charges (per unit)						Total charges (per unit)
		Local charge						
		Municipal charge			State charge	Implementation charge	Sub-regional charge ²⁰	
		Catalyst charge	Public transport charge	Balance municipal charge				
Crematorium	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Educational establishment	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Emergency services	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Funeral parlour	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$21	\$102
Hospital	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Place of assembly	1 m ² GFA	\$0	\$0	\$81	\$0	\$0	\$21	\$102
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$0	\$0	\$161	\$0	\$0	\$41	\$202
Sport, recreation and entertainment category								
Indoor entertainment	1 m ² GFA	\$0	\$0	\$230	\$0	\$0	\$59	\$289
Indoor sport and recreation	1 m ² GFA	\$0	\$0	\$230	\$0	\$0	\$59	\$289
Outdoor sport and recreation	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category								
All undefined uses	1 m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD

Special infrastructure levy

The special infrastructure levy is payable for a period of 30 years from the creation of a new lot pursuant to a PDA development approval. The following table notates the maximum levy payable per lot, per annum.

Land use	Levy (per lot, per annum)
Residential category	\$114
All other categories ²²	7.5%

²² Levy should be calculated as follows: Site value (as defined by the Land Valuation Act 2010) × Local government “cents in the \$ per annum” adopted for the general rate by the local government × percentage to be levied (per annum) for non-residential uses as specified.

Appendix 7 – Infrastructure Charging Framework for Caloundra South PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a) **Reconfiguring a lot**
Table 11 infrastructure charges are payable for reconfiguring a lot.
- b) **Material change of use**
Table 12 infrastructure charges are payable for a material change of use.

Timing for payment of infrastructure charges

Infrastructure charges are payable at the following times:

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

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 8 for the eligibility criteria and process for deferral of infrastructure charges.

Table 11 (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			\$40,949			\$40,949
Residential category							
House or display home	Single dwelling lot	\$20,522	\$2,479	\$1,804	\$6,330	\$9,814	\$40,949
	Urban terrace lot	\$20,522	\$2,479	\$1,804	\$6,330	\$6,543	\$37,678
Residential other than a house ²⁵	Lot	\$20,522	\$2,479	\$1,804	\$6,330	\$9,814	\$40,949
Retail category							
Bulk landscape supplies	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Fast food premises	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Food premises	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Garden centre	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Market	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Outdoor sales	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Service station	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Shop	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Shopping centre	Lot	\$28,347	\$0	\$0	\$2,074	\$9,814	\$40,235
Showroom	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Commercial category							
Business	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558

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	\$9,814	TBD
Health care services	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Sales office – on a residential lot	Lot	\$20,522	\$2,479	\$1,804	\$6,330	\$9,814	\$40,949
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Medium impact industry	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Low impact industry	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Research and technology	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Service industry	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Warehouse	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Agricultural supply store	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Intensive animal industry	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Intensive horticulture	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Wholesale nursery	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558

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	\$9,814	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Child care centre	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Community facility	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Crematorium	Lot	TBD	\$0	\$0	TBD	\$9,814	TBD
Educational establishment	Lot	\$28,347	\$0	\$0	\$2,074	\$9,814	\$40,235
Emergency services	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Funeral parlour	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Hospital	Lot	\$28,347	\$0	\$0	\$2,074	\$9,814	\$40,235
Place of assembly	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Utility installation	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Veterinary hospital	Lot	\$5,670	\$0	\$0	\$2,074	\$9,814	\$17,558
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$11,338	\$0	\$0	\$2,074	\$9,814	\$23,226
Indoor sport and recreation	Lot	\$11,338	\$0	\$0	\$2,074	\$9,814	\$23,226
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$9,587	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$9,814	\$9,814
Undefined category							
All undefined uses	Lot	TBD	\$0	\$0	TBD	TBD	TBD

Table 12 (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)	\$0	\$0	\$0	\$0	\$0	\$0
	Dwelling (on urban terrace lot)	\$0	\$0	\$0	\$0	\$0	\$0
Other than a house ²⁸	Small dwelling	\$12,408	\$1,499	\$1,092	\$4,748	\$6,543	\$26,290
	Medium dwelling	\$16,225	\$1,961	\$1,428	\$5,802	\$6,543	\$31,959
	Large dwelling	\$20,522	\$2,479	\$1,804	\$6,330	\$6,543	\$37,678
Retail category							
Bulk landscape supplies	1 m ² GFA	\$161	\$0	\$0	\$40	\$44	\$245
Fast food premises	1 m ² GFA	\$207	\$0	\$0	\$52	\$171	\$430
Food premises	1 m ² GFA	\$207	\$0	\$0	\$52	\$171	\$430
Garden centre	1 m ² GFA	\$161	\$0	\$0	\$40	\$84	\$285
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$22	\$22
Outdoor sales	1 m ² GFA	\$161	\$0	\$0	\$40	\$51	\$252

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 per cent 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						
Service station	1 m ² GFA	\$207	\$0	\$0	\$52	\$55	\$314
Shop	1 m ² GFA	\$207	\$0	\$0	\$52	\$73	\$332
Shopping centre	1 m ² GFA	\$207	\$0	\$0	\$52	\$40	\$299
Showroom	1 m ² GFA	\$161	\$0	\$0	\$40	\$11	\$212
Commercial category							
Business	1 m ² GFA	\$161	\$0	\$0	\$40	\$40	\$241
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$161	\$0	\$0	\$40	\$76	\$277
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$11	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$47	TBD
Sales office – on a residential lot	Small office	\$12,408	\$1,499	\$1,092	\$4,748	\$6,543	\$26,290
	Medium office	\$16,225	\$1,961	\$1,428	\$5,802	\$6,543	\$31,959
	Large office	\$20,522	\$2,479	\$1,804	\$6,330	\$6,543	\$37,678
Industrial category							
Extractive industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$44	TBD
Noxious and hazardous industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$84	TBD
High impact industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$84	TBD
Medium impact industry	1 m ² GFA	\$58	\$0	\$0	\$14	\$33	\$105
Low impact industry	1 m ² GFA	\$58	\$0	\$0	\$14	\$18	\$90
Research and technology	1 m ² GFA	\$58	\$0	\$0	\$14	\$18	\$90
Service industry	1 m ² GFA	\$207	\$0	\$0	\$52	\$15	\$274
Warehouse	1 m ² GFA	\$58	\$0	\$0	\$14	\$7	\$79
Rural category							

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						
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	Not serviced	\$0
Agricultural supply store	1 m ² GFA	\$58	\$0	\$0	\$14	\$11	\$83
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$47	TBD
Intensive animal industry	1 m ² GFA	\$23	\$0	\$0	\$6	\$7	\$36
Intensive horticulture	1 m ² GFA	\$23	\$0	\$0	\$6	Not serviced	\$29
Wholesale nursery	1 m ² GFA	\$23	\$0	\$0	\$6	\$84	\$113
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	\$36	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
Child care centre	1 m ² GFA	\$161	\$0	\$0	\$40	\$51	\$252
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$36	\$36
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ²⁹	\$161	\$0	\$0	\$40	\$364 ²⁹	TBD
Emergency services	1 m ² GFA	\$161	\$0	\$0	\$40	\$29	\$230
Funeral parlour	1 m ² GFA	\$81	\$0	\$0	\$20	\$55	\$156
Hospital	1 m ² GFA	\$161	\$0	\$0	\$40	\$76	\$277
Place of assembly	1 m ² GFA	\$81	\$0	\$0	\$20	\$18	\$119
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$18	\$18
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$18	\$18

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						
Veterinary hospital	1 m ² GFA	\$161	\$0	\$0	\$40	\$40	\$241
Sport, recreation and entertainment category							
Indoor entertainment	1 m ² GFA	\$230	\$0	\$0	\$57	\$91	\$378
Indoor sport and recreation	1 m ² GFA	\$230	\$0	\$0	\$57	\$47	\$334
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$36	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 8 – 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:

- Bowen Hills
- Northshore Hamilton
- Greater Flagstone
- Yarrabilba
- Ripley Valley
- 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 is 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 the infrastructure agreement is flagged as part of any rates searches through the conveyancing process.

Appendix 9 – 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 three 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 as:

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

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

$$= 0.3425\%$$

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 Oonoonba PDA, infrastructure charges will be indexed each year by the three year rolling average of the Queensland Roads and Bridges Index, unless otherwise specified in the relevant PDA development approval.

For the remaining PDAs, infrastructure charges will be indexed in accordance with 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 10 – 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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