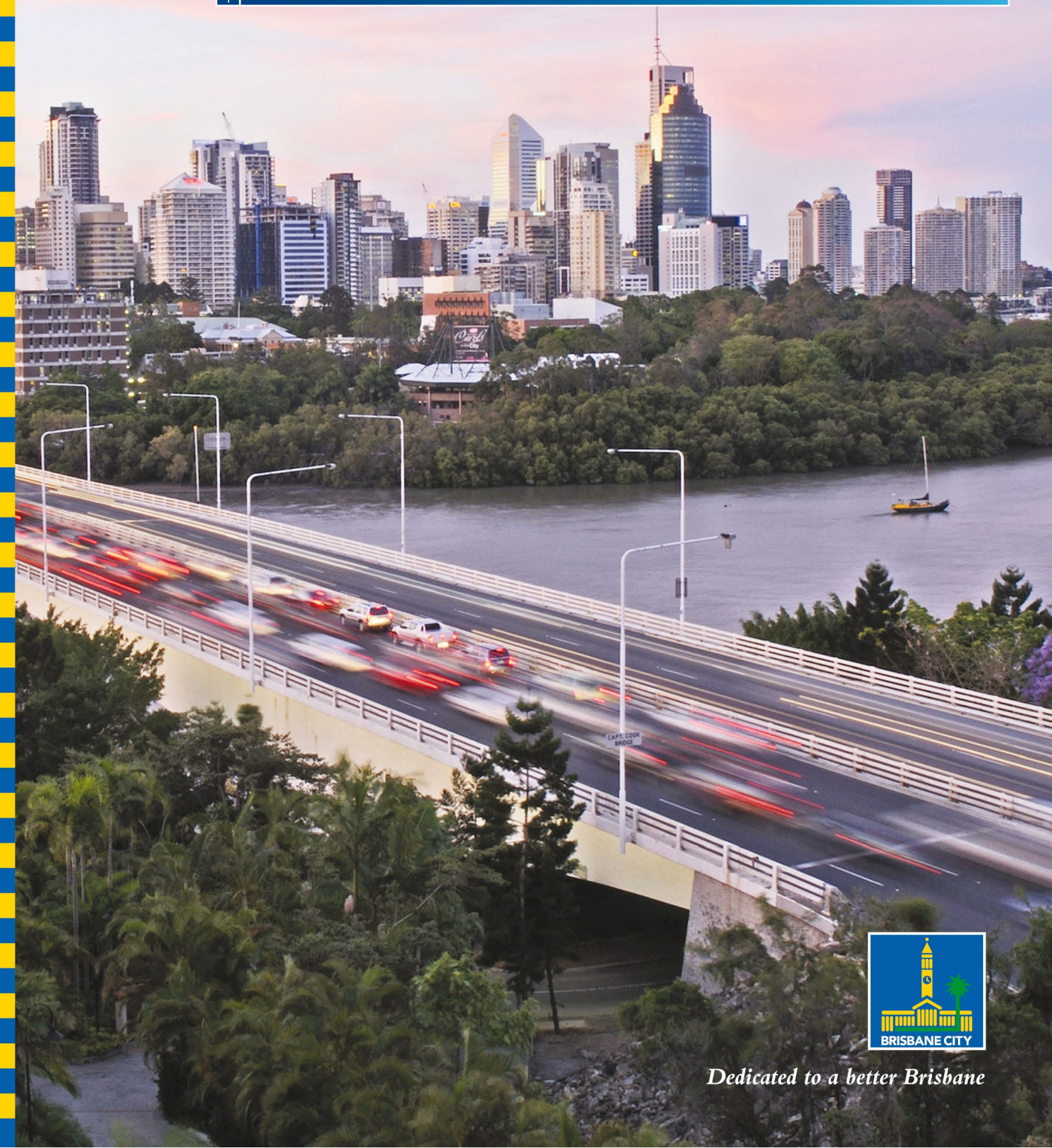


BRISBANE ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO. 1) 2011



Dedicated to a better Brisbane

Brisbane City Council

Brisbane Adopted Infrastructure Charges Resolution (No. 1)

2011

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Brisbane Adopted Infrastructure Charges Resolution (No. 1) 2011

Part 1 Introduction

1. Preliminary

1.1 Short title

The adopted infrastructure charges resolution may be cited as *Brisbane Adopted Infrastructure Charges Resolution (No. 1) 2011*.

1.2 Sustainable Planning Act 2009

- (1) The resolution is made pursuant to the *Sustainable Planning Act 2009*.¹
- (2) The resolution is to be read in conjunction with the following:
 - (a) the infrastructure State planning regulatory provision;
 - (b) the planning scheme.
- (3) The resolution is attached to but does not form part of the planning scheme.

1.3 Effect

The resolution has effect immediately after the infrastructure State planning regulatory provision first has effect.²

1.4 Purpose of the resolution

The purpose of the resolution is to assist with the implementation of the planning scheme by stating the following:

- (a) an adopted infrastructure charge for the following trunk infrastructure networks:
 - (i) transport network (local road network, pathway network and public transport (ferry terminals and bus stop) networks);

¹ See section 648D(1) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) and section 881(1) (Effect of local government resolution made before commencement of amending Act) of the *Sustainable Planning Act 2009*.

² See section 881(2)(b) (Effect of local government resolution made before commencement of amending Act) of the *Sustainable Planning Act 2009*.

- (ii) community purposes network (public parks network and land for the community facilities network);
 - (iii) stormwater network;
 - (iv) sewerage network;
 - (v) water supply network;
- (b) other matters relevant to the adopted infrastructure charge.

1.5 Structure of the resolution

The resolution is structured in accordance with Table 1.1 (Structure of the resolution).

Table 1.1 Structure of the resolution

Reference	Description	Sustainable Planning Act 2009
Part 1, section 1	Preliminary	–
Part 1, section 2	Application of the resolution	section 648D(1)(a), (b) and (c)
Part 1, section 3	Assumptions about future development	sections 313, 314
Part 1, section 4	Priority infrastructure area	section 648B(4)(c)
Part 2, section 5	Trunk infrastructure plans	section 648D(1)(e)(i) and (ii)
Part 2, section 6	Desired standard of service	section 648D(1)(e)(iii)
Part 2, section 7	Establishment cost for trunk infrastructure networks	section 648D(1)(e)(iv)
Part 3, section 8	Adopted infrastructure charge	section 648D(1)(a), (b) and (d)
Part 3, section 9	Administration of adopted infrastructure charge	sections 648H, 648K
Part 3, section 10	Allocation of adopted	section 648I

	infrastructure charge	
Part 4, section 11	Infrastructure offset	section 649
Part 4, section 12	Refund of an unused infrastructure offset	section 649
Part 5, section 13	Schedule of maps	section 648D(1)(e)(ii)
Part 5, section 14	Schedule of works for trunk infrastructure	section 648D(1)(e)(i)
Part 5, section 15	Schedule of trunk infrastructure plans	section 648D(1)(e)(i)
Part 5, section 16	Schedule of future development assumptions	sections 313, 314
Part 6	Maps, schedule of works for trunk infrastructure and trunk infrastructure plans	sections 648D(1)(e)(i) and (ii)

1.6 Interpretation

(1) In this resolution:

adopted charge means the charge to be applied for the purpose of calculating an adopted infrastructure charge as stated in section 8.3 (Adopted charge).

base date means the date being March 2011 from which the local government has estimated the establishment cost for a trunk infrastructure network in the schedule of works for trunk infrastructure referenced in section 14 (Schedule of works for trunk infrastructure).

bedroom means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or

- (b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

claimant see section 11.3(1) (Claim for an infrastructure offset).

consumer price index means the Consumer Price Index: All Groups Index for Brisbane available from the Australian Bureau of Statistics.

discount means the amount to be applied for the purpose of calculating an adopted infrastructure charge which takes into account the existing usage of the trunk infrastructure networks by the premises on or in relation to which development is carried out as stated in section 8.4 (Discount).

distributor-retailer means the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities).

dwelling unit means any part of a building used for residential accommodation of one household which is self contained.

equivalent tenement (ET) means the demand unit which is represented by a single detached dwelling.

establishment cost see schedule 3 (Dictionary) of the *Sustainable Planning Act 2009*.

gross floor area (GFA) means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;

- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

impervious area means the area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.

infrastructure offset see section 11.3(1) (Claim for an infrastructure offset).

infrastructure State planning regulatory provision means the State planning regulatory provision (adopted charges) made under the *Sustainable Planning Act 2009*.

land dedication notice see section 11.2 (Application of section).

lawful use see schedule 3 (Dictionary) of the *Sustainable Planning Act 2009*.

net developable area means the developable area designated for urban purposes under the planning scheme minus the following:

- (a) land required for trunk infrastructure and non-trunk infrastructure;
- (b) an easement which constrains residential development and non-residential development.

planned date means the date scheduled for the provision of trunk infrastructure stated in the schedule of works for trunk infrastructure referenced in section 14 (Schedule of works for trunk infrastructure).

planning scheme means the *Brisbane City Plan 2000*.

plot ratio means the ratio of the building area to the area of the site.

prescribed form means a form prescribed by the local government.

priority infrastructure area see section 4.2 (Priority infrastructure area).

producer price index means the producer price index for Queensland road and bridge construction available quarterly from the Australian Bureau of Statistics.

residential area means the following areas under the planning scheme which are included within the residential area classification:

- (a) Low Density Residential Area;
- (b) Low-medium Density Residential Area;
- (c) Character Residential Area;
- (d) Medium Density Residential Area;
- (e) High Density Residential Area;
- (f) Emerging Community Area.

runoff hectare means the demand for waterway capacity generated by one gross hectare of land calculated using the coefficient of runoff for that area classification.

serviced premises see section 12.2 (Application of section).

trunk infrastructure contribution see section 11.2 (Application of section).

unused infrastructure offset see section 12.2 (Application of section).

- (2) A term defined in the *Sustainable Planning Act 2009* which is used in the resolution has the meaning given in the *Sustainable Planning Act 2009*.
- (3) If a term is not defined in the resolution or the *Sustainable Planning Act 2009* the term is to, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954*, have the meaning assigned to it by the edition of the Macquarie Dictionary that is current at the date the resolution takes effect.³

2. Application of the resolution

2.1 Purpose

Section 2 states the application of the resolution.

³ Section 14A(1) (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* provides that in the interpretation of a provision of the Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation.

2.2 Application to the local government area

The adopted infrastructure charge applies to the local government area other than for the following areas shown conceptually on Map 1 Priority infrastructure area, area classifications and urban development areas in section 13 (Schedule of maps):

- (a) development in an urban development area under the *Urban Land Development Authority Act 2007*;
- (b) development under the *South Bank Corporation Act 1989*;
- (c) development of core port land under the *Transport Infrastructure Act 1994*;
- (d) development under the *Airports Act 1996*.

2.3 Application to particular development

- (1) The development under the planning scheme as stated in column 2 of Table 2.1 (Development classes and particular development) is included within the development class stated in column 1 of Table 2.1 (Development classes and particular development).
- (2) The local government and the distributor-retailer are to allocate a development not otherwise stated in column 2 of Table 2.1 (Development classes and particular development) to an applicable development class based on an assessment of use and demand.

Table 2.1 Development classes and particular development

Column 1 Development class	Column 2 Development under the planning scheme
Residential development	
Residential	House, Single unit dwelling and Multi-unit dwelling.
Accommodation (long term)	Aged care accommodation, Caretaker's flat, Retirement village.
Accommodation (short term)	Camping ground, Caravan park, Hotel (residential component), Short term accommodation.
Non-residential development	

Places of assembly	Club, Community facilities, Convention centre, Youth club.
Commercial (bulk goods)	Display and sale activities, Garden centre.
Commercial (office)	Estate sales office, Office, Home business office.
Commercial (retail)	Mixed use, Restaurant, Service station, Shop.
Education facility	Child care facility, Education purposes.
Entertainment	Cinema, Amusement Arcade, Hotel (non-residential component), Nightclub.
Essential services	Emergency services, Health care purposes, Medical centre, Residential development for people with special needs, Veterinary facility.
High impact industry	Industry identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of City Plan 2000, Warehouse and Radioactive Industry.
High impact rural	–
Indoor sport and recreational facility	Sports Centre, Gymnasium, Snooker and Pool Centre, Athletics
Industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of City Plan 2000
Low impact rural	Farm, Riding school, Stable.
Minor uses	Cemetery.
Specialised uses	Car wash, Carpark, Cattery, Crematorium, Kennels, Outdoor sport and recreation, Park, Radio or television station, Railway activities, Stable, Utility installation.

2.4 Application to trunk infrastructure networks

The adopted infrastructure charge is to fund part of the establishment cost of the identified trunk infrastructure networks.

3. Assumptions about future development

3.1 Purpose

Section 3 states the assumptions about the type, scale, location and timing of future development for the purpose of the following:

- (a) code assessment under section 313(2)(f) (Code assessment—generally) of the *Sustainable Planning Act 2009*;
- (b) impact assessment under section 314(2)(k) (Impact assessment—generally) of the *Sustainable Planning Act 2009*.

3.2 Development inconsistent with assumptions about future development

Development is inconsistent with the assumptions about:

- (a) the type and location of development, if the type of development of the premises is not planned to occur in that location as stated in section 16.1 (Planned density); or
- (b) the scale of the development, if the demand of the development of the premises exceeds the demand planned for the development of the premises as stated in section 16.2 (Planned demand); or
- (c) the timing of development, if the development results in trunk infrastructure being supplied earlier than planned for in the schedule of works for trunk infrastructure in section 14 (Schedule of works for trunk infrastructure).

4. Priority infrastructure area

4.1 Purpose

Section 4 states the priority infrastructure area for the local government.

4.2 Priority infrastructure area

The priority infrastructure area is the priority infrastructure area identified in the infrastructure State planning regulatory provision which is reproduced for convenience on Map 2 Priority infrastructure area in section 13 (Schedule of maps).

Part 2 **Trunk infrastructure networks**

5. Trunk infrastructure plans

5.1 Purpose

Section 5 states the trunk infrastructure networks to be funded in part by the adopted infrastructure charge.

5.2 Schedule of works for trunk infrastructure

The trunk infrastructure networks comprise the land and works for trunk infrastructure in the schedule of works for trunk infrastructure referenced in section 14 (Schedule of works for trunk infrastructure).

5.3 Trunk infrastructure networks systems and items

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure typically include the systems and items stated in Table 5.1 (Typical trunk infrastructure network systems and items).

Table 5.1 Typical trunk infrastructure network systems and items

Column 1 Trunk infrastructure network	Column 2 System	Column 3 Typical item
Transport network	Local road network	<ul style="list-style-type: none"> • Major roads being arterial routes, suburban routes and district access routes provided by the local government. • Within a road, land and work for an associated intersection, traffic lights, lighting, bridges, culverts, kerb and channel local road drainage, swales, pedestrian pathways and cycleways but excluding services for other infrastructure providers.
	Pathway network	<ul style="list-style-type: none"> • Cycle-ways and pedestrian pathways not in a road. • Associated lighting, culverts, bridges, furniture, directional and information signage and surface marking.
	Public transport (ferry terminals and bus stops) networks	<ul style="list-style-type: none"> • Land and work for bus stops, shelters and signs. • Ferry terminals.
Community purposes	Public parks network	Land, work and standard embellishments for local, district and metropolitan parks for informal recreation and sport.

network	Land for the community facilities network	Land and basic work associated with the clearing of land and connection to services.
Stormwater network	Quantity	<ul style="list-style-type: none"> • Natural waterway. • Overland flow path and channel (natural and constructed). • Piped drainage including a pipe with a nominal diameter of 750mm or greater, culverts, manholes, inlets and outlets. • Wetland. • Riparian corridor. • Bank stabilisation, erosion protection and revegetation. • Detention and retention facility.
Water supply network	Drinking and Non-drinking distribution and treatment	<ul style="list-style-type: none"> • Non-Drinking Water Treatment Plant. • Reservoir and storage facility. • Pump station. • Rechlorination facility. • Distribution main with a nominal diameter of 200 mm or greater. • Associated monitoring system. • Fire hydrants and other fittings on trunk mains. • Pressure reducing valves and pressure gauges.
Sewerage network	Transport	<ul style="list-style-type: none"> • Pump station. • Rising main. • Gravity sewer with a nominal diameter of 225 mm or greater. • Odour and corrosion control system. • Associated monitoring system.
	Treatment	<ul style="list-style-type: none"> • Sewerage treatment plant. • Storage facility. • Release system. • Associated monitoring system.

5.4 Trunk infrastructure plans

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure are conceptually identified in the trunk infrastructure plans referenced in section 15 (Schedule of trunk infrastructure plans).

6. Desired standard of service

6.1 Purpose

Section 6 states the desired standard of service which is the standard of performance for a trunk infrastructure network.

6.2 Transport network

6.2.1 Local road network

The desired standard of service for the local road network is as follows:

- (a) provide a functional road hierarchy that supports the settlement pattern, commercial and economic activity and freight movement;
- (b) support economic development through the efficient movement of freight by maintaining and enhancing critical links connecting key economic centres according to the freight hierarchy stated in Map 3 Transport network freight hierarchy;
- (c) design the road network to comply with the following:
 - (i) the off peak volume to capacity ratio on a road is less than or equal to level of service D;
 - (ii) the peak period volume to capacity ratio on a road and an intersection is no more than level of service D, except for a road identified as being highly constrained as well as most inner city roads where the use of alternative modes of transport in these areas is anticipated in the mode share targets stated in Map 4 Transport network mode share targets;
 - (iii) the traffic on a local street does not exceed 3,000 vehicles per day;
 - (iv) the access to an industrial area is not via a residential street;
 - (v) a transport corridor is planned to provide for future capacity needs.

6.2.2 Pathway network

The desired standard of service for the pathway network is as follows:

- (a) provide a safe, attractive and convenient pedestrian and cycle pathway network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives;
- (b) the design of the pedestrian and cycle pathway network is to comply with an applicable code and standard in a local planning instrument including

the *Subdivision and Development Guidelines* and the *BCC Centres Design Manual*.

6.2.3 Public transport (ferry terminals and bus stops) networks

The desired standard of service for ferry terminals and bus stops is as follows:

- (a) provide public transport infrastructure to support the mode share targets stated in Map 4 Transport network mode share targets including bus stops and stations, ferry and CityCat terminals, rights of way and transport information;
- (b) provide a public transport stop within 400 metres of each dwelling in an urban area;
- (c) provide priority and a right of way to public transport in key corridors to achieve the mode share targets stated in Map 4 Transport network mode share targets.

6.3 Community purposes network

6.3.1 Public parks network

The desired standard of service for the public parks network is as follows:

- (a) provide an accessible network of parks and recreation facilities that meet the needs of the population (residents) and employees in accordance with the following:
 - (i) the land provision standard for the public parks network stated in Table 6.1 (Land provision standard for the public parks network) for the areas identified in Map 5 Community purposes network desired standard of service map;
 - (ii) the accessibility standard for the public parks network stated in Table 6.2 (Accessibility standard for the public parks network) for the areas identified in Map 5 Community purposes network desired standard of service map;
 - (iii) the minimum size standard for the public parks network stated in Table 6.3 (Minimum size standard for the public parks network) for the areas identified in Map 5 Community purposes network desired standard of service map;
 - (iv) an applicable code and standard in a local planning instrument for the configuration, slope and acceptable level of flood immunity for the public parks network;
- (b) embellish the public parks network to complement the type and purpose of the public park in accordance with the embellishment standard for the

public parks network stated in Table 6.4 (Embellishment standard for the public parks network).

Table 6.1 Land provision standard for the public parks network

Column 1 Public parks network	Column 2 Land provision (hectare/1000 persons)				
	Area A Centres ⁽¹⁾		Area B General Urban ⁽¹⁾		Area C Fringe
	Population (residents)	Employees	Population (residents)	Employees	Population (residents)
Informal recreation					
Local informal recreation	0.3	NA	0.8	0.3	NA
District informal recreation	0.4	NA	0.8	NA	0.8
Metro informal recreation	0.4	NA	0.4	NA	0.4
Urban common	0.02	0.02	0.001	NA	0.001
Total informal recreation	1.12	0.02	2.001	0.3	1.201
Sport					
District sport	0.5	NA	1.5	NA	1.5
Metro sport	0.5	NA	0.5	NA	0.5
Total sport	1.0	NA	2.0	NA	2.0
Total public parks network	2.12	0.02	4.001	0.3	3.201

Notes:

- The rate of land provision is based on the peak demand arising from the population (residents) or employees and therefore is not the aggregate of the population and employee demand.

Table 6.2 Accessibility standard for the public parks network

Column 1 Public parks network	Column 2 Distance (kilometres)		
	Area A Centres	Area B General Urban	Area C Fringe
Informal recreation			
Local informal recreation	0.4	0.5	NA
District informal recreation	2.0	2.0	5.0
Metro informal recreation	LGA	LGA	LGA
Urban common	LGA	LGA	LGA
Sport			
District sport	2.0	2.0	5.0
Metro sport	LGA	LGA	LGA

Table 6.3 Minimum size standard for the public parks network

Column 1 Public parks network	Column 2 Area (hectares)		
	Area A Centres	Area B General Urban	Area C Fringe
Informal recreation			
Local informal recreation	0.2-0.5	0.5	NA
District informal recreation	5.0	5.0	5.0
Metro informal recreation	5.0+	5.0+	5.0+
Urban common	0.3	NA	NA
Sport			
District sport	1.0-6.0	8.0	8.0
Metro sport	14.0	14.0	14.0

Table 6.4 Embellishment standard for the public parks network

Column 1 Typical embellishments	Column 2 Type of public park											
	Informal use park					Corridor link park			Informal recreation node		Sport park (General sport)	
	Informal recreation park			Urban common	Botanical garden							
	Local	District	Metro	District / Metro	Metro	Local	District	Metro	District	Metro	District	Metro
Playground	✓	✓	✓									
Picnic facilities	✓	✓	✓		✓				✓	✓		
Barbecues		✓	✓						✓	✓		
Public toilets		✓	✓		✓				✓	✓	✓	✓
Shade	✓	✓	✓	✓	✓		✓	✓	✓	✓		
Taps/ bubblers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bins		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Seating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Paths (ped/cyc)					✓	✓	✓	✓				
Bridge							✓	✓				
Boardwalk		✓	✓						✓	✓		
Bike racks			✓	✓	✓		✓	✓	✓	✓	✓	✓
Dog off leash		✓	✓									
Half court	✓	✓	✓									
Rebound wall		✓	✓									
Skate facility		✓	✓									
Sports field/s											✓	✓
Sports court/s											✓	✓
Spectator seating											✓	✓
Boat ramp/s		✓	✓				✓	✓			✓	✓

Column 1 Typical embellishments	Column 2 Type of public park											
	Informal use park					Corridor link park			Informal recreation node		Sport park (General sport)	
	Informal recreation park			Urban common	Botanical garden							
	Local	District	Metro	District / Metro	Metro	Local	District	Metro	District	Metro	District	Metro
Fishing platform/ pontoon		✓	✓				✓	✓			✓	✓
Landscaping	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garden beds		✓	✓	✓	✓							
Internal roads		✓	✓		✓				✓	✓	✓	✓
Internal car parks		✓	✓		✓				✓	✓	✓	✓
Fencing	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Lighting		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Signage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

6.3.2 Land for the community facilities network

The desired standard of service for the land for the community facilities network is to provide an accessible network of land for community facilities that meets the needs of the population and employees in accordance with the following:

- (a) the land provision standard for the land for the community facilities network stated in Table 6.5 (Land provision standard for the land for the community facilities network) for the areas identified in Map 5 Community purposes network desired standard of service map;
- (b) the accessibility standard for the land for the community facilities network stated in Table 6.6 (Accessibility standard for the land for the community facilities network) for the areas identified in Map 5 Community purposes network desired standard of service map;
- (c) the service population standard for the land for the community facilities network stated in Table 6.7 (Service population standard for the land for the community facilities network) for the areas identified in Map 5 Community purposes network desired standard of service map;
- (d) the minimum size standard for the land for the community facilities network stated in Table 6.8 (Minimum size standard for the land for the community facilities network) for the areas identified in Map 5 Community purposes network desired standard of service map.

Table 6.5 Land provision standard for the land for the community facilities network

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Land provision (m ² /1000 persons) ⁽¹⁾					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Community service/leisure	Local	360	60	360	60	0	60
Community service/leisure	District	550	N/A	550	N/A	550	N/A
Community service/leisure	Principal	83	N/A	83	N/A	83	N/A
Community service/leisure	Metro	11	N/A	11	N/A	11	N/A
Total for community service/leisure		1,004	60	1,004	60	644	60
Arts and culture	District	200	N/A	200	N/A	200	N/A
Arts and culture	Principal	53	N/A	53	N/A	53	N/A
Total for arts and culture		253	0	253	0	253	0
Sport and recreation (excluding sports park)	District	625	200	625	200	625	200
Sport and recreation (excluding sports park)	Principal	233	N/A	233	N/A	233	N/A
Sport and recreation (sports park)	District	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Principal	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Metro	Refer public parks network DSS (metro sports park)					
Total for sport and recreation		858	200	858	200	858	200
Total land for the community facilities network		2,116	260	2,116	260	1,756	260

Notes:

- The rate of land provision is based on the peak demand arising from the population or employees and therefore is not the aggregate of the population and employee demand.

Table 6.6 Accessibility standard for the land for the community facilities network

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Distance (kilometres)					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Community service/leisure							
Community service/leisure	Local	1	2	1	2	N/A	N/A
Community service/leisure	District	2	N/A	2	N/A	5	N/A
Community service/leisure	Principal	5	N/A	5	N/A	10	N/A
Community service/leisure	Metro	N/A	N/A	N/A	N/A	N/A	N/A
Arts and culture							
Arts and culture	District	2	N/A	2	N/A	5	N/A
Arts and culture	Principal	5	N/A	5	N/A	10	N/A
Sport and recreation							
Sport and recreation (excluding sports park)	District	3	3	3	3	5	5
Sport and recreation (excluding sports park)	Principal	5	N/A	5	N/A	10	N/A
Sport and recreation (sports park)	District	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Principal	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Metro	Refer to public parks network DSS (metro sports park)					

Table 6.7 Service population standard for the land for the community facilities network

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Persons					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Community service/leisure							
Community service/leisure	Local	5,000	20,000	5,000	20,000	N/A	N/A
Community service/leisure	District	20-30,000	N/A	20-30,000	N/A	20-30,000	N/A

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Persons					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Community service/leisure	Principal	150,000	N/A	150,000	N/A	150,000	N/A
Community service/leisure	Metro	1,200,000	N/A	1,200,000	N/A	1,200,000	N/A
Arts and culture							
Arts and culture	District	20,000	N/A	20,000	N/A	20,000	N/A
Arts and culture	Principal	150,000	N/A	150,000	N/A	150,000	N/A
Sport and recreation							
Sport and recreation (excluding sports park)	District	40,000	40,000	40,000	40,000	40,000	40,000
Sport and recreation (excluding sports park)	Principal	150,000	N/A	150,000	N/A	150,000	N/A
Sport and recreation (sports park)	District	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Principal	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Metro	Refer public parks network DSS (metro sports park)					

Table 6.8 Minimum size standard for the land for the community facilities network

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Area (m ²)					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Community service/leisure							
Community space	Local	1,200	1,200	1,200	1,200	N/A	N/A
Community space	District	2,000	N/A	2,000	N/A	2,000	N/A
Community service/group space	District	2,000	N/A	2,000	N/A	2,000	N/A
Community service/group space	Principal	4,000	N/A	4,000	N/A	4,000	N/A
Libraries	District	3,000	N/A	3,000	N/A	3,000	N/A
Libraries	Principal	6,500	N/A	6,500	N/A	6,500	N/A
Libraries	Metro	13,000	N/A	13,000	N/A	13,000	N/A

Column 1 Land for the community facilities network	Column 2 Service level	Column 3 Area (m ²)					
		Area A Centres		Area B General urban		Area C Fringe	
		Population	Employees	Population	Employees	Population	Employees
Arts and culture							
Arts and crafts	District	2,000	N/A	2,000	N/A	2,000	N/A
Arts and crafts	Principal	4,000	N/A	4,000	N/A	4,000	N/A
Performance space	District	2,000	N/A	2,000	N/A	2,000	N/A
Performance space	Principal	4,000	N/A	4,000	N/A	4,000	N/A
Sport and recreation							
Indoor sport and recreation facilities	District	8,000	8,000	8,000	8,000	8,000	8,000
Indoor sport and recreation facilities	Principal	15,000	N/A	15,000	N/A	15,000	N/A
Aquatic facilities/swimming pools	District	10,000	N/A	10,000	N/A	10,000	N/A
Aquatic facilities/swimming pools	Principal	20,000	N/A	20,000	N/A	20,000	N/A
Sport and recreation (sports park)	District	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Principal	Refer to public parks network DSS (district sports park)					
Sport and recreation (sports park)	Metro	Refer public parks network DSS (metro sports park)					

6.4 Stormwater network

- (1) The desired standard of service for the stormwater network is as follows:
 - (a) the stormwater network is to collect and convey stormwater flows during both major and minor flood events from existing and future land use in a manner that minimises risk to property and life and reduces the cost of flood damage to the community;
 - (b) design the stormwater network for the areas identified in Map 6 Stormwater network desired standard of service map in accordance with the dual conveyance standards:
 - (i) conveyance standard A for a prescribed stormwater area:
 - (A) the desired capacity of the combined overland and underground trunk drainage system is to be the 50 year ARI rainfall event;

- (B) the minimum capacity of the underground drainage system is to be the 2 year ARI rainfall event;
- (ii) conveyance standard B for an area other than the prescribed stormwater area:
 - (A) the desired capacity of the combined overland and underground trunk drainage system is to be the 10 year ARI rainfall event;
 - (B) the minimum capacity of the underground drainage system is to be the 2 year ARI, however this may be upgraded to the 10 year ARI rainfall event;
- (c) a design road crossing structure is to provide an appropriate level of flood immunity in accordance with an applicable code and standard in a local planning instrument;
- (d) the stormwater network is designed on the assumption that the development achieves the water quality objectives for receiving waters at all times.
- (2) For subsection (1), prescribed stormwater area means land which is:
 - (a) included in the following areas of the planning scheme:
 - (i) the Emerging Community Area;
 - (ii) the Rochedale Urban Community Local Plan;
 - (iii) the Albion Neighbourhood Plan in the following precincts:
 - (A) the Raceway Precinct;
 - (B) the Hunt Street Precinct;
 - (C) that part of the Station Street Precinct south of Bogan Street;
 - (iv) the South Brisbane Riverside Neighbourhood Plan in Precincts 6 and 7; or
 - (b) otherwise to be the subject of significant redevelopment at a higher density.

6.5 Sewerage network

The desired standard of service for the sewerage network is as follows:

- (a) provide a reliable sewerage network that collects, stores, treats and releases sewage from premises;

- (b) design the sewerage network in accordance with the following:
- (i) the *Brisbane City Council Sewerage Standards 2005* incorporating the *Sewerage Code of Australia WSA 02-2002*;
 - (ii) the *Water Act 2000* and the *Water Supply (Safety and Reliability) Act 2008*;
 - (iii) an applicable development approval and environmental authority;
 - (iv) the key design parameters in Table 4.9 (Key design parameters for the sewerage network).

Table 4.9 Key design parameters for the sewerage network

Column 1 Trunk infrastructure item	Column 2 Design parameter
Total network	Average dry weather flow - 240 l/EP/day. Peak wet weather flow - 5 x Average dry weather flow.
Pump station	Emergency storage of 3 hrs @ Average dry weather flow. Installed pump capacity - 1.1 x design flow (ultimate).
Gravity sewer	Air space of at least 30% of pipe diameter at design flow. Slope to achieve self-cleansing velocity of 1m/s.
Rising main	Minimum velocity - 0.6 m/s. Maximum velocity - 3.0 m/s. Desirable design velocity 1.0-1.5 m/s.
Sewerage treatment and release	The terms of an approval applicable to sewerage treatment and release.

6.6 Water supply network

The desired standard of service for the water supply network is as follows:

- (a) ensure drinking water complies with the National Health and Medical Research Council Australian Drinking Water Guidelines for colour, turbidity and microbiology;
- (b) collect, store, treat and convey potable water from a source to a consumer in accordance with the *Water Act 2000* and the *Water Supply (Safety and Reliability) Act 2008*;

- (c) minimise non-revenue water loss;
- (d) design the water supply network in accordance with the following:
 - (i) the *Brisbane City Council Water Supply Standards 2005* incorporating the *Water Supply Code of Australia WSA 03-2002*;
 - (ii) an average day consumption of 230 l/EP/day;
 - (iii) a minimum and maximum supply pressure of 210 kPa and 500 kPa at each property boundary;
 - (iv) fire flow for residential development of 25 l/s for 2 hours and for industrial and commercial development of 45 l/s for 4 hours;
- (e) design a recycled water system to meet the *Water Supply (Safety and Reliability) Act 2008*.

7. Establishment cost for trunk infrastructure networks

7.1 Purpose

Section 7 states the total establishment cost for an identified trunk infrastructure network.

7.2 Establishment cost for a trunk infrastructure network

The total establishment cost for an identified trunk infrastructure network at the base date is stated in Table 7.1 (Establishment cost for trunk infrastructure networks).

Table 7.1 Establishment cost for trunk infrastructure networks

Column 1 Trunk infrastructure network	Column 2 Establishment cost (\$)
Transport network (local roads)	10,177,587,308
Transport network (pathways)	523,068,776
Transport network (ferry terminals)	85,390,274
Transport network (bus stops)	22,806,526
Community purposes network (public parks)	902,715,513
Community purposes network (land for community facilities)	46,675,204

Stormwater network	3,482,253,225
Sewerage network	3,309,683,633
Water supply network	1,691,657,871

Part 3 **Adopted infrastructure charge**

8. Adopted infrastructure charge

8.1 Purpose

Section 8 states the calculation of the adopted infrastructure charge to be levied by the following:

- (a) the local government under section 648F (Adopted infrastructure charges notices) of the *Sustainable Planning Act 2009* for the transport, community purposes and stormwater networks;
- (b) the distributor-retailer under section 755KB (Funding trunk infrastructure—levying charge on and from standard charge day) of the *Sustainable Planning Act 2009* for the sewerage and water supply networks.

8.2 Calculation of adopted infrastructure charge

- (1) An adopted infrastructure charge is calculated as follows:

$$AIC = AC - D$$

Where:

- AIC is the adopted infrastructure charge that may be levied for development.
- AC is the adopted charge for the trunk infrastructure networks to service the development stated in section 8.3 (Adopted charge).
- D is the discount for the trunk infrastructure networks servicing the premises stated in section 8.4 (Discount).

- (2) For the purpose of calculating the adopted infrastructure charge under subsection (1):

- (a) where development is not to be connected to:
 - (i) the sewerage network, the adopted infrastructure charge for the development is not to include an adopted charge for the sewerage network; and

- (ii) the water supply network, the adopted infrastructure charge for the development is not to include an adopted charge for the water supply network; and
- (b) where the premises is not connected to:
 - (i) the sewerage network, the adopted infrastructure charge for the development is not to include a discount for the sewerage network; and
 - (ii) the water supply network, the adopted infrastructure charge for the development is not to include a discount for the water supply network.

8.3 Adopted charge

- (1) The adopted charge for reconfiguring a lot, is stated in Table 8.1 (Adopted charge for reconfiguring a lot), which comprises the following:
 - (a) the adopted charge for the sewerage network stated in column 1;
 - (b) the adopted charge for the water supply network stated in column 2;
 - (c) the adopted charge for the transport, community purposes and stormwater networks stated in column 3.

Table 8.1 Adopted charge for reconfiguring a lot

Column 1 Adopted charge for sewerage network (\$ per lot)	Column 2 Adopted charge for water supply network (\$ per lot)	Column 3 Adopted charge for transport, community purposes and stormwater networks (\$ per lot)
9,380	4,620	12,000

- (2) The adopted charge for a material change of use or building work for:
 - (a) residential development, is stated in Table 8.2 (Adopted charge for residential development), which comprises the following:
 - (i) the adopted charge for the sewerage network stated in column 3;
 - (ii) the adopted charge for the water supply network stated in column 4;
 - (iii) the adopted charge for the transport, community purposes and stormwater networks stated in column 5; and

- (b) non-residential development other than a specialised use, is stated in Table 8.3 (Adopted charge for non-residential development), which comprises the following:
- (i) the adopted charge for the sewerage network stated in column 2;
 - (ii) the adopted charge for the water supply network stated in column 3;
 - (iii) the adopted charge for the transport and community purposes networks stated in column 4;
 - (iv) the adopted charge for the stormwater infrastructure network stated in column 5; and
- (c) non-residential development being a specialised use or other development not otherwise identified in paragraphs (a) or (b), is to be determined by the local government and the distributor-retailer based on an assessment of use and demand.

Table 8.2 Adopted charge for residential development

Column 1 Development class	Column 2 Dwelling unit	Column 3 Adopted charge for sewerage network (\$ per dwelling unit)	Column 4 Adopted charge for water supply network (\$ per dwelling unit)	Column 5 Adopted charge for transport, community purposes and stormwater networks (\$ per dwelling unit)
Residential	1 or 2 bedroom dwelling unit	6,700	3,300	8,000
	3 or more bedroom dwelling unit	9,380	4,620	12,000
Accommodation (short term)	1 or 2 bedroom dwelling unit	3,350	1,650	3,000
	3 or more bedroom dwelling unit	4,690	2,310	5,000
Accommodation (long term)	1 or 2 bedroom dwelling unit	6,700	3,300	8,000
	3 or more bedroom	9,380	4,620	12,000

	dwelling unit			
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Table 8.3 Adopted charge for non-residential development

Column 1 Development class	Column 2 Adopted charge for sewerage network (\$ per m² of GFA)	Column 3 Adopted charge for water supply network (\$ per m² of GFA)	Column 4 Adopted charge for transport and community purposes networks (\$ per m² of GFA)	Column 5 Adopted charge for stormwater network (\$ per impervious m²)
Places of assembly	24	12	34	10
Commercial (bulk goods)	24	12	104	10
Commercial (office)	24	12	104	10
Commercial (retail)	24	12	144	10
Education facility	24	12	104	10
Entertainment	40	20	140	10
Indoor sport and recreational facility	40	20	140	10
Indoor sport and recreational facility court areas	3	2	15	10
Industry	24	12	14	10
High impact industry	27	13	30	10
Low impact rural	Nil charge			
High impact rural	7	3	10	N/A
Essential services	24	12	104	10
Minor uses	Nil charge			

8.4 Discount

- (1) The discount for the premises is an amount which is the greater of the following:
 - (a) the amount of the adopted infrastructure charge paid for the development of the premises;
 - (b) where the premises is not subject to an existing lawful use, the adopted charge for reconfiguring a lot for each existing lot within the premises;
 - (c) where the premises is subject to an existing lawful use, the adopted charge for the lawful use.
- (2) However the discount calculated in accordance with subsection (1) is not to exceed the adopted charge.
- (3) The discount calculated in accordance with subsections (1) and (2) is to be allocated to the trunk infrastructure networks servicing the premises.

9. Administration of adopted infrastructure charge

9.1 Purpose

Section 9 states how an adopted infrastructure charge levied by the local government is to be administered.

9.2 Development subject to adopted infrastructure charge

The local government may levy an adopted infrastructure charge on the following development:

- (a) a reconfiguring a lot;
- (b) a material change of use of premises;
- (c) the carrying out of building work.

9.3 Subsidy for an adopted infrastructure charge

The local government has not identified a subsidy for an adopted infrastructure charge for development.

9.4 Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable at the following time:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment—before the local government approves the plan of subdivision for the reconfiguration;⁴
- (b) if the charge applies to a material change of use—before the change of use happens;⁵
- (c) if the charge applies to building work that is assessable development or development requiring compliance assessment—before the time specified for the giving of the following:
 - (i) a final inspection certificate for a single detached class 1a building or a class 10 building or structure;
 - (ii) a certificate of classification for a building or structure of another class;⁶
- (d) if paragraphs (a), (b) and (c) do not apply—on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.⁷

9.5 Alternatives to paying an adopted infrastructure charge

- (1) The local government may enter into an infrastructure agreement involving an alternative to the way a payment is to be made or an infrastructure contribution provided in a form other than paying an adopted infrastructure charge.⁸
- (2) The local government may, for development infrastructure that is land, give a notice in addition to or instead of an adopted infrastructure charges notice requiring the land to be given to the local government in fee simple (***land dedication notice***).⁹

⁴ See section 648H(a) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

⁵ See section 648H(c) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

⁶ See section 648H(b) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

⁷ See section 648H(d) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

⁸ See section 648K (Agreements about, and alternatives to, paying an adopted infrastructure charge) of the *Sustainable Planning Act 2009*.

⁹ See section 648K (Agreements about, and alternatives to, paying an adopted infrastructure charge) of the *Sustainable Planning Act 2009*.

10. Allocation of adopted infrastructure charge

10.1 Purpose

Section 10 states how the adopted infrastructure charge of the local government and distributor-retailer is to be allocated to a trunk infrastructure network for the purpose of determining an offset and refund.

10.2 Allocation of adopted infrastructure charge for local government trunk infrastructure networks

The adopted infrastructure charge is to be allocated to a local government trunk infrastructure network as stated in Table 10.1 (Allocation of adopted infrastructure charge for local government trunk infrastructure networks).

Table 10.1 Allocation of adopted infrastructure charge for local government trunk infrastructure networks

Column 1 Adopted charge	Column 2 Allocation of adopted infrastructure charge to trunk infrastructure networks (%)		
	Transport	Community purposes	Stormwater
Adopted charge for reconfiguring a lot in a residential area stated in Table 6.1 (Adopted charge for reconfiguring a lot)	40	40	20
Adopted charge for reconfiguring a lot in an area other than a residential area stated in Table 6.1 (Adopted charge for reconfiguring a lot)	90	3	7
Adopted charge for residential development stated in Table 6.2 (Adopted charge for residential development)	40	40	20
Adopted charge for non-residential development stated in Table 6.3 (Adopted charge for non-residential development)	90	3	7
Adopted charge for non-residential development being a specialised use or other development	As determined by the local government.		

10.3 Allocation of adopted infrastructure charge for distributor-retailer trunk infrastructure networks

The adopted infrastructure charge is to be allocated to a distributor-retailer trunk infrastructure network as stated in Table 10.2 (Allocation of adopted infrastructure charge for distributor-retailer trunk infrastructure networks).

Table 10.2 Allocation of adopted infrastructure charge for distributor-retailer trunk infrastructure networks

Column 1 Adopted charge	Column 2 Allocation of adopted infrastructure charge to trunk infrastructure networks (%)	
	Water supply	Sewerage
Adopted charge for reconfiguring a lot, residential development and non-residential development other than a specialised use	33	67
Adopted charge for non-residential development being a specialised use or other development	As determined by the distributor-retailer.	

Part 4 Offset and refund for local government trunk infrastructure

11. Infrastructure offset

11.1 Purpose

Section 11 states the local government's policy for an infrastructure offset for a trunk infrastructure contribution.

11.2 Application of section

Section 11 applies where for a development, the local government has for a trunk infrastructure network:

- (a) required the following (*trunk infrastructure contribution*):
 - (i) the supply of work for trunk infrastructure in a condition of a development approval under section 649 (Conditions local governments may impose for necessary trunk infrastructure) of the *Sustainable Planning Act 2009*;

- (ii) the giving of part of the land the subject of a development application or request for compliance assessment in a notice given under section 648K(2) (Agreements about, and alternatives to, paying adopted infrastructure charge) of the *Sustainable Planning Act 2009 (land dedication notice)*; and
- (b) levied an adopted infrastructure charge in an adopted infrastructure charges notice or a negotiated adopted infrastructure charges notice for the same premises under section 648F (Adopted infrastructure charges notice) of the *Sustainable Planning Act 2009*.

11.3 Claim for an infrastructure offset

- (1) The person bound to provide the trunk infrastructure contribution and the adopted infrastructure charge for the development under the *Sustainable Planning Act 2009 (claimant)* may give a notice in the prescribed form to the local government which states the following:
 - (a) that the claimant proposes to supply the trunk infrastructure contribution;
 - (b) that the claimant seeks an offset for the supply of the trunk infrastructure contribution against an adopted infrastructure charge (*infrastructure offset*);
 - (c) the claimant's estimate of the following:
 - (i) the planned estimate of the trunk infrastructure contribution;
 - (ii) the pre-market estimate of the trunk infrastructure contribution;
 - (iii) the value of the infrastructure offset for the trunk infrastructure contribution.
- (2) The local government is to give a notice in the prescribed form to the claimant which states the following:
 - (a) whether an infrastructure offset is applicable or not;
 - (b) if an infrastructure offset is not applicable, the reason;
 - (c) if an infrastructure offset is applicable, the value of the infrastructure offset.

11.4 Calculation of an infrastructure offset

- (1) The value of an infrastructure offset for the trunk infrastructure contribution which is:
 - (a) land, is the planned estimate of the land; and
 - (b) work, is the lesser of the following:
 - (i) the planned estimate of the work;

- (ii) the pre-market estimate of the work.
- (2) The planned estimate of land or work for the trunk infrastructure contribution is the establishment cost of the trunk infrastructure contribution which is calculated having regard to the following:
 - (a) if the trunk infrastructure contribution is for the whole of an item of trunk infrastructure in the schedule of works for trunk infrastructure—the establishment cost of the trunk infrastructure contribution in the schedule of works for trunk infrastructure;
 - (b) if the trunk infrastructure contribution is for part of an item of trunk infrastructure in the schedule of works for trunk infrastructure—the proportion of the establishment cost of the trunk infrastructure in the schedule of works for trunk infrastructure applicable to the trunk infrastructure contribution having regard to the methodology used by the local government for the calculation of the establishment cost in the schedule of works for trunk infrastructure;
 - (c) if the trunk infrastructure is not in the schedule of works for trunk infrastructure but the local government has determined that the land or work delivers the same desired standard of service to the trunk infrastructure in the schedule of works for trunk infrastructure—the methodology used by the local government for the calculation of the establishment cost in the schedule of works for trunk infrastructure;
- (3) The pre-market estimate of work for trunk infrastructure is the estimate expressed in dollars of the design and construction of the work:
 - (a) including the following:
 - (i) the cost of planning and designing the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) a cost under a construction contract for the work;
 - (iv) a portable long service leave payment for a construction contract;
 - (v) an insurance premium for the work;
 - (vi) a local government inspection fee for the commencement and end of the maintenance period for the work;
 - (vii) the cost of an approval for the work;
 - (b) excluding the following:
 - (i) a cost of carrying out temporary infrastructure;
 - (ii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;

- (iii) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (i) and (ii);
 - (iv) a part of the trunk infrastructure contribution provided by the local government or a person other than the person seeking the infrastructure offset;
 - (v) a cost to the extent that GST is payable and an input tax credit can be claimed for the work.
- (4) The local government is to calculate the amount of the value of the infrastructure offset by indexing the value of the infrastructure offset in accordance with the consumer price index from the date of the notice given under section 11.3(2) (Claim for an infrastructure offset) to the date that the infrastructure offset is to be offset against an infrastructure charge.

11.5 Application of an infrastructure offset

The local government is to offset the amount of the value of an infrastructure offset against an adopted infrastructure charge for the trunk infrastructure network to which the trunk infrastructure contribution relates if the trunk infrastructure contribution is supplied for the development by the claimant in accordance with the applicable development approval and land dedication notice.

12. Refund of an unused infrastructure offset

12.1 Purpose

Section 12 states the local government's policy for a refund of an unused infrastructure offset for a trunk infrastructure contribution.

12.2 Application of section

Section 12 applies where:

- (a) the development to which the trunk infrastructure contribution relates has been lawfully completed; and
- (b) the trunk infrastructure contribution is planned under this document to service the development of other premises (*serviced premises*); and
- (c) the amount of the value of an infrastructure offset has not been fully offset against an adopted infrastructure charge for the trunk infrastructure network to which the trunk infrastructure contribution relates under section 11.5 (Application of an infrastructure offset) (*unused infrastructure offset*).

12.3 Claim for a refund

- (1) The claimant may give a notice in the prescribed form to the local government which states the following:
 - (a) that the development to which a trunk infrastructure contribution relates has been lawfully completed;
 - (b) that the claimant seeks a refund of the unused infrastructure offset;
 - (c) the claimant's estimate of the unused infrastructure offset.
- (2) The local government is to give a notice in the prescribed form to the claimant which states the following:
 - (a) whether an unused infrastructure offset is applicable or not;
 - (b) if an unused infrastructure offset is not applicable, the reason;
 - (c) if an unused infrastructure offset is applicable, the value of the unused infrastructure offset.

12.4 Entitlement to a refund

- (1) The claimant is only entitled to a refund from the local government under an infrastructure agreement prepared by the local government at the cost of the claimant.
- (2) The refund is to accord with the following terms unless otherwise agreed in the infrastructure agreement:
 - (a) the refund is to be paid from the prescribed amount of an adopted infrastructure charge for the development of the serviced premises which is collected by the local government for a period of 5 years from the date of the notice under section 12.3(2) (Claim for a refund);
 - (b) the prescribed amount, is that portion of the adopted infrastructure charge allocated to the trunk infrastructure network of which the trunk infrastructure contribution forms part, which is equal to the proportion of the establishment cost of the trunk infrastructure contribution that can reasonably be apportioned to the serviced premises;
 - (c) the refund is not to exceed the value of the unused infrastructure offset.

Part 5

Schedule of maps, works, plans for trunk infrastructure and future development assumptions

13. Schedule of maps

The resolution includes the maps stated in Table 13.1 (Resolution maps) and which are included in Part 6 (Maps, schedule of works for trunk infrastructure and trunk infrastructure plans).

Table 13.1 Resolution maps

Column 1 Map number	Column 2 Title of map
Map 1	Priority infrastructure area, area classifications & urban development areas
Map 2	Priority infrastructure area
Map 3	Transport network freight hierarchy
Map 4	Transport network mode share targets
Map 5	Community purposes network desired standard of service
Map 6	Stormwater network desired standard of service
Map 7	Transport network area key map
Map 8	Community purposes network area key map
Map 9	Stormwater network area key map
Map 10	Water supply network area key map
Map 11	Sewerage network area key map

14. Schedule of works for trunk infrastructure

The resolution includes the schedule of works for trunk infrastructure as stated in Table 14.1 (Schedule of works for trunk infrastructure) and which are included in Part 6 (Maps, schedule of works for trunk infrastructure and trunk infrastructure plans).

Table 14.1 Schedule of works for trunk infrastructure

Column 1 Trunk infrastructure network	Column 2 Schedule of works for trunk infrastructure
Transport network (local roads network)	Table 14.2 Local roads network schedule of works for trunk infrastructure
Transport network (pathway network)	Table 14.3 Pathway network schedule of works for trunk infrastructure
Transport network (public transport (ferry terminals) network)	Table 14.4 Public transport (ferry terminals) network schedule of works for trunk infrastructure
Transport network (public transport (bus stops) network)	Table 14.5 Public transport (bus stops) network schedule of works for trunk infrastructure
Community purposes network (public parks)	Table 14.6 Community purposes (public parks) network schedule of works for trunk infrastructure
Community purposes (land for community facilities)	Table 14.7 Community purposes (land for community facilities) network schedule of works for trunk infrastructure
Stormwater network	Table 14.8 Stormwater network schedule of works for trunk infrastructure
Water supply network	Table 14.9 Water supply network schedule of works for trunk infrastructure
Sewerage network	Table 14.10 Sewerage network schedule of works for trunk infrastructure

15. Schedule of trunk infrastructure plans

The resolution includes the trunk infrastructure plans stated in Table 15.1 (Trunk infrastructure plans) and which are included in Part 6 (Maps, schedule of works for trunk infrastructure and trunk infrastructure plans).

Table 15.1 Trunk infrastructure plans

Column 1 Trunk infrastructure network	Column 2 Trunk infrastructure plans
Transport	Map T99, T100, T105, T108, T109, T110, T111, T117, T118, T119, T120, T121, T122, T144, T135, T136, T137, T138, T139, T140, T141, T142, T143, T157, T158, T159, T160, T161, T162, T163, T164, T172, T173, T174, T175, T176, T177, T178, T179, T180, T181, T182, T183, T184, T192, T193, T194, T195, T196, T197, T198, T199, T200, T201, T202, T203, T215, T216, T217, T218, T219, T220, T221, T222, T223, T237, T238, T239, T240, T241
Community Purpose	Map CP99, CP100, CP105, CP108, CP109, CP110, CP111, CP117, CP118, CP119, CP120, CP121, CP122, CP144, CP135, CP136, CP137, CP138, CP139, CP140, CP141, CP142, CP143, CP157, CP158, CP159, CP160, CP161, CP162, CP163, CP164, CP172, CP173, CP174, CP175, CP176, CP177, CP178, CP179, CP180, CP181, CP182, CP183, CP184, CP192, CP193, CP194, CP195, CP196, CP197, CP198, CP199, CP200, CP201, CP202, CP203, CP215, CP216, CP217, CP218, CP219, CP220, CP221, CP222, CP223, CP237, CP238, CP239, CP240, CP241
Stormwater	Map SW99, SW100, SW105, SW108, SW109, SW110, SW111, SW117, SW118, SW119, SW120, SW121, SW122, SW144, SW135, SW136, SW137, SW138, SW139, SW140, SW141, SW142, SW143, SW157, SW158, SW159, SW160, SW161, SW162, SW163, SW164, SW172, SW173, SW174, SW175, SW176, SW177, SW178, SW179, SW180, SW181, SW182, SW183, SW184, SW192, SW193, SW194, SW195, SW196, SW197, SW198, SW199, SW200, SW201, SW202, SW203, SW215, SW216, SW217, SW218, SW219, SW220, SW221, SW222, SW223, SW237, SW238, SW239, SW240, SW241
Water Supply	Map WS99, WS100, WS105, WS108, WS109, WS110, WS111, WS117, WS118, WS119, WS120, WS121, WS122, WS144, WS135, WS136, WS137, WS138, WS139, WS140, WS141, WS142, WS143, WS157, WS158, WS159, WS160, WS161, WS162, WS163, WS164, WS172, WS173, WS174, WS175, WS176, WS177, WS178, WS179, WS180, WS181, WS182, WS183, WS184, WS192, WS193, WS194, WS195, WS196, WS197, WS198, WS199, WS200, WS201, WS202, WS203, WS215, WS216, WS217, WS218, WS219, WS220, WS221, WS222, WS223, WS237, WS238, WS239, WS240, WS241
Sewerage	Map S99, S100, S105, S108, S109, S110, S111, S117, S118, S119, S120, S121, S122, S144, S135, S136, S137, S138, S139, S140, S141, S142, S143, S157, S158, S159, S160, S161, S162, S163, S164, S172, S173, S174, S175, S176, S177, S178, S179, S180, S181, S182, S183, S184, S192, S193, S194, S195, S196, S197, S198, S199, S200, S201, S202, S203, S215, S216, S217, S218, S219, S220, S221, S222, S223, S237, S238, S239, S240, S241

16. Schedule of future development assumptions

16.1 Development type

For the purpose of section 16, the types of residential and non-residential development in column 1 of Table 16.1 (Development type and planning scheme uses) include the uses under the planning scheme in column 2 of Table 16.1 (Development type and planning scheme uses).

Table 16.1 Development type and planning scheme uses

Column 1 Development type	Column 2 Planning scheme uses
Residential development	
Detached dwelling	House and Single unit dwelling (where detached).
Multi-unit dwelling	Aged Care Accommodation, Caravan park, Multi-unit dwelling, Residential development for people with special needs, Retirement village, Single unit dwelling (where attached) and a residential use under the <i>Southbank Corporation Act 1989</i> and the <i>Urban Land Development Authority Act 2007</i> .
Other residential development	A residential use which is not a detached dwelling or a multi-unit dwelling.
Non-residential development	
Industrial	Concrete batching plant, Container depot, Extractive industry, Industry, Warehouse and other industrial uses which have a similar demand on the trunk infrastructure networks. An industrial development also includes a Home business where the predominant business is within the class of use stated above.
Commercial	Car wash, Car park, Cattery, Child care facility, Cinema, Club, Commercial character building activities, Convention centre, Estate sales office, Hotel, Kennels, Medical centre, Nightclub, Office, Radio or television station, Restaurant, Riding school, Short term accommodation, Veterinary facility and other commercial uses which have a similar demand on the trunk infrastructure networks. A commercial development also includes a Home business where the predominant business is within the class of use stated above.

Column 1 Development type	Column 2 Planning scheme uses
Retail	Amusement arcade, Display and sales activities, Garden Centre, Service station, Shop and other retail uses which have a similar demand on the trunk infrastructure networks. A retail development also includes a Home business where the predominant business is within the class of use stated above.
Miscellaneous development	Camping Ground, Cemetery, Community Facilities, Crematorium, Education purposes, Emergency services, Farm, Health care purposes, Indoor sport and recreation, Outdoor sport and recreation, Stable, Telecommunication tower and Youth centre. A miscellaneous development also includes a Home business where the predominant business is within the class of use stated above.

16.2 Planned density

- (1) The planned density is stated in Table 16.2 (Planned density for areas of the planning scheme) for the following:
 - (a) the areas of the planning scheme in column 1;
 - (b) the development type in column 2;
 - (c) the residential development and non-residential development in column 3.
- (2) The planned density has been determined to reflect the realistic intensity of future residential and non-residential development, having regard to the land use planning provisions of the local planning instruments, physical and other constraints and current development trends.

Table 16.2 Planned density for areas of the planning scheme

Column 1 Area of the planning scheme		Column 2 Development type	Column 3 Planned density	
Area classification	Area classification code		Residential development (Dwelling unit / hectare of net developable area)	Non-residential development (Plot ratio)
Residential Areas				
Low Density Residential Area	LR	Detached dwelling	15	0
		Multi-unit dwelling	30	

Column 1 Area of the planning scheme		Column 2 Development type	Column 3 Planned density		
			Residential development (Dwelling unit / hectare of net developable area)	Non- residential development (Plot ratio)	
Area classification	Area classification code				
Low-medium Density Residential Area	LMR	Detached dwelling Multi-unit dwelling	15 40	0	
Character Residential Area	CR	Detached dwelling	22	0	
Medium Density Residential Area	MR	Multi-unit dwelling	66	0	
High Density Residential Area	HR	Multi-unit dwelling	100	0	
Emerging Community Area	EC	Detached dwelling	15	0	
Multi-purpose Centres					
City Centre-MP1	MP1	Multi-unit dwelling Commercial Retail	250	2.5	
Major Centre-MP2	MP2	Multi-unit dwelling Commercial Retail	200	2.5	
Suburban Centre- MP3	MP3	Multi-unit dwelling Commercial Retail	100	0.75	
Convenience Centre- MP4	MP4	Multi-unit dwelling Commercial Retail	60	0.75	
Industrial Areas					
Future Industry Area	FI	Industrial	0	0.5	
Light Industry Area	LI	Industrial Commercial Retail	0	0.5	
General Industry Area	GI	Industrial	0	0.5	
Heavy Industry Area	HI	Industrial	0	0.5	
Extractive Industry Area	EI	Industrial	0	0.5	
Community Use Areas					
Cemetery	CU1	Miscellaneous development	0	0.3	
Community facilities	CU2	Miscellaneous development	0	0.3	
Crematorium	CU3	Miscellaneous development	0	0.3	
Education purposes	CU4	Miscellaneous development	0	0.6	
Emergency services	CU5	Miscellaneous	0	0.6	

Column 1 Area of the planning scheme		Column 2 Development type	Column 3 Planned density	
			Residential development (Dwelling unit / hectare of net developable area)	Non- residential development (Plot ratio)
Area classification	Area classification code			
		development		
Health care purposes	CU6	Miscellaneous development	0	0.6
Railway activities	CU7	Miscellaneous development	0	0.3
Utility installation	CU8	Miscellaneous development	0	0.3
Special Purpose Centres				
Major hospitals and medical facility	SP1	Miscellaneous development	0	0.6
Major educational and research facility	SP2	Miscellaneous development	0	0.6
Major defense and communications facility	SP3	Miscellaneous development	0	0.3
Major sporting stadium	SP4	Miscellaneous development	0	0.3
Entertainment centre	SP5	Miscellaneous development	0	0.6
Airport	SP6	Miscellaneous development	0	0.6
Port	SP7	Miscellaneous development	0	0.6
Major residential institution	SP8	Miscellaneous development	0	0.3
Correctional centre	SP9	Miscellaneous development	0	0.3
The Brisbane Market	SP10	Miscellaneous development	0	0.6
Vehicle sales and service	SP11	Miscellaneous development	0	0.6
Mixed industry and business	SP12	Miscellaneous development	0	0.6
Office park	SP13	Miscellaneous development	0	0.6
Cottage industry and retail	SP14	Miscellaneous development	0	0.3
Marina	SP15	Miscellaneous development	0	0.3
South Bank	SP16	Multi-unit dwelling Miscellaneous development	200	0.6
Green Space Areas				
Conservation Area	CN	None	0	0
Parkland Area	PK	None	0	0

Column 1 Area of the planning scheme		Column 2 Development type	Column 3 Planned density	
			Residential development (Dwelling unit / hectare of net developable area)	Non- residential development (Plot ratio)
Area classification	Area classification code			
Sport and Recreation Area	SR	None	0	0
Environmental Protection Area	EP	None	0	0
Rural Area	RU	Detached dwelling	5 (land within the priority infrastructure area)	0
Local Plan Areas				
Albion Neighbourhood Plan				
Station Precinct	-	Multi-unit dwelling	130	0
Village Precinct	-	Multi-unit dwelling	35	0
North Precinct	-	Multi-unit dwelling	85	0
Raceway Precinct	-	Multi-unit dwelling	35	0
Commercial Precinct	-	Multi-unit dwelling	55	0
Industrial Precinct	-	Industrial Commercial Retail	0	0.5
Hunt Street Precinct	-	Multi-unit dwelling	90	0
Crosby Park Precinct	-	Multi-unit dwelling	5	0
Woolloongabba Centre Neighbourhood Plan				
Deshon Street	-	None	0	0
Ipswich Road and Stanley Street Corridor	-	Multi-unit dwelling	90	0
Logan Road Corridor	-	Multi-unit dwelling	200	0
Parkland	-	Multi-unit dwelling	0	0
Woolloongabba Core	-	Multi-unit dwelling	270	0
Woolloongabba Hill	-	Multi-unit dwelling	110	0
Rochedale Urban Community Local Plan				
Rochedale Low-medium Density Residential	-	Detached dwelling Multi-unit dwelling	40	0
Rochedale Low Density Residential	-	Detached dwelling Multi-unit dwelling	15	0
Rochedale Very Low Density Residential	-	Detached dwelling Multi-unit dwelling	5	0
West End - Woolloongabba District Local Plan				
Montague Road	-	Multi-unit dwelling	30	0

Column 1 Area of the planning scheme		Column 2 Development type	Column 3 Planned density	
			Residential development (Dwelling unit / hectare of net developable area)	Non- residential development (Plot ratio)
Area classification	Area classification code			
Central Precinct				
Montague Road South Precinct	-	Multi-unit dwelling	75	0
Riverside South Precinct	-	Multi-unit dwelling	140	0
Wynnum Manly Neighbourhood Plan				
Bay Terrace	-	Multi-unit dwelling	130	0
Wynnum CBD Southern Frame	-	Multi-unit dwelling	115	0
Esplanade	-	Multi-unit dwelling	85	0
Parkside Residential	-	Multi-unit dwelling	115	0
Wynnum Central Station	-	Multi-unit dwelling	170	0
Western Residential	-	Multi-unit dwelling	75	0
Wynnum Central Business District	-	Multi-unit dwelling	130	0

16.3 Planned demand

- (1) The demand planned for the development of premises is stated in Table 16.3 (Planned infrastructure demand rate).
- (2) The demand for a trunk infrastructure network for:
 - (a) reconfiguring of a lot, a material change of use or carrying out building work is to be calculated using the following:
 - (i) the demand generation rate in Table 16.4 (Demand generation rate for a trunk infrastructure network);
 - (ii) where paragraph (a) does not apply, the demand generation rate determined by the following:
 - (A) the local government, for local government trunk infrastructure networks;
 - (B) the distributor-retailer, for the distributor-retailer trunk infrastructure networks; and
 - (b) an existing lawful use is to be calculated using the demand generation rate for a material change of use and carrying out building work in Table 16.4 (Demand generation rate for a trunk infrastructure network).

- (3) Where a material change of use or existing lawful use involves more than one use, the demand is to be determined by adding together the demand for each use calculated in accordance with subsection (2).

Table 16.3 Planned infrastructure demand rate

Area of the planning scheme		Planned infrastructure demand rate											
Area classification	Area classification code	Water supply	Sewerage	Transport	Stormwater			Community Purposes - Public Parks			Community Purposes - Land for Community Facilities		
		(ET/hectare of net developable area)	(ET/ hectare of net developable area)	(ET/hectare of net developable area)	(Runoff hectares)			(ET/hectare of net developable area)			(ET/hectare of net developable area)		
					2 yr ARI	10 yr ARI	50 yr ARI	Centres	General Urban	Fringe	Centres	General Urban	Fringe
Residential Areas													
Low Density Residential Area Detached dwelling	LR	12.75	12.75	25.5	0.297	0.35	0.402	6.758	12.75	10.2	12.75	12.75	10.58
Low Density Residential Area Multi-unit dwelling		4.8	4.8	6.21	0.714	0.84	0.966	1.566	2.957	2.36	2.957	2.957	2.453
Low-medium Density Residential Area Detached dwelling	LMR	6	6	12	0.297	0.35	0.402	3.18	6	4.8	6	6	4.98
Low-medium Density Residential Area multi-unit dwelling		16.8	19.2	33.12	0.714	0.84	0.966	5.568	10.51	8.4	10.51	10.51	8.72
Character Residential Area	CR	22	22	44	0.297	0.35	0.402	11.66	22	17.6	22	22	18.26
Medium Density Residential Area Multi-unit dwelling	MR	33	52.8	91.08	0.714	0.84	0.966	22.97	43.36	34.7	43.36	43.36	35.97
High Density Residential Area	HR	40	80	138	0.714	0.84	0.966	34.8	65.7	52.5	65.7	65.7	54.5
Emerging Community Area	EC	15	15	30	0.297	0.35	0.402	7.95	15	12	15	15	12.45
Multi-purpose Centres													
City Centre-MP1	MP1	100	200	345	0.748	0.88	1	87	0	0	164.3	0	0

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Residential													
City Centre-MP1 Non residential	MP1	120	120	1175	0.748	0.88	4	2.35	0	0	57.95	0	0
Major Centre-MP2 Res	MP2	80	160	276	0.748	0.88	1	69.6	0	0	131.4	0	0
Major Centre-MP2 Non Res	MP2	60	60	1100	0.748	0.88	1	2.35	0	0	57.95	0	0
Suburban Centre-MP3 Res	MP3	50	80	138	0.748	0.88	1	34.8	65.7	0	65.7	65.7	0
Suburban Centre-MP3 Non Res	MP3	18	18	330	0.748	0.88	1	0.705	6.068	0	17.39	9.945	0
Convenience Centre-MP4 Res	MP4	42	48	82.8	0.748	0.88	1	20.88	39.42	31.5	39.42	39.42	32.7
Convenience Centre-MP4 Non Res	MP4	8	8	330	0.748	0.88	1	0.705	6.068	0	17.39	9.945	9.75
Industrial Areas													
Future Industry Area	FI	12	12	60	0.748	0.88	1	0.095	1.88	0	2.319	3.085	3
Light Industry Area	LI	10	10	60	0.748	0.88	1	0.095	1.88	0	2.319	3.085	3
General Industry Area	GI	12	12	60	0.748	0.88	1	0.095	1.88	0	2.319	3.085	3
Heavy Industry Area	HI	12	12	60	0.748	0.88	1	0.095	1.88	0	2.319	3.085	3
Extractive Industry Area	EI	Individually assessed	Individually assessed	60	0.748	0.88	1	0.095	1.88	0	2.319	3.085	3
Community Use Areas													
Cemetery	CU1	0	0	n/a	0.748	0.88	1	0	0	0	0	0	0
Community facilities	CU2	7.2	7.2	n/a	0.748	0.88	1	0	0	0	0	0	0
Crematorium	CU3	0	0	n/a	0.748	0.88	1	0	0	0	0	0	0
Education purposes	CU4	7.2	7.2	n/a	0.748	0.88	1	0	0	0	0	0	0
Emergency services	CU5	7.2	7.2	n/a	0.748	0.88	1	0	0	0	0	0	0
Health care purposes	CU6	24	24	n/a	0.748	0.88	1	0	0	0	0	0	0
Railway activities	CU7	Individually assessed	Individually assessed	n/a	0.748	0.88	1	0	0	0	0	0	0

Parkland Area	PK	0	0	n/a	0	0	0	0	0	0	0	0	0
Sport and Recreation Area	SR	0	0	n/a	0	0	0	0	0	0	0	0	0
Environmental Protection Area	EP	0	0	n/a	0	0	0	0	0	0	0	0	0
Rural Area	RU	0	0	n/a	0.297	0.35	0.402	0	0	0	0	0	0

Table 16.4 Demand generation rate for a trunk infrastructure network

Column 1 Trunk infrastructure network	Column 2 Demand generation rate
Transport network (local and State controlled road network, pathway network, public transport (ferry terminals and bus stops) networks)	Table 16.5 Transport network demand generation rate for reconfiguring a lot
	Table 16.6 Transport network demand generation rate for a material change of use or carrying out of building work for residential development and Table 16.7 Transport network demand generation rate for a material change of use or carrying out of building work for non-residential development
Community purposes network (public parks network)	Table 16.8 Public parks network demand generation rate for reconfiguring a lot
	Table 16.9 Public parks network demand generation rate for a material change of use or carrying out of building work
Community purposes network (land for the community facilities network)	Table 16.10 Land for the community facilities network demand generation rate for reconfiguring lot
	Table 16.11 Land for the community facilities network demand generation rate for a material change of use or carrying out of building work
Stormwater network	Table 16.12 Stormwater network demand generation rate for reconfiguring a lot
	Table 16.13 Stormwater network demand generation rate for a material change of use and carrying out of building work

Water supply network	Table 16.14 Water supply network demand generation rate for reconfiguring a lot
	Table 16.15 Water supply network demand generation rate for a material change of use and carrying out of building work
Sewerage network	Table 16.16 Sewerage network demand generation rate for reconfiguring a lot
	Table 16.17 Sewerage network demand generation rate for a material change of use and carrying out of building work

Table 16.5 Transport network demand generation rate for reconfiguring a lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential Areas		
Low Density Residential Area	1	Lot
Character Residential Area	1	Lot
Low-medium Density Residential Area	1	Lot
Medium Density Residential Area	1	Lot
High Density Residential Area	1	Lot
Emerging Community Area	1	Lot
Industry Areas		
Light Industry Area	2	Lot
General Industry Area	4	Lot
Heavy Industry Area	4	Lot
Extractive Industry Area	4	Lot
Future Industry Area	4	Lot
Community Use Areas		
Cemetery	No demand calculated for reconfiguring a lot	
Community Facilities		
Crematorium		
Educational Purposes		

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Emergency Services		
Health Care Purposes		
Railway Activities		
Utility Installation		
Special Purpose Centres		
Major Hospital and Medical Facility	No demand calculated for reconfiguring a lot	
Major Educational and Research Facility		
Major Defence and Communications Facility		
Major Sporting Stadium		
Entertainment Centre		
Airport		
Port		
Major Residential Institution		
Correctional Centre		
The Brisbane Market		
Vehicle Sales and Service		
Mixed Industry and Business		
Office Park		
Cottage Industry /Retail		
Marina		
South Bank		
Multi-purpose Centres		
City Centre–MP1	30.00	Lot
Major Centre–MP2	15.00	Lot
Suburban Centre–MP3	15.00	Lot
Convenience Centre–MP4	8.00	Lot
Green Space Areas		
Conservation Area	No demand calculated for reconfiguring a lot	
Parkland Area		
Sport and Recreation Area		
Environmental Protection Area		
Rural Area	1	Lot

Table 16.6 Transport network demand generation rate for a material change of use or carrying out of building work for residential development

Column 1 Residential development	Column 2 Demand generation rate				
	Local road network	Public transport		Pathway network	Measure of development
		Bus stops	Ferry terminals		
	Demand (ET)	Demand (ET)	Demand (ET)	Demand (ET)	
Detached dwelling	1	1	1	1	
Multi-unit dwelling	0.69	0.69	0.69	0.69	Dwelling unit

Table 16.7 Transport network demand generation rate for a material change of use or carrying out of building work for non-residential development

Column 1 Non-residential development	Column 2 Demand generation rate			
	Local road network		Pathway network and public transport (bus stops and ferry terminals) network	
	Demand (ET)	Measure of development	Demand (ET)	Measure of development
Cafe	0.062	m ² GFA	0.011	m ² GFA
Car wash	0.018	m ² GFA	0.011	m ² GFA
Caravan Park	0.308	Site	0.022	m ² GFA
Child care facility	0.615	Student	0.022	m ² GFA
Education - High School	0.021	m ² GFA	0.022	m ² GFA
Education - Junior/Community College	0.046	m ² GFA	0.022	m ² GFA
Education - Middle School	0.023	m ² GFA	0.022	m ² GFA
Education - Primary School	0.024	m ² GFA	0.022	m ² GFA
Education - University or College	0.018	m ² GFA	0.022	m ² GFA
Entertainment				
• Clubhouse	0.062	m ² GFA	0.011	m ² GFA
• Golf Course	1.154	Hole	0.011	m ² GFA
• Golf Course Clubhouse	0.062	m ² GFA	0.011	m ² GFA
• Golf Driving Range	2.308	Tee	0.011	m ² GFA
• Gym or	0.046	m ² GFA	0.011	m ² GFA

Column 1 Non-residential development	Column 2 Demand generation rate			
	Local road network		Pathway network and public transport (bus stops and ferry terminals) network	
	Demand (ET)	Measure of development	Demand (ET)	Measure of development
Fitness Centre				
• Lawn Bowls	4.615	Green	0.011	m ² GFA
• Skating Rinks	0.012	m ² GFA	0.011	m ² GFA
• Sport Field	10.969	Playing field	0.011	m ² GFA
• Swimming Pools (Indoor or outdoor)	0.012	m ² GFA	0.011	m ² GFA
• Tennis, Squash or other Court	4.615	Court	0.011	m ² GFA
• Theatre or Cinema	0.200	Seat	0.011	m ² GFA
Factories	0.008	m ² GFA	0.004	m ² GFA
Fast Food Premises	0.062	m ² GFA	0.011	m ² GFA
Future Industry	0.008	m ² GFA	0.004	m ² GFA
General Industry	0.008	m ² GFA	0.004	m ² GFA
Heavy Industry	0.008	m ² GFA	0.004	m ² GFA
Hotel	0.062	m ² GFA	0.011	m ² GFA
Landscape Supply, Plant Nursery	0.015	m ² GFA	0.011	m ² GFA
Light Industry	0.008	m ² GFA	0.004	m ² GFA
Medical Centres	0.062	m ² GFA	0.022	m ² GFA
Motel or Short term Accommodation	0.462	Room / Dwelling unit	0.011	m ² GFA
Night Club	0.062	m ² GFA	0.011	m ² GFA
Office	0.025	m ² GFA	0.022	m ² GFA
Real Estate Sales Office	0.062	m ² GFA	0.022	m ² GFA
Restaurant	0.062	m ² GFA	0.011	m ² GFA
Retail - Bulky Goods and Showrooms	0.031	m ² GFA	0.011	m ² GFA
Retail - Centre Activities and Other	0.062	m ² GFA	0.011	m ² GFA
Retirement or Aged facilities - Hostel	0.154	Room	0.011	m ² GFA
Retirement or Aged facilities - Nursing Home Beds	0.077	Bed	0.011	m ² GFA
Retirement or Aged	0.308	Dwelling unit	0.011	m ² GFA

Column 1 Non-residential development	Column 2 Demand generation rate			
	Local road network		Pathway network and public transport (bus stops and ferry terminals) network	
	Demand (ET)	Measure of development	Demand (ET)	Measure of development
facilities - Self Contained				
Salvage Yard	0.008	m ² GFA	0.011	m ² GFA
Service Station				
• Fuel Pump	1.231	Fuel pump	0.011	m ² GFA
• Service Bay	1.846	m ² GFA	0.011	m ² GFA
• Restaurant	1.231	m ² GFA	0.011	m ² GFA
Tavern				
• Liquor Retail Sales Area	0.062	m ² GFA	0.011	m ² GFA
• Lounge, Bar, etc.	0.062	m ² GFA	0.011	m ² GFA
Vehicle Hire Premises	0.025	m ² GFA	0.011	m ² GFA
Vehicle Sales Premises				
• Display Area	0.006	m ² GFA	0.011	m ² GFA
• Office Area	0.025	m ² GFA	0.011	m ² GFA
Warehouse	0.008	m ² GFA	0.011	m ² GFA
Veterinary Clinic or Hospital	0.062	m ² GFA	0.022	m ² GFA

Table 16.8 Public parks network demand generation rate for reconfiguring a lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential Areas		
Low Density Residential Area	1	Lot
Low-Medium Density Residential Area	1	Lot
Character Residential Area	1	Lot
Medium Density Residential Area	1	Lot
High Density Residential Area	1	Lot
Emerging Community Area	1	Lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Multi-purpose Centres		
City Centre–MP1	No demand calculated for reconfiguring a lot	
Major Centre–MP2		
Suburban Centre–MP3	1	Lot
Convenience Centre–MP4	1	Lot
Industry Areas		
Future Industry Area	1	Lot
Light Industry Area	0.2	Lot
General Industry Area	0.4	Lot
Heavy Industry Area	5	Lot
Extractive Industry Area	5	Lot
Community Use Areas		
Cemetery	No demand calculated for reconfiguring a lot	
Community Facilities		
Crematorium		
Educational Purpose		
Emergency Services		
Health Care Purposes		
Railway Activities		
Utility Installation		
Special Purpose Centres		
Major Hospitals and Medical Facility	No demand calculated for reconfiguring a lot	
Major Educational and Research Facility		
Major Defence and Communications Facility		
Major Sporting Stadium		

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Entertainment Centre		
Airport		
Port		
Major Residential Institution)		
Correctional Facility		
The Brisbane Market		
Vehicle Sales and Service	0.2	Lot
Mixed Industry and Business	No demand calculated for reconfiguring a lot	
Office Park		
Cottage Industry / Retail	1	Lot
Marina	No demand calculated for reconfiguring a lot	
South Bank		
Green Space Areas		
Conservation Area	No demand calculated for reconfiguring a lot	
Parkland Area		
Sport and Recreation Area		
Environmental Protection Area		
Rural Area	1	Lot

Table 16.9 Public parks network demand generation rate for a material change of use or carrying out of building work

Column 1 Development type	Column 2 Demand generation rate			
	Centres (ET)	General urban (ET)	Fringe (ET)	Measure of development
Residential development				
Detached dwelling	0.530	1	0.800	Detached dwelling
Multi-unit dwelling and other residential development	0.348	0.657	0.525	Multi-unit dwelling and other residential development

Column 1 Development type	Column 2 Demand generation rate			
	Centres (ET)	General urban (ET)	Fringe (ET)	Measure of development
Non-residential development				
Retail/Commercial	0.000094 ET	0.000809 ET	0 ET	m ² GFA
Industry	0.0000189 ET	0.000376 ET	0 ET	m ² GFA
Miscellaneous development	0	0	0	-

Table 16.10 Land for the community facilities network demand generation rate for reconfiguring lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential Areas		
Low Density Residential Area	1	Lot
Character Residential Area	1	Lot
Low-medium Density Residential Area	1	Lot
Medium Density Residential Area	1	Lot
High Density Residential Area	1	Lot
Emerging Community Area	1	Lot
Multi-purpose Centres		
City Centre–MP1	No demand calculated for reconfiguring a lot	
Major Centre–MP2		
Suburban Centre–MP3	1	Lot
Convenience Centre–MP4	1	Lot
Industry Areas		
Future Industry Area	1	Lot
Light Industry Area	0.2	Lot
General Industry Area	0.4	Lot
Heavy Industry Area	5	Lot
Extractive Industry Area	5	Lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Community Use Areas		
Cemetery	No demand calculated for reconfiguring a lot	
Community Facilities		
Crematorium		
Educational Purposes		
Emergency Services		
Health Care Purposes		
Railway Activities		
Utility Installation		
Special Purpose Centres		
Major Hospitals and Medical Facility	No demand calculated for reconfiguring a lot	
Major Educational and Research Facility		
Major Defence and Communications Facility		
Major Sporting Stadium		
Entertainment Centre		
Airport		
Port		
Major Residential Institution		
Correctional Centre		
The Brisbane Market		
Vehicle Sales and Service	0.2	Lot
Mixed Industry and Business	No demand calculated for reconfiguring a lot	
Office Park		
Cottage Industry / Retail	1	Lot
Marina	No demand calculated for reconfiguring a lot	

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
South Bank		
Green Space Areas		
Conservation Area	No demand calculated for reconfiguring a lot	
Parkland Area		
Sport and Recreation Area		
Environmental Protection Area		
Rural Area	1	Lot

Table 16.11 Land for the community facilities network demand generation rate for a material change of use or carrying out of building work

Column 1 Development type	Column 2 Demand generation rate			
	Centres (ET)	General urban (ET)	Fringe (ET)	Measure of development
Residential development				
Detached dwelling	1	1	0.830	Detached dwelling
Multi-unit dwelling and other residential development	0.657	0.657	0.545	Multi-unit dwelling and other residential development
Non-residential development				
Retail or Commercial	0.002318 ET	0.001326 ET	0.0013 ET	m ² GFA
Industry	0.0004637 ET	0.000617 ET	0.0006 ET	m ² GFA
Miscellaneous development	0	0	0	-

Table 16.12 Stormwater network demand generation rate for reconfiguring a lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate		
	Demand (runoff hectare)		Measure of development ⁽¹⁾
	10 yr ARI rainfall event	50 yr ARI rainfall event	
Residential Areas			

Column 1 Area of the planning scheme	Column 2 Demand generation rate		
	Demand (runoff hectare)		Measure of development ⁽¹⁾
	10 yr ARI rainfall event	50 yr ARI rainfall event	
Low Density Residential Area	0.055	0.063	Lot
Character Residential Area	0.050	0.057	Lot
Low-medium Density Residential Area	0.056	0.065	Lot
Medium Density Residential Area	0.098	0.111	Lot
High Density Residential Area	0.098	0.111	Lot
Emerging Community Area	0.075	0.086	Lot
Multi-purpose Centres			
City Centre–MP1	No demand calculated for reconfiguring a lot		
Major Centre–MP2			
Suburban Centre–MP3			
Convenience Centre–MP4			
Industry Areas			
Light Industry Area	0.117	0.135	Lot
General Industry Area	0.235	0.267	Lot
Heavy Industry Area	No demand calculated for reconfiguring a lot		
Extractive Industry Area	No demand calculated for reconfiguring a lot		
Future Industry Area	0.440	0.5	Lot
Community Use Area			
Cemetery	No demand calculated for reconfiguring a lot		
Community Facilities			
Crematorium			
Education Purposes			
Emergency Services			
Health Care Purposes			

Column 1 Area of the planning scheme	Column 2 Demand generation rate		
	Demand (runoff hectare)		Measure of development ⁽¹⁾
	10 yr ARI rainfall event	50 yr ARI rainfall event	
Railway Activities			
Utility Installation			
Special Purpose Centres			
Major Hospital and Medical Facility	No demand calculated for reconfiguring a lot		
Major Educational and Research Facility			
Major Defence and Communications Facility			
Major Sporting Stadium			
Entertainment Centre			
Airport			
Port			
Major Residential Institution			
Correctional Centre			
The Brisbane Market			
Vehicle Sales and Service			
Mixed Industry and Business			
Office Park	No demand calculated for reconfiguring a lot		
Cottage Industry / Retail			
Marina			
South Bank			
Green Space Areas			
Conservation Area	No demand calculated for reconfiguring a lot		
Parkland Area			
Sport and Recreation Area			
Environmental Protection Area			

Column 1 Area of the planning scheme	Column 2 Demand generation rate		
	Demand (runoff hectare)		Measure of development ⁽¹⁾
	10 yr ARI rainfall event	50 yr ARI rainfall event	
Rural Area			

Notes:

1. Excludes a lot to be used for the purpose of a public park, waterway corridor or road.

Table 16.13 Stormwater network demand generation rate for a material change of use and carrying out of building work

Column 1 Development type	Column 2 Area of the planning scheme	Column 3 Demand generation rate (runoff hectares)			
		Coefficient of runoff			Measure of development
		2 yr ARI	10 yr ARI	50 yr ARI	
Residential development					
Detached dwelling	Green Space Areas	0.297	0.35	0.402	Lot area (ha) ⁽¹⁾
Detached dwelling	Residential Areas	0.697	0.82	0.943	Lot area (ha)
Multi-unit dwelling	Residential Areas	0.714	0.84	0.966	Lot area (ha)
Non-residential development					
Retail	All areas	0.748	0.88	1	Lot area (ha)
Commercial	All areas	0.748	0.88	1	Lot area (ha)
Industry	All areas	0.748	0.88	1	Lot area (ha)
Other	All areas	0.748	0.88	1	Lot area (ha)
Other development					
Open space, parks, and pasture	All areas	0.297	0.35	0.402	Lot area (ha)
Bushland	All areas	0.153	0.18	0.207	Lot area (ha)

Notes:

1. Lot area for the purpose of calculating demand is deemed not to exceed 0.5 hectares

Table 16.14 Water supply network demand generation rate for reconfiguring a lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential Areas		
Low Density Residential Area	1	Lot
Character Residential Area	1	Lot
Low-medium Density Residential Area	1	Lot
Medium Density Residential Area	1	Lot
High Density Residential Area	1	Lot
Emerging Community Area	1	Lot
Multi-purpose Centres		
City Centre–MP1	3	Lot
Major Centre–MP2	3	Lot
Suburban Centre–MP3	3	Lot
Convenience Centre–MP4	2	Lot
Industry Areas		
Light Industry Area	1	Lot
General Industry Area	2	Lot
Heavy Industry Area	1	Lot
Extractive Industry Area	1	Lot
Future Industry Area	2	Lot
Community Use Areas		
Cemetery	No demand calculated for reconfiguring a lot	
Community Facilities		
Crematorium		
Education Purposes		
Emergency Services		

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Health Care Purposes		
Railway Activities		
Utility Installation		
Special Purpose Centres		
Major Hospital and Medical Facility	No demand calculated for reconfiguring a lot	
Major Educational and Research Facility		
Major Defence and Communications Facility		
Major Sporting Stadium		
Entertainment Centre		
Airport		
Port		
Major Residential Institution		
Correctional Centre		
The Brisbane Market		
Vehicle Sales and Service	1	Lot
Mixed Industry and Business	3	Lot
Office Park	3	Lot
Cottage Industry/Retail	1	Lot
Marina	No demand calculated for reconfiguring a lot	
South Bank		
Green Space Areas		
Conservation Area	No demand calculated for reconfiguring a lot	
Parkland Area		
Sport and Recreation Area		
Environmental Protection Area		

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Rural Area	1	Lot

Table 16.15 Water supply network demand generation rate for a material change of use and carrying out of building work

Column 1 Development type	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential development		
Detached dwelling	1.0	Dwelling unit
Multi-unit dwelling and other residential development for dwelling units in Character Residential Area, Low Density Residential Area and Emerging Community Area	0.8	Dwelling unit
Multi-unit dwelling and other residential development for dwelling units in Low-medium Density Residential Area and Convenience Centre MP4	0.7	Dwelling unit
Multi-unit dwelling and other residential development for dwelling units in Medium Density Residential Area and Suburban Centre MP3	0.5	Dwelling unit
Multi-unit dwelling and other residential development for dwelling units in High Density Residential Area, Major Centre–MP2 and City Centre–MP1	0.4	Dwelling unit
Multi-unit dwelling and other residential development for rooming units in Character Residential Area, Low Density Residential Area and Emerging Community Area	0.27	Bed
Multi-unit dwelling and other residential development for rooming units in Low-Medium Density Residential Area and Convenience Centre–MP4	0.23	Bed

Column 1 Development type	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Multi-unit dwelling and other residential development for rooming units in Medium Density Residential Area and Suburban Centre–MP3	0.17	Bed
Multi-unit dwelling and other residential development for rooming units in High Density Residential Area, Major Centre–MP2 and City Centre–MP1	0.13	Bed
Non-residential development		
Retail	0.0024	m ² GFA
Commercial	0.0024	m ² GFA
Industrial in the Light Industry Area	0.0019	m ² GFA
Industrial in the General Industry Area	0.0024	m ² GFA
Industrial in the Heavy Industry Area	0.0048	m ² GFA
Industrial in the Future Industry Area	0.0024	m ² GFA
Miscellaneous development	0.0024	m ² GFA

Table 16.16 Sewerage network demand generation rate for reconfiguring a lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential Areas		
Low Density Residential Area	1	Lot
Character Residential Area	1	Lot
Low-medium Density Residential Area	1	Lot
Medium Density Residential Area	1	Lot
High Density Residential Area	1	Lot
Emerging Community Area	1	Lot

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Multi-purpose Centres		
City Centre–MP1	3	Lot
Major Centre–MP2	3	Lot
Suburban Centre–MP3	3	Lot
Convenience Centre–MP4	2	Lot
Industry Areas		
Light Industry Areas	1	Lot
General Industry Areas	2	Lot
Heavy Industry Areas	1	Lot
Extractive Industry Areas	1	Lot
Future Industry Areas	2	Lot
Community Use Areas		
Cemetery	No demand calculated for reconfiguring a lot	
Community Facilities		
Crematorium		
Education Purposes		
Emergency Services		
Health Care Purposes		
Railway Activities		
Utility Installation		
Special Purpose Centres		
Major Hospital and Medical Facility	No demand calculated for reconfiguring a lot	
Major Educational and Research Facility		
Major Defence and Communications Facility		

Column 1 Area of the planning scheme	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Major Sporting Stadium		
Entertainment Centre		
Airport		
Port		
Major Residential Institution		
Correctional Centre		
The Brisbane Market		
Vehicle Sales and Service	1	Lot
Mixed Industry and Business	3	Lot
Office Park	3	Lot
Cottage Industry/Retail	1	Lot
Marina	No demand calculated for reconfiguring a lot	
South Bank		
Green Space Areas		
Conservation Area	No demand calculated for reconfiguring a lot	
Parkland Area		
Sport and Recreation Area		
Environmental Protection Area		
Rural Area	1	Lot

Table 16.17 Sewerage network demand generation rate for a material change of use and carrying out of building work

Column 1 Development type	Column 2 Demand generation rate	
	Demand (ET)	Measure of development
Residential development		
Detached dwelling	1.0	Dwelling unit
Multi-unit dwelling and other residential development for dwelling units	0.8	Dwelling unit
Multi-unit dwelling and other residential development for rooming units	0.27	Bed
Non-residential development		
Retail	0.0024	m ² GFA
Commercial	0.0024	m ² GFA
Industrial in the Light Industry Area	0.0019	m ² GFA
Industrial in the General Industry Area	0.0024	m ² GFA
Industrial in the Heavy Industry Area	0.0048	m ² GFA
Industrial in the Future Industry Area	0.0024	m ² GFA
Miscellaneous development	0.0024	m ² GFA

Part 6

**Maps, schedule of works for trunk infrastructure
and trunk infrastructure plans**

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Printed on recycled paper



N2011-02790
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