

Brisbane City Council
Brisbane Infrastructure Charges Resolution
(No. 6) 2017



Brisbane City Council

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Brisbane City Council

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Part 1 Introduction

1. Short title

This resolution may be cited as *Brisbane Infrastructure Charges Resolution (No. 6) 2017*.

2. Commencement

This resolution has effect on and from the commencement of the *Planning Act 2016* (the Planning Act).

3. Planning Act 2016

- (1) This resolution is a charges resolution made under the Planning Act.
- (2) This resolution is to be read in conjunction with the following:
 - (a) the *Planning Regulation 2017* (the Planning Regulation);
 - (b) the IPA planning scheme and the SPA planning scheme.
- (3) This resolution is attached to but does not form part of the IPA planning scheme or SPA planning scheme.

Editor's note—See section 118(1)(a) (Steps after making charges resolution) of the Planning Act 2016.

4. Purpose

The purpose of this resolution is to state the following:

- (a) the adopted charges for providing the local government trunk infrastructure networks and distributor-retailer trunk infrastructure networks for development;
- (b) the charges to be levied by the local government for development for the demand placed on the local government trunk infrastructure networks;
- (c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the local government trunk infrastructure networks for development.

5. Interpretation

- (1) The dictionary in schedule 1 defines words used in this resolution.
- (2) A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- (3) A word not defined in this resolution or the Planning Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this resolution takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* and section 14 (Applicable provisions) of the *Statutory Instruments Act 1992*.

Editor's note—Section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Part 2 Adopted charges

6. Purpose of part 2

Part 2 states the following:

- (a) the adopted infrastructure charges for providing trunk infrastructure networks for development (*adopted charge*);
- (b) the *trunk infrastructure networks*, which are the following:
 - (i) for the local government—the trunk infrastructure for the transport, community purposes and stormwater infrastructure networks (*local government trunk infrastructure networks*);
 - (ii) for the distributor-retailer—the trunk infrastructure for the distributor-retailer's water service and wastewater service (*distributor-retailer trunk infrastructure networks*);
- (c) the date the adopted charges take effect (*applicable date*);
- (d) the part of the local government area to which the adopted charges apply (*applicable area*);
- (e) the uses to which the adopted charges apply (*applicable use*).

7. Adopted charges

The adopted charges are stated in [schedule 2](#) and [schedule 4](#) for the following:

- (a) for the local government, for providing the local government trunk infrastructure networks;
- (b) for the distributor-retailer, for providing the distributor-retailer trunk infrastructure networks.

Editor's note—

- *For paragraph (a), see section 113(1) (Adopting charges by resolution) of the Planning Act 2016.*
- *For paragraph (b), see section 99BRCF(1) (Power to adopt charges by board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (the SEQ Water Act).*

8. Trunk infrastructure networks for the adopted charges

- (1) The local government trunk infrastructure networks are specified in the local government infrastructure plan.

- (2) The distributor-retailer trunk infrastructure networks are specified in the distributor-retailer's water netserv plan under the SEQ Water Act.

9. Applicable date for the adopted charges

The applicable date for the adopted charges is the day this resolution has effect.

Editor's note—See section 2 (Commencement).

10. Applicable area for the adopted charges

The applicable area for the adopted charges is all of the local government area.

Editor's note—See section 114(2) (Contents—general) of the Planning Act 2016.

11. Applicable uses for the adopted charges

- (1) The applicable uses under the IPA planning scheme and the SPA planning scheme to which the adopted charges apply are stated in schedule 3.
- (2) The local government is to include a use under the IPA planning scheme or SPA planning scheme which is included in the 'Other uses' use heading in schedule 3, column 1 in a use heading permitted under the Planning Regulation, Schedule 16, based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) The local government has indicatively included the uses under the IPA planning scheme and SPA planning scheme in schedule 3, column 3 and column 4 which are identified as an 'Other use' in schedule 3, column 2 in the use heading permitted under the Planning Regulation, Schedule 16, subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

Editor's note—See Schedule 16, Planning Regulation 2017.

Part 3 Levied charges

12. Purpose of part 3

Part 3 states the following:

- (a) the applicable development for which adopted charges may be levied by the local government for development for the demand placed upon the local government trunk infrastructure networks (*levied charge*);
- (b) the method to be applied by the local government for working out the levied charge including the following:
 - (i) the adopted charge to be applied (*applied adopted charge*);
 - (ii) the extra demand placed upon the local government trunk infrastructure networks that the development will generate (*extra demand*);
 - (iii) the discount to be applied for a financial contribution (*prescribed financial contribution*):
 - (A) provided for in relation to a local government trunk infrastructure network, under one of the infrastructure planning scheme policies stated in [schedule 8](#);
 - (B) required by a condition of a previous development approval given by the local government before 1 July 2011 and which has not lapsed;
 - (C) which has been paid to the local government or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the local government for the provision of land, work or money for a local government trunk infrastructure network;
 - (D) which has not been reimbursed or otherwise previously applied against another financial contribution; and
 - (E) where the demand placed upon the local government trunk infrastructure networks for which the financial contribution was paid has not been taken up by an existing lawful use or previous lawful use for which the financial contribution was paid;
- (c) the method to be applied by the local government for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (*automatic increase*).

13. Applicable development for the levied charge

(1) The levied charge may be levied for the following development:

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

Editor's note—See section 47(3) of the Planning Regulation 2017.

(2) The levied charge is not to be levied for the following:

- (a) development in the following:
 - (i) a priority development area under the *Economic Development Act 2012*;
 - (ii) core port land under the *Transport Infrastructure Act 1994*;
 - (iii) an airport site under the *Airports Act 1996*;
- (b) works or use of premises authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2009*;
- (c) development by a department, or part of a department, under a designation;
- (d) development for a non-State school under a designation.

Editor's note—See section 113(3) (Adopting charges by resolution) of the Planning Act 2016.

Editor's note—For section 13(2)(d), 'non-State school' is defined in section 6 of the Education (Accreditation of Non-State Schools) Act 2001.

14. Working out the levied charge

The levied charge for the development is to be worked out by the local government as follows:

$$LC = (AC \times ED) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

ED is the extra demand for the development.

D is the discount for the prescribed financial contribution.

Editor's note—Where appropriate, the local government works out AC x ED as part of the calculation of extra demand.

15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by the local government by applying the following:

- (a) the adopted charge in [schedule 2](#), if paragraph (b) does not apply;
- (b) the applied adopted charge for particular uses in [schedule 4](#), if the local government considers that it should be applied having regard to the extra demand placed upon the local government trunk infrastructure networks that the development will generate.

16. Working out the extra demand

- (1) The extra demand for the development is to be worked out by the local government as follows:

$$ED = DD - DC$$

Where:

ED is the extra demand.

DD is the demand placed upon the local government trunk infrastructure networks that the development will generate (*development demand*).

DC is the demand placed upon the local government trunk infrastructure networks generated by previous development if applicable (*demand credit*).

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in [schedule 2](#) and/or [schedule 4](#) (*demand unit*).
- (3) The demand credit for previous development is to be worked out as the greater of the following:
 - (a) if the premises is subject to an existing lawful use that places demand upon the local government trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
 - (b) if the premises is subject to a previous lawful use that placed demand upon the local government trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
 - (c) the demand generated for the demand unit for each existing lot of the premises.

Editor's note—See section 120(2) (Limitation of levied charge) of the Planning Act 2016.

- (4) The demand credit for an existing lawful use or previous lawful use under subsection (3) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the demand credit for an existing lawful use or previous lawful use is to:

(i) provide evidence of the existing lawful use or previous lawful use and the calculation of the demand credit, which may be requested by giving a notice in the prescribed form to the local government; and

(ii) pay the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs for determining the demand credit.

- (b) the local government is to:

(i) determine if a demand credit for the existing lawful use or previous lawful use is applicable to the development; and

(ii) work out the demand credit for the existing lawful use or previous lawful use if applicable; and

(iii) allocate the demand credit to the part of the premises where the existing lawful use or previous lawful use physically is taking place or took place; and

(iv) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

- (5) A demand credit is only to be provided to a maximum amount equal to the development demand.

17. Working out the discount for the prescribed financial contribution

- (1) The amount of the discount for the prescribed financial contribution is to be worked out by the local government as follows:

$$D = PFC - (AC \times DC)$$

Where:

D is the discount which cannot be less than zero.

PFC is the amount of the prescribed financial contribution.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

DC is the demand credit if applicable worked out under section 16 (Working out the extra demand).

- (2) The discount for the prescribed financial contribution is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the discount for the prescribed financial contribution is to:
- (i) provide evidence of the prescribed financial contribution and the calculation of the discount, which may be requested by giving a notice in the prescribed form to the local government; and
 - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs for determining the discount for the prescribed financial contribution.

- (b) the local government is to:
- (i) determine if the discount for a prescribed financial contribution is applicable to the development;
 - (ii) work out the discount for the prescribed financial contribution if applicable; and
 - (iii) give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

18. Working out the automatic increase

- (1) The automatic increase of the levied charge may be worked out by the local government as the amount which is equal to the increase calculated by using the index stated in the Planning Act.

Editor's note—

- *For a levied charge payable under an adopted infrastructure charges notice, see section 648D(9)(a) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009 as in force immediately before 4 July 2014.*

- *For a levied charge payable under an infrastructure charges notice under the Sustainable Planning Act 2009, see section 631(3)(b) and (4) (Contents—general) of the Sustainable Planning Act 2009 as in force on 4 July 2014.*

(2) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

Editor's note—

- *For a levied charge payable under an adopted infrastructure charges notice, see section 648D(9)(b) and (10) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009 as in force immediately before 4 July 2014.*
- *For a levied charge payable under an infrastructure charges notice under the Sustainable Planning Act 2009, see section 631(5) and (6) (Contents—general) of the Sustainable Planning Act 2009 as in force on 4 July 2014.*

Part 4 Offset and refund for trunk infrastructure

19. Purpose of part 4

Part 4 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the local government trunk infrastructure networks for development:

- (a) the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (**conversion criteria**);

Editor's note—See section 117 (Criteria for deciding conversion application) of the Planning Act 2016.

- (b) the method to be applied by the local government for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure for local government trunk infrastructure networks (**trunk infrastructure contribution**):

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (i) **identified necessary trunk infrastructure**—development infrastructure which is identified in the local government infrastructure plan;

Editor's note—See section 128(1)(a) (Necessary infrastructure conditions) of the Planning Act 2016.

- (ii) **different necessary trunk infrastructure**—development infrastructure which:

(A) is an alternative to the identified necessary trunk infrastructure; and

(B) delivers the same desired standards of service for the network of development infrastructure stated in the local government infrastructure plan;

Editor's note—See section 128(1)(b) (Necessary infrastructure conditions) of the Planning Act 2016.

- (iii) **other necessary trunk infrastructure**—development infrastructure which is not identified necessary trunk infrastructure or different necessary trunk infrastructure that satisfies the conversion criteria and is necessary to service development;

Editor's note—See section 128(2) (Necessary infrastructure conditions) of the Planning Act 2016.

- (iv) **prescribed trunk infrastructure**—development infrastructure which is not identified necessary trunk infrastructure, different necessary trunk infrastructure or other necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;

Editor's note—See section 142(3) (Effect of and action after conversion) of the Planning Act 2016.

- (c) whether an offset or refund applies and, if so, the details of the offset and refund, and the timing of the offset and refund.

20. Conversion criteria

- (1) The criteria for deciding a conversion application are:
 - (a) that the development infrastructure is necessary to service development:
 - (i) consistent with the assumptions about the type, scale, location or timing of future development stated in the local government infrastructure plan; and
 - (ii) for premises completely inside the priority infrastructure area in the local government infrastructure plan;
 - (b) that the development infrastructure:
 - (i) complies with the criteria in [schedule 5](#) (**identified necessary trunk infrastructure criteria**);
 - (ii) has capacity in excess of what is required to service the development such that it will also service other development;
 - (iii) is not consistent with non-trunk infrastructure for which a condition may be imposed under section 145 (Conditions local governments may impose) of the Planning Act; and
 - (iv) is the least cost option for servicing development in terms of type, size and location of infrastructure, based on the life cycle cost of the infrastructure required to service future development at the desired standard of service.

Editor's note—See section 117 (Criteria for deciding conversion application) under the Planning Act 2016.

- (2) An applicant entitled to make a conversion application:
 - (a) is to give a written notice in the prescribed form to the local government within one year after the development approval starts to have effect, which states how the development infrastructure meets each of the conversion criteria; and
 - (b) must pay the prescribed fee.

Editor's note—See section 307A (Application to convert infrastructure to trunk infrastructure) in the Planning Act 2016 for a development approval that was in force when the Sustainable Planning Act 2009 was repealed.

Editor's note—The prescribed fee may include the local government's costs for deciding the conversion application.

21. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using the following:

- (a) for the calculation of the establishment cost—the method in section 22 (Calculation of the establishment cost);
- (b) for the recalculation of the establishment cost for work calculated under subsection (a)—the method in section 23 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under subsection (a)—the method in section 24 (Recalculation of the establishment cost for land).

Editor's note—See section 116 (Working out cost of infrastructure for offset or refund) of the Planning Act 2016.

22. Calculation of the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
 - (a) the planned estimate of the trunk infrastructure contribution;
 - (b) a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
 - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the local government.
- (2) The **planned estimate** of the trunk infrastructure contribution is:
 - (a) the whole of an item of identified necessary trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in [schedule 6](#);
 - (b) part of an item of identified necessary trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified necessary trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the local government to work out the planned cost of the item of identified necessary trunk infrastructure stated in the extrinsic material to the local government infrastructure plan; and

- (c) different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the local government to work out the planned cost of the identified necessary trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the local government infrastructure plan.

23. Recalculation of the establishment cost for work

Market cost

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- (2) The *market cost* for the work is the estimate of the cost of the design and construction of the work set out in the construction contract:
 - (a) including the following:
 - (i) the construction cost for the work;
 - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 7 for the following:
 - (A) the cost of survey for the work;
 - (B) the cost of geotechnical investigations for the work;
 - (C) the cost of only detailed design for the work;
 - (D) the cost of project management and contract administration;
 - (E) the cost of environmental investigations for the work;
 - (F) a portable long service leave payment for a construction contract for the work;
 - (iii) risk and contingencies which do not exceed 10% for the cost of that part of the work in a construction contract which is subject to a contingency;

Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:

- (i) the planning of the work;
- (ii) a cost of carrying out temporary infrastructure;
- (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
- (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (ii) and (iii);
- (v) a part of the trunk infrastructure contribution provided by:
 - (A) the local government; or
 - (B) a person, other than the applicant or a person engaged by the applicant;
- (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
- (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;
Editor's note—A relevant approval is a development approval under the Planning Act 2016.
- (viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- (x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of carrying out development infrastructure in excess of the desired standards of service for the network of development infrastructure stated in the local government infrastructure plan;
- (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution;
- (xiv) a cost of maintaining an infrastructure asset where required by a condition of approval.

Determining the market cost

- (3) The local government is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
- (a) the applicant is to undertake an open tender process for the work;
 - (b) the applicant is to:
 - (i) give to the local government a notice in the prescribed form which states the following:
 - (A) an open tender process has been conducted;
 - (B) the tenders received;
 - (C) the applicant's preferred tenderer;
 - (D) the applicant's reason for the preferred tenderer;
 - (E) the terms of the construction contract for the work;
 - (F) a plan for each development infrastructure network clearly showing the extent of the work for which the recalculated establishment cost is sought;
 - (G) the applicant's calculation of the market cost for the work; and
 - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs for determining the market cost.
 - (c) the local government may, within 15 business days of the date the notice under subsection (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the market cost including without limitation the following:
 - (i) details in respect of a construction contract for the work; and
 - (ii) a plan for each development infrastructure network clearly showing the scope of the work for which the recalculated establishment cost is sought;
 - (d) the applicant is to comply with a notice given by the local government to the applicant under subsection (c);
 - (e) the local government is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in subsections (a) to (d);
 - (f) the local government, after determining the market cost, is to as soon as reasonably practicable:

- (i) give to the applicant a notice which states the following:
 - (A) the local government's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.
- (4) To avoid any doubt, the local government may issue the amended infrastructure charges notice using the establishment cost in section 23(3)(f)(i)(B) even where it is lower than the original establishment cost.

Adjustment of the establishment cost

- (5) The local government is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
- (a) this subsection only applies to a cost of work (***prescribed cost***) if the cost:
 - (i) would have formed part of the market cost used to work out the establishment cost for the work; and
 - (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
 - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (2)(a)(iii);
 - (b) the applicant, prior to 15 business days after the applicant has completed the work:
 - (i) may give to the local government a single written notice which is to state the following:
 - (A) that the applicant requests that the local government adjust the establishment cost to take account of the prescribed cost;
 - (B) all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost, including evidence satisfactory to the local government, to demonstrate that the prescribed cost has been incurred by the applicant;
 - (C) the applicant's calculation of the prescribed cost; and

- (ii) must pay the prescribed fee if subsection (i) applies;

Editor's note—The prescribed fee may include the local government's costs for determining whether the establishment cost is to be adjusted.

- (c) the local government may, within 15 business days of the date the notice under subsection (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the value of an adjusted establishment cost;
- (d) the applicant is to comply with a notice given by the local government to the applicant under subsection (3)(c);
- (e) the local government is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in subsections (a) to (d);
- (f) the local government, after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the following:
 - (A) the local government's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.

Dispute process

- (6) An applicant, within 10 business days of the date of a notice under subsections (3)(f) or (5)(f):
 - (a) may give to the local government a notice in the prescribed form stating that it disputes the local government's recalculation of the establishment cost for the work; and
 - (b) must pay the prescribed fee if subsection (a) applies.

Editor's note—The prescribed fee may include the local government's costs for the dispute process including the cost of the independent registered quantity surveyor.
- (7) The local government and the applicant are to take the following action to resolve the dispute:
 - (a) the local government is to appoint an independent registered quantity surveyor to determine the establishment cost for the work in accordance with this section;

- (b) the local government and the applicant are to cooperate in good faith with the independent registered quantity surveyor;
- (c) the local government and the applicant are to accept the independent registered quantity surveyor's determination of the establishment cost for the work; and
- (d) the local government is to, as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the establishment cost for the work determined by the independent registered quantity surveyor; and
 - (ii) issue an amended infrastructure charges notice.

24. Recalculation of the establishment cost for land

- (1) The establishment cost for a trunk infrastructure contribution for land (***land infrastructure***) may be recalculated at the request of the applicant using the current market value of the land.
- (2) The ***current market value*** of the land is the difference, determined by using the methodology specified by the local government for the before and after method of valuation having regard to the parameters set out in section 24(4).
- (3) The before and after method of valuation is to be given effect through the following procedure:
 - (a) the applicant is to give to the local government the following:
 - (i) a notice in the prescribed form requesting the recalculation of the establishment cost for the land infrastructure;
 - (ii) a valuation of the land infrastructure undertaken by a certified practising valuer (***the applicant's valuation***);
 - (iii) the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs of the recalculation process including the cost of the registered valuer and independent certified practising valuer.
 - (b) the local government may refer the applicant's valuation to its registered valuer to:
 - (i) assess whether the applicant's valuation is consistent with the current market value;
 - (ii) give an amended valuation using the before and after method of valuation.
 - (c) the local government is to decide whether to:
 - (i) accept the applicant's valuation; or

- (ii) reject the applicant's valuation;
- (d) if the local government accepts the valuation given by the applicant, it is to:
 - (i) given written notice to the applicant that it has agreed to the valuation (***the accepted valuation***);
 - (ii) index the establishment cost for the land infrastructure using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice; and
 - (iii) give an amended infrastructure charges notice to the applicant stating the establishment cost of the land infrastructure.
- (e) if the local government rejects the applicant's valuation, it must give written notice to the applicant that:
 - (i) it rejects the applicant's valuation; and
 - (ii) it proposes an amended valuation (***the amended valuation***); and
 - (iii) its reasons for doing so.
- (f) following receipt of the local government's written notice proposing the amended valuation, the applicant must give written notice to the local government that it:
 - (i) accepts the amended valuation; or
 - (ii) rejects the amended valuation and its reasons for doing so.
- (g) if the applicant accepts the amended valuation, the local government must:
 - (i) index the establishment cost for the land infrastructure using the CPI from the date of the amended valuation to the date stated in the amended infrastructure charges notice; and
 - (ii) give an amended infrastructure charges notice to the applicant stating the establishment cost of the land infrastructure.
- (h) if the applicant rejects the amended valuation:
 - (i) the local government must give written notice to the applicant setting out a list of independent certified practising valuers;
 - (ii) the applicant must give written notice to the local government of the applicant's chosen independent certified

- practising valuer from the list given by the local government in subsection (i); and
- (iii) the local government must refer the applicant's valuation and the amended valuation to the chosen independent certified practising valuer to give a new valuation using the before and after method of valuation (***the independent certified practising valuer's valuation***).
- (i) the independent certified practising valuer's valuation is the establishment cost of the land infrastructure;
 - (j) following receipt of the independent certified practising valuer's valuation, the local government is to:
 - (i) give written notice to the applicant about the independent certified practising valuer's valuation;
 - (ii) index the establishment cost of the land infrastructure using the CPI from the date of the independent certified practising valuer's valuation to the date stated in the amended infrastructure charges notice; and
 - (iii) give an amended infrastructure charges notice to the applicant stating the establishment cost of the land infrastructure;
 - (k) the local government is not required to refer the applicant's valuation to the registered valuer or the applicant's valuation and the amended valuation to the independent certified practising valuer if the applicant has not paid to the local government the prescribed fee including the costs of the registered valuer under subsection (b) and the independent certified practising valuer under subsection (h).
- (4) The following requirements apply to all valuations undertaken under this section 24 (Recalculation of the establishment cost for land):
- (a) the date of the valuation is determined as follows:
 - (i) where land infrastructure has been identified in the local government infrastructure plan—the valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made; or
 - (ii) where land infrastructure has not been identified in the local government infrastructure plan—the valuation must be undertaken to determine the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved;
 - (b) the valuation of land infrastructure must be undertaken using the before and after methodology based on the following approach:

- (i) determining the value of the original land before any land is transferred to the local government; and
 - (ii) determining the value of the remaining land that will not be transferred to the local government; and
 - (iii) subtracting the value determined for the remaining land that will not be transferred to the local government from the value determined for the original land. The resulting value is the value of the land to be transferred to the local government;
- (c) for the purposes of this section 24 (Recalculation of the establishment cost for land) the **original land** means the land the subject of the relevant approval including any land with which it may be contiguous and forms a complete development approval;

Example—

The original land includes all land the subject of a preliminary approval or variation approval, irrespective of whether an application relates to a specific stage or is lodged by a different applicant.

- (d) the valuation must:
- (i) include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value, including but not limited to, any expert report relied upon by the valuer;
 - (ii) identify the area of the land that is above the Q100 flood level and the area that is below the Q100 flood level;
 - (iii) identify and consider all other real and relevant constraints including, but not limited to:
 - (A) vegetation protection;
 - (B) ecological values including riparian buffers and corridors;
 - (C) stormwater or drainage corridors;
 - (D) slope;
 - (E) bushfire and landslide hazards;
 - (F) heritage;
 - (G) airport environs;
 - (H) coastal erosion;
 - (I) extractive resources;

- (J) flooding;
 - (K) land use buffer requirements;
 - (L) tenure related constraints; and
 - (M) restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
- (iv) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment;
- (e) the valuation of land must be undertaken by a certified practising valuer who must act professionally as a neutral and independent expert.

25. Application of an offset and refund

The following applies if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the relevant approval:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an **offset**—where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charges for the development;
- (b) a **refund**—where the establishment cost for the trunk infrastructure contribution is more than the levied charges for the development.

26. Details of an offset and refund

- (1) If an offset applies, the establishment cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with section 21 (Working out the establishment cost).
- (2) If a refund applies, the refund amount will be the establishment cost for the trunk infrastructure contribution less the levied charge for the development worked out in accordance with section 14 (Working out the levied charge).

27. Timing of an offset and refund

- (1) An applicant entitled to an offset or refund for the trunk infrastructure contribution is to:
 - (a) give to the local government a notice in the prescribed form which states the following:

- (i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
- (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution; and

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (b) pay the prescribed fee.

Editor's note—The prescribed fee may include the local government's costs for determining the matters in subsection (1)(a).

- (2) The local government is to as soon as is reasonably practicable after receiving a notice under subsection (1):
 - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
 - (b) give to the applicant a notice stating the outcome of the local government's determination.
- (3) The local government, if satisfied of the matters in subsection (1)(a), is to, unless otherwise provided for in an infrastructure agreement:
 - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
 - (b) for a refund—give the refund when stated in the infrastructure charges notice.
- (4) The local government has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government to achieve the following policy objectives:
 - (a) to seek to integrate the local government's land use and infrastructure plans;
 - (b) to implement the local government infrastructure plan as the basis for the local government's trunk infrastructure funding; and
 - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for the local government.
- (5) The local government's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
 - (a) for a trunk infrastructure contribution for identified necessary trunk infrastructure or different necessary trunk infrastructure which is

provided before or in the planned period for the trunk infrastructure contribution stated in the local government infrastructure plan:

- (i) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by the later of:
 - (I) 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over three financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (C) for a refund which is more than \$10 million—the refund may be given annually over five financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (b) for a trunk infrastructure contribution for identified necessary trunk infrastructure or different necessary trunk infrastructure which is provided after the planned period for the trunk infrastructure contribution stated in the local government infrastructure plan:

- (i) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by the later of:
 - (I) 31 December of the financial year following the completion of the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over three financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (C) for a refund which is more than \$10 million—the refund may be given annually over five financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
- (ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (c) for a trunk infrastructure contribution for other necessary trunk infrastructure:
 - (i) the local government is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the local government infrastructure plan having regard to the method used by the local government to work out the relevant planned date or period of items of identified necessary trunk infrastructure for the network of development infrastructure stated in the

- extrinsic material to the local government infrastructure plan *(specified date or period)*;
- (ii) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
 - (iii) the following payment triggers achieve the local government's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by the later of:
 - (I) 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over three financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (C) for a refund which is more than \$10 million—the refund may be given annually over five financial years in equal payments by the later of:
 - (I) 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution; and
 - (II) 18 months from the date of the relevant infrastructure charges notice;
 - (iv) each amount to be paid under subsection (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (d) for a trunk infrastructure contribution for prescribed trunk infrastructure:

- (i) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
- (ii) the payment trigger for a refund of 31 December of the financial year following the end of the planning horizon of the respective local government trunk infrastructure network in the local government infrastructure plan achieves the local government's policy objectives;
- (iii) the amount to be paid under subsection (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

Schedule 1 Dictionary

adopted charge see section 6(a) (Purpose of part 2).

applicable area see section 6(d) (Purpose of part 2).

applicable date see section 6(c) (Purpose of part 2).

applicable use see section 6(e) (Purpose of part 2).

applied adopted charge see section 12(b)(i) (Purpose of part 3).

automatic increase see section 12(c)(Purpose of part 3).

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.

completion means the stage in the provision of a trunk infrastructure contribution by an applicant when the local government is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for its intended purpose;
- (c) the local government determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

conversion application has the meaning in the Planning Act.

conversion criteria see section (a) (Purpose of part 4).

court area means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

CPI (an acronym for consumer price index) means the following:

- (a) the consumer price index 6401.0 All Groups Brisbane published by the Australian Bureau of Statistics;
- (b) if an index described in subsection (a) ceases to be published—another similar index prescribed by the local government.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 24(2) (Recalculation of the establishment cost for land).

demand credit see section 16(1) (Working out the extra demand).

demand unit see section 16(2) (Working out the extra demand).

development demand see section 16(1) (Working out the extra demand).

different necessary trunk infrastructure see section 19(b) (ii) (Purpose of part 4).

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

distributor-retailer infrastructure planning instrument see section 8(2).

distributor-retailer trunk infrastructure networks see section (b)(ii)(Purpose of part 2).

dwelling has the meaning in the SPA planning scheme.

Editor's note—The term 'dwelling' is defined in the SPA planning scheme to mean "A building or part of a building used or capable of being used as a self-contained residence that must include the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin;
- (d) clothes washing facilities.

This term includes outbuildings, structures and works normally associated with a dwelling."

establishment cost, for trunk infrastructure, means the following:

- (a) for existing infrastructure:

- (i) the current replacement cost of the infrastructure as reflected in the local government's asset register; and
 - (ii) the current value of the land acquired for the infrastructure; or
- (b) for future infrastructure—all costs of land acquisition, financing, and design and construction, for the infrastructure.

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

existing lawful use means an existing use which is lawful and already taking place on premises.

extra demand see section 12(b)(ii)(Purpose of part 3).

financial year means a period of one year beginning on 1 July.

GFA (an acronym for gross floor area) has the meaning in the SPA planning scheme.

Editor's note—The term 'gross floor area' is defined in the SPA planning scheme to mean "The total floor area of all storeys of the 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 or manoeuvring of motor vehicles;
- (f) unenclosed private balconies, whether roofed or not."

identified necessary trunk infrastructure criteria see section 20(1)(b)(i) (Conversion criteria).

identified necessary trunk infrastructure see section 19(b)(i) (Purpose of part 4).

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.

IPA planning scheme means the *Brisbane City Plan 2000*.

levied charge see section 12(a) (Purpose of part 3).

local government infrastructure plan has the meaning in the Planning Act.

local government trunk infrastructure networks see section 6(b)(b)(i) (Purpose of part 2).

market cost see section 23(2) (Recalculation of the establishment cost for work).

offset see section 25(a) (Application of an offset and refund).

other necessary trunk infrastructure see section 19(b)(iii) (Purpose of part 4).

planned cost see section 22(2)(a) (Calculation of the establishment cost).

planned estimate see section 22(2) (Calculation of the establishment cost).

Planning Act means the *Planning Act 2016*.

Planning Regulation means the *Planning Regulation 2017*.

prescribed cost see section 23(5)(5)(a) (Recalculation of the establishment cost for work).

prescribed financial contribution see section 12(b)(b)(iii) (Purpose of part 3).

prescribed fee means a cost recovery fee prescribed by the local government.

prescribed form means a form prescribed by the local government.

prescribed trunk infrastructure see section 19(b)(iv) (Purpose of part 4).

previous lawful use means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.

refund see section 25(b) (Application of an offset and refund).

runoff hectares means the demand for waterway capacity generated by one gross hectare of land calculated using the coefficient of runoff for the zone and zone precinct under the SPA planning scheme.

SEQ Water Act means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

SPA planning scheme means the planning scheme which replaces the IPA planning scheme.

Editor's note—The SPA planning scheme is the Brisbane City Plan 2014, which was aligned with the Planning Act.

specified date or period see section 27(5)(c)(i) (Timing of an offset and refund).

suite means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

trunk infrastructure contribution see section 19(b) (Purpose of part 4).

trunk infrastructure networks see section 6(b) (Purpose of part 2).

Schedule 2 Adopted charges

Table A Adopted charge for reconfiguring a lot

Column 1 Demand unit	Column 2 Distributor-retailer adopted charge (\$ per demand unit)		Column 3 Local government adopted charge (\$ per demand unit)
	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	Transport, community purposes and stormwater trunk infrastructure networks
Lot	9,484.25	4,671.35	14,155.60

Table B Adopted charge for a residential use

Column 1 Use under Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Prescribed amount under Planning Regulation <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>		Column 3 Distributor-retailer proportion of prescribed amount (\$) <i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Residential					
Dwelling house	1 or 2 bedroom dwelling	20,222.30	6,774.47	3,336.68	10,111.15
	3 or more bedroom dwelling	28,311.20	9,484.25	4,671.35	14,155.60
Dual occupancy	1 or 2 bedroom dwelling	20,222.30	6,774.47	3,336.68	10,111.15
	3 or more bedroom dwelling	28,311.20	9,484.25	4,671.35	14,155.60
Caretaker's accommodation	1 or 2 bedroom dwelling	20,222.30	6,774.47	3,336.68	10,111.15
	3 or more bedroom dwelling	28,311.20	9,484.25	4,671.35	14,155.60
Multiple dwelling	1 or 2 bedroom dwelling	20,222.30	6,774.47	3,336.68	10,111.15
	3 or more bedroom dwelling	28,311.20	9,484.25	4,671.35	14,155.60

Brisbane City Council
Brisbane Infrastructure Charges Resolution (No. 6) 2017

Column 1 Use under Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Prescribed amount under Planning Regulation <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>		Column 3 Distributor-retailer proportion of prescribed amount (\$) <i>Editor's note—See distributor- retailer's Water Netserv Plan (Part A) (Charges schedule).</i>		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Accommodation (short-term)					
Hotel [residential component]	Suite with 1 or 2 bedrooms	10,111.15	3,387.24	1,668.34	4,044.46
	Suite with 3 or more bedrooms	14,155.60	4,742.13	2,335.68	6,066.69
	Bedroom that is not within a suite	10,111.15	3,387.24	1,668.34	4,044.46
Short-term accommodation	Suite with 1 or 2 bedrooms	10,111.15	3,387.24	1,668.34	4,044.46
	Suite with 3 or more bedrooms	14,155.60	4,742.13	2,335.68	6,066.69
	Bedroom that is not within a suite	10,111.15	3,387.24	1,668.34	4,044.46
Tourist park	1 or 2 tent or caravan sites	10,111.15	3,387.24	1,668.34	4,044.46
	3 or more tent or caravan sites	14,155.60	4,742.13	2,335.68	6,066.69
	1 or 2 bedroom cabin	10,111.15	3,387.24	1,668.34	4,044.46
	3 or more bedroom cabin	14,155.60	4,742.13	2,335.68	6,066.69

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Column 1 Use under Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Prescribed amount under Planning Regulation <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>		Column 3 Distributor-retailer proportion of prescribed amount (\$) <i>Editor's note—See distributor- retailer's Water Netserv Plan (Part A) (Charges schedule).</i>		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Accommodation (long-term)					
Community residence	Suite with 1 or 2 bedrooms	20,222.30	6,774.47	3,336.68	8,088.92
	Suite with 3 or more bedrooms	28,311.20	9,484.25	4,671.35	12,133.38
	Bedroom that is not within a suite	20,222.30	6,774.47	3,336.68	8,088.92
Relocatable home park	1 or 2 bedroom relocatable dwelling site	20,222.30	6,774.47	3,336.68	8,088.92
	3 or more bedroom relocatable dwelling site	28,311.20	9,484.25	4,671.35	12,133.38
Retirement facility	Suite with 1 or 2 bedrooms	20,222.30	6,774.47	3,336.68	8,088.92
	Suite with 3 or more bedrooms	28,311.20	9,484.25	4,671.35	12,133.38
	Bedroom that is not within a suite	20,222.30	6,774.47	3,336.68	8,088.92
Rooming accommodation	Suite with 1 or 2 bedrooms	20,222.30	6,774.47	3,336.68	8,088.92
	Suite with 3 or more bedrooms	28,311.20	9,484.25	4,671.35	12,133.38

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Column 1 Use under Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Prescribed amount under Planning Regulation <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>		Column 3 Distributor-retailer proportion of prescribed amount (\$) <i>Editor's note—See distributor- retailer's Water Netserv Plan (Part A) (Charges schedule).</i>		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
	Bedroom that is not within a suite	20,222.30	6,774.47	3,336.68	8,088.92

Table C Adopted charge for a non-residential use

Column 1 Use under Planning Regulation	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Prescribed amount under Planning Regulation	Distributor- retailer proportion of prescribed amount		Local government adopted charge	Prescribed amount under Planning Regulation	Local government adopted charge
		Sewerage	Water supply			
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>			<i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	
Places of assembly						
Club	70.80	24.27	12.13	34.38	10.10	10.10
Community use	70.80	24.27	12.13	34.38	10.10	10.10
Function facility	70.80	24.27	12.13	34.38	10.10	10.10
Funeral parlour	70.80	24.27	12.13	34.38	10.10	10.10
Place of worship	70.80	24.27	12.13	34.38	10.10	10.10
Commercial (bulk goods)						
Agricultural supplies store	141.55	24.27	12.13	105.15	10.10	10.10
Bulk landscape supplies	141.55	24.27	12.13	105.15	10.10	10.10
Garden centre	141.55	24.27	12.13	105.15	10.10	10.10
Hardware and trade supplies	141.55	24.27	12.13	105.15	10.10	10.10
Outdoor sales	141.55	24.27	12.13	105.15	10.10	10.10
Showroom	141.55	24.27	12.13	105.15	10.10	10.10
Commercial (retail)						
Food and drink outlet	182.00	24.27	12.13	145.60	10.10	10.10
Service industry	182.00	24.27	12.13	145.60	10.10	10.10

Column 1 Use under Planning Regulation	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Prescribed amount under Planning Regulation	Distributor- retailer proportion of prescribed amount		Local government adopted charge	Prescribed amount under Planning Regulation	Local government adopted charge
		Sewerage	Water supply	Transport and community purposes		
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>			<i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	
Service station	182.00	24.27	12.13	145.60	10.10	10.10
Shop	182.00	24.27	12.13	145.60	10.10	10.10
Shopping centre	182.00	24.27	12.13	145.60	10.10	10.10
Commercial (office)						
Office	141.55	24.27	12.13	105.15	10.10	10.10
Sales office	141.55	24.27	12.13	105.15	10.10	10.10
Educational facility						
Childcare centre	141.55	24.27	12.13	105.15	10.10	10.10
Community care centre	141.55	24.27	12.13	105.15	10.10	10.10
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program	141.55	24.27	12.13	105.15	10.10	10.10
Educational establishment for the Flying Start for Queensland Children program	0	0	0	0	0	0

Column 1 Use under Planning Regulation	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Prescribed amount under Planning Regulation	Distributor- retailer proportion of prescribed amount		Local government adopted charge	Prescribed amount under Planning Regulation	Local government adopted charge
		Sewerage	Water supply	Transport and community purposes		
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>			<i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	
Entertainment						
Hotel	202.20	40.44	20.22	141.54	10.10	10.10
Nightclub entertainment facility	202.20	40.44	20.22	141.54	10.10	10.10
Resort complex	202.20	40.44	20.22	141.54	10.10	10.10
Theatre	202.20	40.44	20.22	141.54	10.10	10.10
<i>Note—For the uses under the Entertainment heading, the prescribed amount is for each square metre of GFA, other than for areas for providing accommodation (Column 2, Table 1, Schedule 16, Planning Regulation)</i>						
Indoor sport and recreation						
Indoor sport and recreation	202.20	40.44	20.22	141.54	10.10	10.10
	20.20 for court areas	3.03	2.02	15.15	10.10	10.10
Industry						
Low impact industry	50.55	24.27	12.13	14.15	10.10	10.10
Medium impact industry	50.55	24.27	12.13	14.15	10.10	10.10
Research and technology industry	50.55	24.27	12.13	14.15	10.10	10.10
Rural industry	50.55	24.27	12.13	14.15	10.10	10.10
Warehouse	50.55	24.27	12.13	14.15	10.10	10.10

Brisbane City Council
Brisbane Infrastructure Charges Resolution (No. 6) 2017

Column 1 Use under Planning Regulation	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Prescribed amount under Planning Regulation	Distributor- retailer proportion of prescribed amount		Local government adopted charge	Prescribed amount under Planning Regulation	Local government adopted charge
		Sewerage	Water supply	Transport and community purposes		
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>			<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	
Marine industry	50.55	24.27	12.13	14.15	10.10	10.10
High impact industry						
High impact industry	70.80	27.31	13.15	30.34	10.10	10.10
Special industry	70.80	27.31	13.15	30.34	10.10	10.10
Low impact rural						
Uses under the Low impact rural heading	The prescribed amount under the Planning Regulation and adopted charges under this resolution is \$0. <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>					
High impact rural						
Cultivating, in a confined area, aquatic animals or plants for sale	20.20	7.07	3.03	10.10	0	0
Intensive animal industry	20.20	7.07	3.03	10.10	0	0
Intensive horticulture	20.20	7.07	3.03	10.10	0	0
Wholesale nursery	20.20	7.07	3.03	10.10	0	0
Winery	20.20	7.07	3.03	10.10	0	0
Essential services						
Correctional facility	141.55	24.27	12.13	105.15	10.10	10.10

Brisbane City Council
Brisbane Infrastructure Charges Resolution (No. 6) 2017

Column 1 Use under Planning Regulation	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Prescribed amount under Planning Regulation	Distributor- retailer proportion of prescribed amount		Local government adopted charge	Prescribed amount under Planning Regulation	Local government adopted charge
		Sewerage	Water supply			
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See distributor-retailer's Water Netserv Plan (Part A) (Charges schedule).</i>			<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>	
Emergency services	141.55	24.27	12.13	105.15	10.10	10.10
Health care service	141.55	24.27	12.13	105.15	10.10	10.10
Hospital	141.55	24.27	12.13	105.15	10.10	10.10
Residential care facility	141.55	24.27	12.13	105.15	10.10	10.10
Veterinary service	141.55	24.27	12.13	105.15	10.10	10.10
Minor uses						
Uses under the Minor uses heading	The prescribed amount under the Planning Regulation and adopted charges under this resolution is \$0. <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>					
Other uses						
Uses under the Other uses heading	The prescribed amount under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use heading that the local government decides should apply for the use. <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation 2017.</i>					

Schedule 3 Applicable uses under the IPA planning scheme and SPA planning scheme

Column 1 Use headings under the Planning Regulation	Column 2 Use under the Planning Regulation	Column 3 Use under the IPA planning scheme	Column 4 Use under the SPA planning scheme
<i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
Residential use			
Residential	Dwelling house	House; Single unit dwelling	Dwelling house
	Dual occupancy	Multi-unit dwelling	Dual occupancy
	Caretaker's accommodation	Caretaker's flat	Caretaker's accommodation
	Multiple dwelling	Multi-unit dwelling	Multiple dwelling
	Other use	No defined use	Dwelling unit
Accommodation (short-term)	Hotel	Short term accommodation (Hotel - residential component)	Hotel [residential component]
	Short-term accommodation	Short term accommodation (backpacker hostel, guesthouse, motel, serviced apartments)	Short-term accommodation
	Tourist park	Short term accommodation (caravan park, holiday cabins), Camping ground	Tourist park
	Other use	No defined use	Resort complex [residential component]
Accommodation (long-term)	Community residence	No defined use	Community residence
	Relocatable home park	Caravan park	Relocatable home park
	Retirement facility	Multi-unit dwelling (retirement village)	Retirement facility

Column 1 Use headings under the Planning Regulation <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 3 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 4 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>
	Rooming accommodation	Multi-unit dwelling (boarding house, community dwelling, hostel, orphanage, children's home)	Rooming accommodation
	Other use	Multi-unit dwelling (aged care accommodation, institution, nursing home); Multi-unit dwelling (off-site accommodation); On-site accommodation ancillary to Education purposes	Rooming accommodation (off-site student accommodation); On-site accommodation ancillary to Educational establishment; Non-resident workforce accommodation; Rural workers' accommodation
Non-residential use			
Places of assembly	Club	Club; Youth club	Club
	Community use	Community facilities	Community use
	Function facility	Convention centre	Function facility
	Funeral parlour	Cemetery (funeral chapel, parlour)	Funeral parlour
	Place of worship	Community facilities (church)	Place of worship
Commercial (bulk goods)	Agricultural supplies store	Display and sale activities	Agricultural supplies store
	Bulk landscape supplies	Display and sale activities	Bulk landscape supplies
	Garden centre	Garden centre	Garden centre
	Hardware and trade supplies	Display and sale activities	Hardware and trade supplies
	Outdoor sales	Display and sale activities	Outdoor sales
	Showroom	Shop (showroom)	Showroom
Commercial (retail)	Adult store	Shop	Adult store

Column 1 Use headings under the Planning Regulation	Column 2 Use under the Planning Regulation	Column 3 Use under the IPA planning scheme	Column 4 Use under the SPA planning scheme
<i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
	Food and drink outlet	Restaurant	Food and drink outlet, Bar
	Service industry	Shop	Service industry
	Service station	Service station	Service station
	Shop	Shop	Shop
	Shopping centre	Shop	Shopping centre
Commercial (office)	Office	Office	Office
	Sales office	Estate sales office; Display dwelling	Sales office
Educational facility	Childcare centre	Child care facility	Child care centre
	Community care centre	Health care purposes (maternal and child welfare centre, community health centre or respite care centre)	Community care centre
	Educational establishment other than an educational establishment for the Flying Start for Queensland Children program	Education purposes (if not for the Flying Start for Queensland Children Program)	Educational establishment (if not for the Flying Start for Queensland Children Program)
	Educational establishment for the Flying Start for Queensland Children program	Education purposes (if for the Flying Start for Queensland Children Program)	Educational establishment (if for the Flying Start for Queensland Children Program)
Entertainment ¹	Hotel	Short term accommodation (Hotel - non-residential component)	Hotel

¹ Other than areas for providing accommodation (Column 2, Table 1, Schedule 16, Planning Regulation)

Column 1 Use headings under the Planning Regulation	Column 2 Use under the Planning Regulation	Column 3 Use under the IPA planning scheme	Column 4 Use under the SPA planning scheme
<i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
	Nightclub entertainment facility	Nightclub	Nightclub entertainment facility
	Resort complex	No defined use	Resort complex
	Theatre	Cinema, Indoor sport and recreation (theatre)	Theatre
Indoor sport and recreation	Indoor sport and recreation	Indoor sport and recreation (sports centre, gymnasium, snooker and pool centre, athletics)	Indoor sport and recreation
Industry	Low impact industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Low impact industry
	Medium impact industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Medium impact industry
	Research and technology industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Research and technology industry
	Rural industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Rural industry
	Warehouse	Warehouse	Warehouse
	Marine industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Marine industry
	Other use	No defined use	Transport depot

Column 1 Use headings under the Planning Regulation <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 3 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 4 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>
High impact industry	High impact industry	Industry identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme; Radioactive Industry	High impact industry
	Special industry	Industry identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme; Radioactive Industry	Special industry
Low impact rural	Animal husbandry	Farm (breeding, keeping and/or raising livestock or bees)	Animal husbandry
	Cropping	Farm (growing crops, trees, fruit, vegetables, flowers and turf)	Cropping
	Permanent plantation	Farm (growing crops, trees, fruit, vegetables, flowers and turf)	Permanent plantation
	Wind farm	No defined use	Renewable energy facility
High impact rural	Cultivating, in a confined area, aquatic animals or plants for sale	No defined use	Aquaculture
	Intensive animal industry	Use of premises for commercial rural activities where does not meet Farm definition (• poultry farming of more than 20 birds • goat farming of more than 5 goats • pig farming of more than 5 pigs • cattle feed lotting of any number of cattle)	Intensive animal industry

Column 1 Use headings under the Planning Regulation <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 3 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 4 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>
	Intensive horticulture	Use of premises for commercial rural activities where does not meet Farm definition (• soil conditioner manufacture • mushroom growing substrate manufacture)	Intensive horticulture
	Wholesale nursery	No defined use	Wholesale nursery
	Winery	No defined use	Winery
Essential services	Correctional facility	No defined use	Detention facility
	Emergency services	Emergency services	Emergency services
	Health care service	Medical centre	Health care service
	Hospital	Health care purposes (hospital)	Hospital
	Residential care facility	Multi-unit dwelling (Residential development for people with special needs)	Residential care facility
	Veterinary service	Veterinary facility	Veterinary service
Other uses	Air service	Utility installation (transport services - including an airstrip, air transport)	Air service
	Animal keeping	Cattery, Kennels, Utility installation (animal pound), Stable	Animal keeping
	Car park	Car park	Parking station
	Crematorium	Crematorium	Crematorium
	Extractive industry	Extractive industry	Extractive industry
	Major sport, recreation and entertainment facility	No defined use	Major sport, recreation and entertainment facility

Column 1 Use headings under the Planning Regulation <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 3 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 4 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>
	Motor sport facility	No defined use	Motor sport facility
	Non-resident workforce accommodation	No defined use	Non-resident workforce accommodation
	Outdoor sport and recreation	Outdoor sport and recreation	Outdoor sport and recreation
	Port service	Utility installation (transport services - including wharf, harbour)	Port service
	Tourist attraction	No defined use	Tourist attraction
	Utility installation	Utility installation	Utility installation
	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use	Car wash; Centre activities; Container depot; Mixed use; Radio or television station; Railway activities; Riding school	Brothel; Car wash; Environment facility; Major electricity infrastructure; Nature-based tourism; Substation
Minor uses	Advertising device	No defined use	No defined use
	Cemetery	Cemetery (graveyard, burial ground, columbarium, pet cemetery)	Cemetery
	Home-based business	Home business	Home-based business
	Landing	Landing	Landing
	Market	Shop (market)	Market
	Outdoor lighting	Outdoor lighting	No defined use
	Outstation	No defined use	Outstation
	Park	Park	Park
	Roadside stall	Shop (stall)	Roadside stall

Column 1 Use headings under the Planning Regulation <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 3 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 4 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>
	Telecommunications facility	Telecommunication tower	Telecommunications facility
	Temporary use	No defined use	No defined use

Schedule 4 Applied local government adopted charges for particular uses

Column 1 Use heading under the Planning Regulation <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation 2017.</i>	Column 2 Use under the IPA planning scheme <i>Editor's note—See Brisbane City Plan 2000.</i>	Column 3 Use under the SPA planning scheme <i>Editor's note—See Brisbane City Plan 2014.</i>	Column 4 Applied local government adopted charge (\$ per demand unit)
Accommodation (long-term)	Multi-unit dwelling (off-site student accommodation); On-site student accommodation ancillary to Education purposes	Rooming accommodation (off-site student accommodation); On-site student accommodation ancillary to Educational establishment	4,044.46 per suite with 1 bedroom
			8,088.92 per suite with 2 bedrooms
			12,133.38 per suite with 3 or more bedrooms
			4,044.46 per bedroom (for a bedroom which is not within a suite)

Schedule 5 **Identified necessary trunk infrastructure criteria**

Column 1 Local government trunk infrastructure networks	Column 2 Identified necessary trunk infrastructure criteria
Transport trunk infrastructure network	The criteria stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network.
Community purposes trunk infrastructure network	The criteria stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Community Purposes Network.
Stormwater trunk infrastructure network	The criteria stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Stormwater Network.

Schedule 6 Planned cost for local government trunk infrastructure networks

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
Transport trunk infrastructure network		
Road network	The value of the land cost stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network.	The value of the work for the trunk infrastructure contribution less the value of any existing road infrastructure which is replaced by the trunk infrastructure contribution which are calculated by reference to the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network: (a) construction cost; (b) construction on cost.
Pathways network	The value of the land cost stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network.	The value of the work for the trunk infrastructure contribution less the value of any existing pathways infrastructure which is replaced by the trunk infrastructure contribution which are calculated by reference to the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network: (a) construction cost; (b) construction on cost; (c) services cost.
Public transport (ferry terminals) network	Not applicable	The value of the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network: (a) construction cost; (b) construction on cost.
Public transport (bus stops) network	Not applicable	The value of the work for the trunk infrastructure contribution less the value of any existing public transport (bus stop) infrastructure which is replaced by the trunk infrastructure contribution which are calculated

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
		by reference to the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Transport Network: <ul style="list-style-type: none"> (a) construction cost; (b) construction on cost.
Community purposes trunk infrastructure network		
Public parks network	The value of the land cost stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Community Purposes Network.	The value of the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Community Purposes Network: <ul style="list-style-type: none"> (a) if only land preparation is required—the value of the site preparation and connection to services; (b) if otherwise—the value of <ul style="list-style-type: none"> (i) the embellishment cost; (ii) the embellishment on cost;
Land for community facilities network	The value of the land cost stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Community Purposes Network.	The value of the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Community Purposes Network: <ul style="list-style-type: none"> (a) site preparation; (b) connection to services.
Stormwater trunk infrastructure network		
Stormwater network	The value of the land cost stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Stormwater Network.	The value of the work for the trunk infrastructure contribution less the value of any existing stormwater infrastructure which is replaced by the trunk infrastructure contribution which are calculated by reference to the following stated in the Brisbane City Plan 2014 Local Government Infrastructure Plan Extrinsic Material for the Stormwater Network: <ul style="list-style-type: none"> (a) construction cost; (b) construction design and supervision cost;

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
		(c) construction on cost.

Schedule 7 Maximum construction on costs for work

Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
Transport trunk infrastructure network	
Road network	15
Pathways network	8
Public transport (ferry terminals) network	8
Public transport (bus stops) network	8
Community purposes trunk infrastructure network	
Public parks network	13
Land for community facilities network	13
Stormwater trunk infrastructure network	
Stormwater network	9

Schedule 8 Infrastructure planning scheme policies

Column 1 Infrastructure planning scheme policy	Column 2 Date
Planning Scheme Policy 1 Development Contributions for Parks and Recreational Facilities Arising from Subdivision of Land and from Material Change of Use or Development of Land	IPA planning scheme
Planning Scheme Policy 2 Development Contributions for Water Supply and Sewerage Headworks Arising from Subdivision and Material Change of Use of Land	IPA planning scheme
Planning Scheme Policy 10 Paradise Road Interchange Infrastructure Charges	IPA planning scheme
Bulimba Industrial Area Infrastructure Charges Plan	4 December 2001
Planning Scheme Policy Supporting Information for the Bulimba Industrial Area ICP	4 December 2001
Australia Trade Coast South Infrastructure Charges Plan	4 December 2001
Planning Scheme Policy Supporting Information for the Australia Trade Coast South ICP	4 December 2001
Wakerley Infrastructure Charges Plan	4 December 2001
Planning Scheme Policy Supporting Information for the Wakerley ICP	4 December 2001
Richlands Area Infrastructure Charges Plan	4 December 2001
Planning Scheme Policy Supporting Information for the Richlands Area ICP	4 December 2001
Inner North-Eastern Suburbs Infrastructure Charges Plan	4 December 2001
Planning Scheme Policy Supporting Information for the Inner North-Eastern Suburbs ICP	4 December 2001

Column 1 Infrastructure planning scheme policy	Column 2 Date
Fig Tree Pocket Infrastructure Charges Plan	3 December 2002
Planning Scheme Policy Supporting Information for the Fig Tree Pocket ICP	3 December 2002
Wynnum West Infrastructure Charges Plan	22 July 2003
Planning Scheme Policy Supporting Information for the Wynnum West ICP	25 July 2003
Calamvale District Infrastructure Charges Plan	29 July 2003
Planning Scheme Policy Supporting Information for the Calamvale District ICP	29 July 2003
Doolandella Infrastructure Charges Plan	25 May 2005
Planning Scheme Policy Supporting Information for the Doolandella ICP	25 May 2005
Australia Trade Coast South Infrastructure Contributions Planning Scheme Policy	July 2007
Bulimba Infrastructure Contributions Planning Scheme Policy	July 2007
Calamvale Infrastructure Contributions Planning Scheme Policy	July 2007
Infill Community Purposes Infrastructure Contributions Planning Scheme Policy	July 2007
Doolandella Infrastructure Contributions Planning Scheme Policy	July 2007
Fig Tree Pocket Infrastructure Contributions Planning Scheme Policy	July 2007
Inner North Eastern Suburbs Infrastructure Contributions Planning Scheme Policy	July 2007
Richlands Area Infrastructure Contributions Planning Scheme Policy	July 2007
Sewerage Infrastructure Contributions Planning Scheme Policy	July 2007
Infill Transport Infrastructure Contributions Planning Scheme Policy	July 2007

Column 1 Infrastructure planning scheme policy	Column 2 Date
Wakerley Infrastructure Contributions Planning Scheme Policy	July 2007
Water Supply Infrastructure Contributions Planning Scheme Policy	July 2007
Infill Waterways Infrastructure Contributions Planning Scheme Policy	July 2007
Wynnum West Infrastructure Contributions Planning Scheme Policy	July 2007
West End Riverside Infrastructure Contributions Planning Scheme Policy	June 2008
Albion Infrastructure Contributions Planning Scheme Policy	July 2008
Rosedale Infrastructure Contributions Planning Scheme Policy	August 2008
Infill Community Purposes Infrastructure Contributions Planning Scheme Policy	July 2009
Infill Transport Infrastructure Contributions Planning Scheme Policy	July 2009
Infill Waterways Infrastructure Contributions Planning Scheme Policy	July 2009
Water Supply Infrastructure Contributions Planning Scheme Policy	July 2009
Sewerage Infrastructure Contributions Planning Scheme Policy	July 2009
Inner North-Eastern Suburbs Infrastructure Contributions Planning Scheme Policy	July 2009