

DOUGLAS SHIRE COUNCIL INFRASTRUCTURE CHARGES RESOLUTION (NO. 2) 2021

*Adopted by Council on 23 February 2021.
Commenced 1 March 2021.*

This Resolution replaces the Infrastructure Charges Resolution (No.1) that was adopted by Council on 5 June 2018.

DOUGLAS **SHIRE**
COUNCIL

*Engaging, Planning, Partnering
Muruku Kirraji – Eastern Kuku Yalanji
Nganyji pina ngunda-lum ... Ma:Inyjirri-yngku – Yirrganydji*

Doc 959001

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Schedule 1 – Maps

Table 1 – Infrastructure Charge Rates

Douglas Shire Council Infrastructure Charges Resolution (No.2) 2021

PART 1 PRELIMINARY

1.1 Title

This resolution may be cited as the Douglas Shire Council Infrastructure Charges Resolution (No.2) 2021.

1.2 Planning Act 2016

This resolution is made under Section 113 of the *Planning Act 2016*.

Any reference to the Act in this resolution means the *Planning Act 2016*.

1.3 Effect

This resolution and an adopted charge under this resolution takes effect on and from 1 March 2021.

1.4 Purpose of the resolution

The purpose of the resolution is to:

- a. Adopt charges (each an adopted charge) for the purpose of determining a levied charge for development to assist in the funding the cost of the trunk infrastructure networks identified in the Douglas Shire Council Local Government Infrastructure Plan (LGIP), namely:
 - i. water supply;
 - ii. wastewater;
 - iii. transport; and
 - iv. public parks and land for community facilities
- b. State other matters relevant to the adopted charge and infrastructure charges;
- c. Include a method for working out the cost of infrastructure the subject of an offset or refund; and
- d. Include criteria for deciding a conversion application. This resolution is made under section 113 of the *Planning Act 2016*.

1.5 Application to local government area

This resolution applies for the entire Douglas Shire Council Local Government Area.

PART 2 RELATIONSHIP WITH THE PLANNING REGULATION

2.1 Relationship to the prescribed amount

In accordance with Section 114 of the Act, this resolution adopts a charge rate for particular development that is not more than the maximum adopted charge for providing trunk infrastructure for the development as prescribed by the *Planning Regulation 2017*.

Schedule 16 of the *Planning Regulation 2017* states the prescribed maximum amount for each adopted charge for providing trunk infrastructure for the development.

PART 3 ADOPTED INFRASTRUCTURE CHARGE

3.1 Development subject to infrastructure charges

Subject to Clause 3.2 and the provisions of the Act, this resolution applies to assessable development for the following development types

- a. Reconfiguring a lot;
- b. Making a material change of use of premises; and
- c. The carrying out of building work.

3.2 Applicable infrastructure charge rates

- a. It is resolved to adopt the infrastructure charge rates as contained in Table 1 for particular development located within and outside of the Priority Infrastructure Area as shown in the Maps at Schedule 1.
- b. Where development is located outside of the Priority Infrastructure Area as identified in Maps at Schedule 1, and is contiguous to the Priority Infrastructure Area boundary, the adopted charge for development is the rate contained in Table 1.
- c. For all other development located outside of the Priority Infrastructure Area in the Maps at Schedule 1, the adopted charge for development is the rate contained in Table 1.

Mirage Area

Land within the Integrated Resort Development Mirage Resort Scheme is outside Council's LGIP Priority Infrastructure Area (PIA). Land use within this area is subject to the Integrated Resort Development Scheme. The servicing for water supply and sewerage for land within this Scheme is as per the Deed of Agreement (Mirage Port Douglas Resort Refurbishment) executed on 28 September 2016 (#791822).

Infrastructure charges are applicable to development under this Scheme where:-

- a. Development places additional demand on Council's infrastructure network; and
- b. The infrastructure credit under the Deed of Agreement has been exhausted.

PART 4 LEVIED CHARGE

4.1 Calculation of the levied charge

- a. Subject to Clause 4.1.d, a levied charge for development is calculated as follows:

$$LC = AC - C$$

Where:

LC is the total infrastructure charge that may be levied by Council (the **Levied Charge**).

AC is the **adopted charge** for the proposed development calculated for the respective development identified in Table 1.

C is the **credit** available to the premises as calculated as a unit of measure for development (as determined in accordance with Clause 4.1) identified in Table 1.

Clause 4.2 provides guidance on determining extra demand placed upon trunk infrastructure and the calculation of the levied charge.

- b. Where the adopted charges associated with the credit (C) exceed the adopted charge for the proposed development (AC), then:
 - i. no infrastructure charges will be required;
 - ii. no refund will be given; and
 - iii. the credit remains with the premises.
- c. For the purposes of calculating AC or C in accordance with Clause 4.1, where development involves:
 - i. the reconfiguration a lot that will create additional lots, or where vacant lots exist, the '3 or more bedroom dwelling house' adopted charge rate contained in Table 1 is the rate to be used for the development in the calculation;
 - ii. for multiple land uses, the highest adopted charge rate associated with the land uses involved in the development contained in Table 1 is the adopted charge rate to be used in the calculation.
- d. The following proportional deductions to the levied charge apply:
 - i. 35% for all development where there is no waste water connection to the subject premises;
 - ii. 30% for *residential development* where there is no water supply to the subject premises; and
 - iii. 25% for *non-residential development* where there is no water supply connection to the subject premises.

4.2 Extra demand

- a. Section 120 of the Act provides that a levied charge may be only for extra demand placed upon trunk infrastructure.
- b. In accordance with Section 120 of the Act, when working out extra demand, the demand on trunk infrastructure generated by the following must not be included:
 - i. an existing use on the premises if the use is lawful and already taking place on the premises;
 - ii. a previous use that is no longer taking place on the premises if the use was lawful at the time the use was carried out;
 - iii. other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- c. The demand generated by a use or development stated in 4.2 b. may be included if:
 - i. an infrastructure requirement that applies, or applied to the use or development, has not been complied with; or
 - ii. the demand generated by development stated in 4.2 b. may be included if
 - an infrastructure requirement applies to the premises on which the development will be carried out; and
 - the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the premises.

4.3 Indexing of infrastructure charges

- a. It is resolved to provide for automatic increases in:
 - i. the levied charges from when they are levied to when they are paid (an automatic increase provision); and
 - ii. the adopted charge rates for development located in the Douglas Shire Council Charge Area, up to the value of the Capped Charge rate contained in Table 1, on an annual basis.

The increases will be calculated in accordance with the Consumer Price Index: All Groups, Brisbane.

- b. The increases calculated in accordance with Clause 4.3.a uses the applicable annual index value at the date the charge was levied to the applicable annual index value at the date the charge is to be paid.
- c. Under Section 114 of the Act, an automatic increase must not be more than the lesser of the following:
 - i. the difference between the levied charge, and the maximum adopted charge that the local government could have levied for the development when the charge is paid.
 - ii. the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period, starting on the day the levied charge is levied; and ending on the day the charge is paid.

PART 5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

5.1 Planning assumptions

The planning assumptions about future growth and urban development are identified in the LGIP.

5.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

5.3 Trunk infrastructure networks

The trunk infrastructure networks to which an adopted charge applies are identified in the LGIP.

5.4 Desired standard of service

The desired standards of service for each network are detailed in the LGIP.

5.5 Plans for trunk infrastructure

The existing and future plans for trunk infrastructure for the local government area are contained in the LGIP.

5.6 Infrastructure Work Schedule

The infrastructure works schedules, including the establishment cost of trunk infrastructure items, are contained in the LGIP.

PART 6 COST OF INFRASTRUCTURE OFFSETS OR REFUNDS

6.1 Establishment cost for works

The cost of the infrastructure for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition is the establishment cost identified in the LGIP.

6.2 Method for calculating infrastructure costs subject of the offset or refund

- a. Where a notice is given by an applicant under Section 137 of the Act for the recalculation of the establishment cost for trunk infrastructure, the applicant must, at their own cost, provide Council with the following:

For trunk infrastructure that is works:

- i. a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with a scope of works that is provided by Council; and
- ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities.

For trunk infrastructure that is land:

- i. a valuation of the specified land undertaken by a certified practicing valuer.
- b. Council must give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted.
- c. If Council accepts the bill of quantities and the cost estimate or the valuation, the cost estimate or valuation is the establishment cost of the infrastructure.
- d. If Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost:
- i. for the bill of quantities and the cost estimate, have an assessment undertaken by an appropriately qualified person to:
 - determine whether the bill of quantities is in accordance with the scope of works provided by Council;
 - determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide a new cost estimate using a first principles approach.
 - ii. for the valuation, have a valuation undertaken by a certified practicing valuer.
- e. If Council rejected the bill of quantities and the cost estimate or the valuation in accordance with Clause 6.2.d, it must provide the applicant with the following in writing:
- i. reasons why it rejected the bill of quantities and cost estimate or the valuation; and
 - ii. the proposed new bill of quantities and cost estimate or the valuation as determined in accordance with Clause 6.2.d.
- f. Where written notice has been given by Council in accordance with Clause 6.2.e:
- i. the applicant may negotiate and agree with Council regarding the cost estimate or valuation; and

- ii. the cost estimate or valuation agreed in accordance with Clause 6.2.f.i. is the establishment cost of the infrastructure.
- g. If agreement in accordance with Clause 6.2.f.i. cannot be reached, Council must:
 - i. for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to a suitably qualified expert agreed to by both the applicant and Council to:
 - assess whether the bill of quantities is in accordance with the scope of works;
 - assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide an amended cost estimate using a first principles estimating approach.
 - ii. for the valuation, have a valuation undertaken by a certified practicing valuer agreed to by both the applicant and Council to assess the market value.
- h. The cost of the independent assessment carried out in accordance with Clause 6.2.g must be shared equally between the applicant and Council.
- i. The amended cost estimate or valuation determined in accordance with Clause 6.2.g is the establishment cost of the infrastructure.
- j. If the applicant and Council cannot agree on the appointment of a suitably qualified expert or certified practicing valuer for the purposes of Clause 6.2.g, the establishment cost of the infrastructure is determined by calculating the average of the cost estimates or valuations prepared in accordance with Clause 6.2.a and 6.2.d.
- k. Where Council accepts the amended cost in accordance with Clause 6.2.c. or 6.2.j, Council will update the following to include the infrastructure item;
 - i. The infrastructure charges notice associated with the applicant's Development Approval; and
 - ii. the LGIP.

PART 7 CONVERSION APPLICATIONS

7.1 Conversion applications

- a. Where an applicant makes an application under Section 139 of the Act to convert non-infrastructure to trunk infrastructure, all of the following criteria must be met:
 - i. The infrastructure required to service the development is consistent with the assumptions about growth, type, scale, location and timing of development and infrastructure network planning methodologies contained in the LGIP including extrinsic material;
 - ii. The infrastructure required to service the development is consistent with the desired standards of service detailed in the LGIP;
 - iii. The infrastructure required to service the development is consistent other trunk infrastructure identified in the LGIP;
 - iv. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with the Section 145 of the Act;

- v. The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

PART 8 DICTIONARY

8.1 Dictionary

Words and terms used in this resolution have the meaning given in the *Planning Act 2016*, *Planning Regulation 2017* and the 2018 Douglas Shire Planning Scheme.

If a word or term used in this resolution is not defined in the *Planning Act 2016*, *Planning Regulation 2017* or the 2018 Douglas Shire Planning Scheme has the meaning given in this Part.

Other terms used within this resolution:

Bedroom means an area of a building or structure which: 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 can be used for sleeping, such as a den, library, study, loft, media or home entertainment room, family or rumpus room or other similar space.

Local Government Infrastructure Plan (LGIP) means the Douglas Shire Council Local Government Infrastructure Plan, adopted by Douglas Shire Council on 5 June 2018 and commenced on 1 July 2018.

Most cost effective option means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

PPI or Producer Price Index means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Statistician.

Planning Scheme means the 2018 Douglas Shire Council Planning Scheme Version 1.0, adopted by Douglas Shire Council on 21 November 2017, commenced on 2 January 2018 and as amended by Council on 5 June 2018, with the amendments commencing on 1 July 2018.

Schedule 1 – Maps



LOCAL GOVERNMENT INFRASTRUCTURE PLANS (PRIORITY INFRASTRUCTURE AREAS) *for* DOUGLAS SHIRE COUNCIL

SCHEDULE OF PROJECT DRAWINGS

1100-010	DRAWING INDEX
1100-011	PRIORITY INFRASTRUCTURE AREAS
1100-012	PRIORITY INFRASTRUCTURE AREAS KEY MAP
1100-013	PRIORITY INFRASTRUCTURE AREAS - GRID 1
1100-014	PRIORITY INFRASTRUCTURE AREAS - GRID 2
1100-015	PRIORITY INFRASTRUCTURE AREAS - GRID 3
1100-016	PRIORITY INFRASTRUCTURE AREAS - GRID 4
1100-017	PRIORITY INFRASTRUCTURE AREAS - GRID 5

LEGEND

PRIORITY
INFRASTRUCTURE AREAS

- RESIDENTIAL 1
- RESIDENTIAL 2
- TOURIST AND RESIDENTIAL
- COMMERCIAL
- INDUSTRY
- COMMUNITY AND RECREATIONAL
FACILITIES
- RURAL SETTLEMENT
- RURAL
- CONSERVATION

GENERAL

PRIORITY INFRASTRUCTURE AREA
(PIA BOUNDARY)

PROPERTY BOUNDARY

KEY MAP

Printed: 04 June 2018, 1:26 PM File: T:\1100 Douglas Shire Council LGIP\Drawings\2_Priority Infrastructure\1100-012(D).dwg

Revisions			
D	SECOND STATE INTEREST CHECK	-	10/05/18
C	PUBLIC NOTIFICATION ISSUE	-	23/03/18
B	MINOR AMENDMENTS	-	24/11/18
A	ISSUED FOR REVIEW	-	18/09/17
No.	Description	Reviewed	Approved Date

External References: TEC-TITLE-A3_a.dwg

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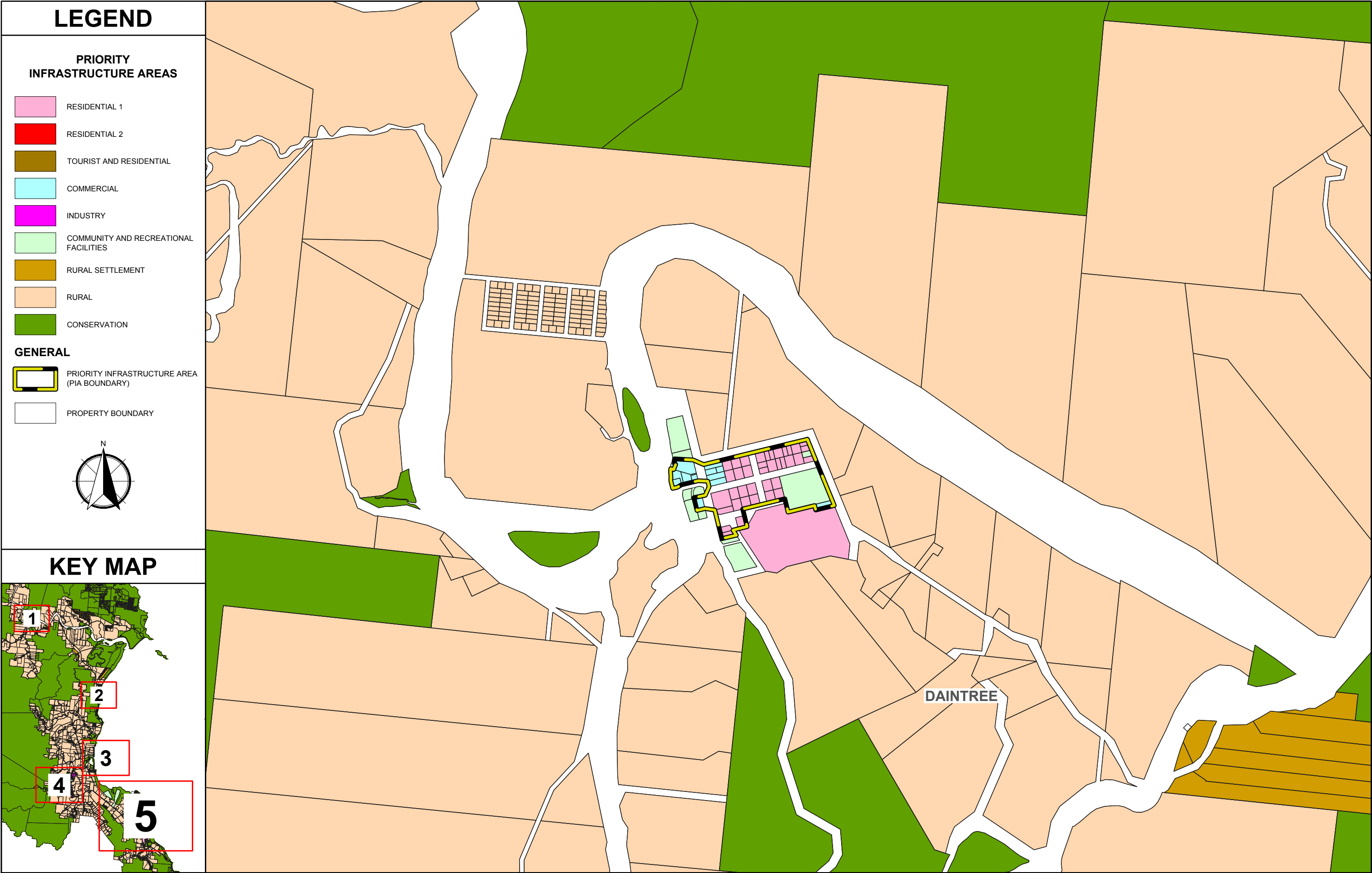
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		PRIORITY INFRASTRUCTURE AREAS KEY MAP	
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		RPEQ	
		Date	10/05/18
		Drawing No.	1100-012
		Revision	D



LEGEND

PRIORITY INFRASTRUCTURE AREAS

RESIDENTIAL 1

RESIDENTIAL 2

TOURIST AND RESIDENTIAL

COMMERCIAL

INDUSTRY

COMMUNITY AND RECREATIONAL FACILITIES

RURAL SETTLEMENT

RURAL

CONSERVATION

GENERAL

PRIORITY INFRASTRUCTURE AREA (PIA BOUNDARY)

PROPERTY BOUNDARY

KEY MAP

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LEGEND

PRIORITY INFRASTRUCTURE AREAS

RESIDENTIAL 1

RESIDENTIAL 2

TOURIST AND RESIDENTIAL

COMMERCIAL

INDUSTRY

COMMUNITY AND RECREATIONAL FACILITIES

RURAL SETTLEMENT

RURAL

CONSERVATION

GENERAL

PRIORITY INFRASTRUCTURE AREA (PIA BOUNDARY)

PROPERTY BOUNDARY

N

KEY MAP

NEWELL BEACH

COOYA BEACH

				GRID: 3		<div>DOUGLAS SHIRE COUNCIL</div> <div>P.O. BOX 723 MOSSMAN, QLD 4873</div> <div>TEL: (07) 4099 9444 FAX: (07) 4098 2902</div>	<div>© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130</div> <div>This document is and shall remain the property of Trinity Engineering and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.</div> <div><div>Trinity Engineering and Consulting</div><div>Trinity Engineering and Consulting Pty Ltd Ph: (07) 4040 7111 www.trinityengineering.com.au</div><div>Level 1, 10 Grafton Street PO Box 7963 Cairns QLD 4870 Email: admin@trinityengineering.com.au</div></div>	<div>Scale (A3 size)</div> <div>NOT TO SCALE</div> <div>Drawing is not to be used for construction unless approved.</div>	<div>Client</div> <div>DOUGLAS SHIRE COUNCIL</div> <div>Project</div> <div>1100 DOUGLAS SHIRE COUNCIL LGIP</div> <div>Title</div> <div>PRIORITY INFRASTRUCTURE AREAS - GRID 3</div>	Drawn	Designed	Drawing Check	Design Check	Approved	RPEQ	Date	Drawing No.	Revision	
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External References: TEC-TITLE-A3_a_dwg

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PRIORITY INFRASTRUCTURE AREAS

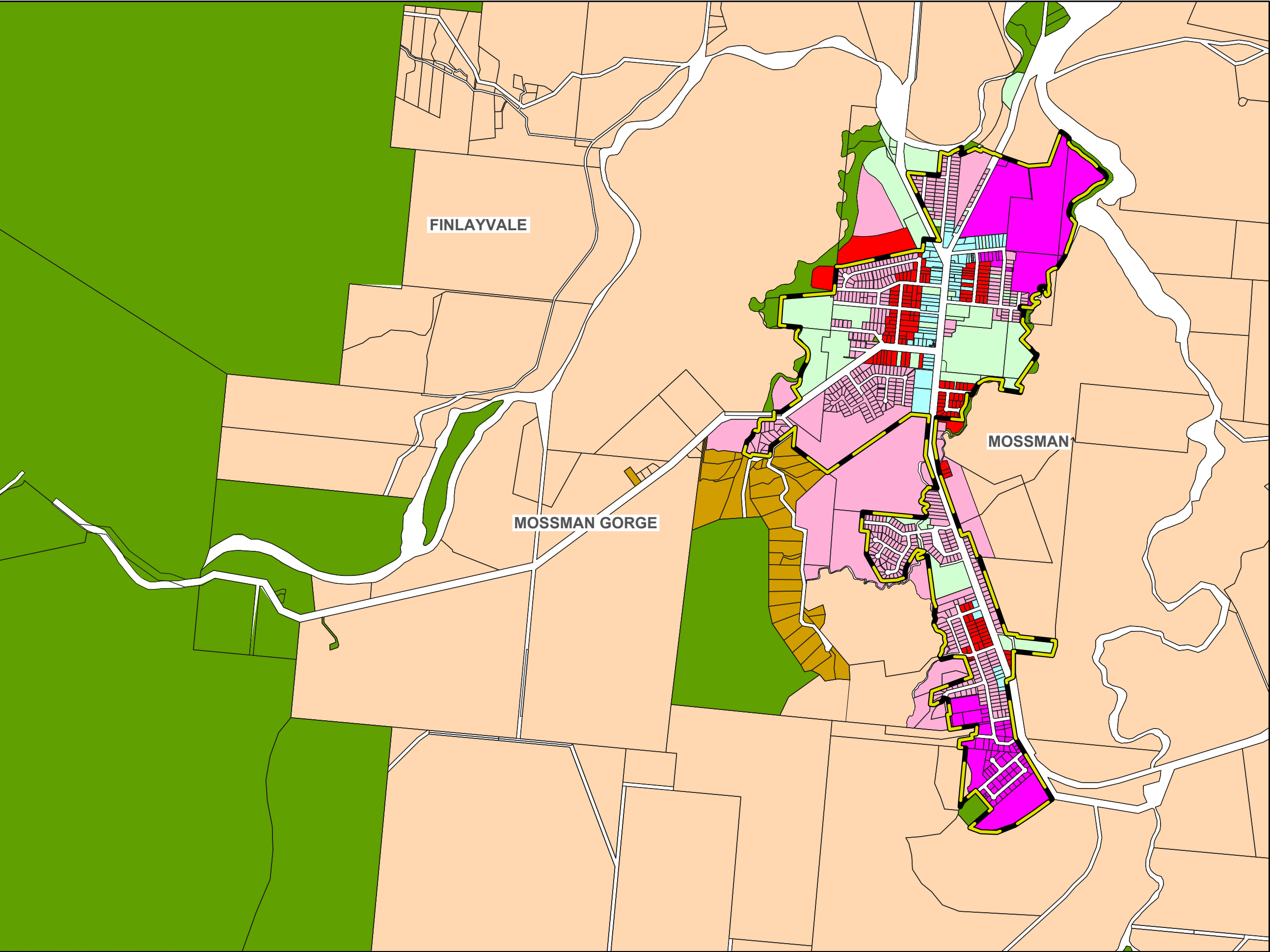
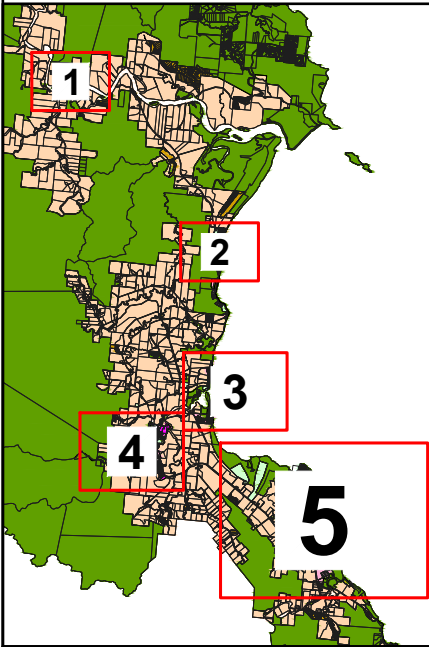
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- CONSERVATION

GENERAL

- PRIORITY INFRASTRUCTURE AREA (PIA BOUNDARY)
- PROPERTY BOUNDARY



KEY MAP



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				Revision			
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Table 1 – Infrastructure Charge Rates

Table 1: Infrastructure Charge Rates

DSC Charge
Sept 2020
value


Sept 2020
value for
Planning Reg
2017 Max
rates


Use category	Use	Unit of Measure
--------------	-----	-----------------

Residential	Dwelling house (including Domestic outbuildings and secondary dwelling)	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
	Dwelling unit	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
	Dual occupancy	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
	Caretaker's accommodation	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
	Multiple dwelling	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
	Outstation	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35

Accommodation (short term)	Hotel	\$ per 1 bedroom	\$6,393.33	\$10,606.19
		\$ per 2 bedrooms in a suite	\$9,737.43	\$10,606.19
		\$ per 3 or more bedrooms in a suite	\$13,632.40	\$14,848.65
	Resort Complex	\$ per 1 bedroom	\$6,393.33	\$10,606.19
		\$ per 2 bedrooms in a suite	\$9,737.43	\$10,606.19
		\$ per 3 or more bedrooms in a suite	\$13,632.40	\$14,848.65
	Short-term accommodation	\$ per 1 bedroom (<6 beds per room)	\$6,393.33	\$10,606.19
		\$ per 1 bedroom (6 + beds per room)	\$6,393.33	\$10,606.19
		\$ per 2 bedrooms in a suite	\$9,737.43	\$10,606.19
		\$ per 3 or more bedrooms in a suite	\$13,632.40	\$14,848.65
	Tourist park - caravan or tent	\$ per caravan or tent site	\$4,544.13	\$10,606.19
	Tourist park - cabins	\$ per 1 bedroom in a cabin	\$6,393.33	\$10,606.19
		\$ per 2 bedroom in a cabin	\$9,737.43	\$10,606.19
		\$ per 3 or more bedrooms in a cabin	\$13,632.40	\$14,848.65

Accommodation (long term)	Community residence	\$ per 1 bedroom in dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedrooms in a dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedrooms in a dwelling	\$24,143.38	\$29,697.35
	Rooming accommodation	\$ per 1 bedroom (<6 beds per room)	\$13,223.99	\$21,212.37
		\$ per 1 bedroom (6 + beds per room)	\$13,223.99	\$21,212.37
		\$ per 2 bedrooms in a suite	\$19,832.67	\$21,212.37
		\$ per 3 or more bedrooms in a suite	\$24,143.38	\$29,697.35
	Relocatable home park	\$ per 1 bedroom relocatable dwelling site	\$13,223.99	\$21,212.37
		\$ per 2 bedroom relocatable dwelling site	\$19,832.67	\$21,212.37
		\$ per 3 bedroom relocatable dwelling site	\$24,143.38	\$29,697.35

 Table 1: Infrastructure Charge Rates			DSC Charge Sept 2020 value	Sept 2020 value for <i>Planning Reg 2017</i> Max rates
Use category	Use	Unit of Measure		
Accommodation (long term)	Retirement facility	\$ per 1 bedroom dwelling	\$13,223.99	\$21,212.37
		\$ per 2 bedroom dwelling	\$19,832.67	\$21,212.37
		\$ per 3 or more bedroom dwelling	\$24,143.38	\$29,697.35
Places of assembly (See notes below)	Club	\$ per m ² GFA	\$64.38	\$74.24
	Community use	\$ per m ² GFA	\$64.38	\$74.24
	Function facility	\$ per m ² GFA	\$64.38	\$74.24
	Funeral parlour	\$ per m ² GFA	\$64.38	\$74.24
	Place of worship	\$ per m ² GFA	\$64.38	\$74.24
Commercial (bulk goods)	Agricultural supplies store	\$ per m ² GFA	\$137.88	\$148.49
	Bulk landscape supplies	\$ per m ² GFA	\$137.88	\$148.49
	Garden centre	\$ per m ² GFA	\$137.88	\$148.49
	Hardware and trade supplies	\$ per m ² GFA	\$137.88	\$148.49
	Outdoor sales	\$ per m ² GFA	\$137.88	\$148.49
	Showroom	\$ per m ² GFA	\$137.88	\$148.49
Commercial (retail)	Adult store	\$ per m ² GFA	\$165.54	\$190.90
	Food and drink outlet (fast food restaurant)	\$ per m ² GFA	\$165.54	\$190.90
	Food and drink outlet (fast food restaurant with drive through)	\$ per m ² GFA	\$165.54	\$190.90
	Food and drink outlet (other)	\$ per m ² GFA	\$165.54	\$190.90
	Service industry (laundromat)	\$ per m ² GFA	\$165.54	\$190.90
	Service industry (other)	\$ per m ² GFA	\$165.54	\$190.90
	Service station (fuel pumps)	Nil charge	\$165.54	\$190.90
	Service station (shop component)	\$ per m ² GFA	\$165.54	\$190.90
	Service station (vehicle repair shop)	\$ per m ² GFA	\$165.54	\$190.90
	Service station (food and drink outlet)	\$ per m ² GFA	\$165.54	\$190.90
	Shop	\$ per m ² GFA	\$165.54	\$190.90
	Shopping centre (small = 0 - 30,000m ² GFA)	\$ per m ² GFA	\$165.54	\$190.90
	Shopping centre (medium= 30,001 - 60,000m ² GFA)	\$ per m ² GFA	\$165.54	\$190.90
	Shopping centre (large = 60,001 + m ² GFA)	\$ per m ² GFA	\$165.54	\$190.90
Commercial (office)	Office	\$ per m ² GFA	\$137.88	\$148.49
	Sales office	\$ per m ² GFA	\$137.88	\$148.49
Education facility	Child care centre	\$ per m ² GFA	\$128.75	\$148.49
	Community care centre	\$ per m ² GFA	\$128.75	\$148.49
	Educational establishment (primary school)	\$ per m ² GFA	\$128.75	\$148.49
	Educational establishment (secondary school)	\$ per m ² GFA	\$128.75	\$148.49
Education facility	Educational establishment for the Flying Start for Qld Children Program	Nil charge	\$128.75	\$148.49
	Educational establishment (tertiary)	\$ per m ² GFA	\$128.75	\$148.49
Entertainment	Bar	\$ per m ² GFA	\$165.54	\$212.11
	Hotel (non-residential component)	\$ per m ² GFA	\$165.54	\$212.11
	Nightclub / Entertainment facility	\$ per m ² GFA	\$165.54	\$212.11
	Theatre	\$ per m ² GFA	\$165.54	\$212.11
	Resort Complex	\$ per m ² GFA	\$165.54	\$212.11
Indoor sport and recreation	Indoor sport and recreation (squash or other court areas)	\$ per m ² GFA	\$18.39	\$21.15
	Indoor sport and recreation (other)	\$ per m ² GFA	\$165.54	\$212.11

 Table 1: Infrastructure Charge Rates			DSC Charge Sept 2020 value	Sept 2020 value for <i>Planning Reg 2017</i> Max rates
Use category	Use	Unit of Measure		

Industry	Car Wash	\$ per m ² GFA	\$49.24	\$74.24
	Low impact industry	\$ per m ² GFA	\$49.24	\$74.24
	Medium impact industry	\$ per m ² GFA	\$49.24	\$74.24
	High impact industry	\$ per m ² GFA	\$49.24	\$74.24
	Marine industry	\$ per m ² GFA	\$49.24	\$74.24
	Research and technology industry	\$ per m ² GFA	\$49.24	\$74.24
	Rural industry	\$ per m ² GFA	\$49.24	\$74.24
	Transport Depot	\$ per m ² GFA	\$49.24	\$74.24
	Warehouse (self storage facility)	\$ per m ² GFA	\$49.24	\$74.24
	Warehouse (other)	\$ per m ² GFA	\$49.24	\$74.24

High impact rural (See Notes)	Aquaculture	\$ per m ² GFA	\$21.15	\$21.15
	Cultivating, in a confined area, aquatic animals or plants for sale	\$ per m ² GFA	\$21.15	\$21.15
	Intensive animal industry	\$ per m ² GFA	\$21.15	\$21.15
	Intensive horticulture	\$ per m ² GFA	\$21.15	\$21.15
	Wholesale nursery	\$ per m ² GFA	\$21.15	\$21.15
	Winery	\$ per m ² GFA	\$21.15	\$21.15


Low impact rural (see Notes)	Animal husbandry		Nil	Nil
	Cropping		Nil	Nil
	Permanent plantation Wind farm		Nil	Nil

Essential services	Correctional facility	\$ per m ² GFA	\$128.75	\$148.49
	Detention Facility Emergency services	\$ per m ² GFA	\$128.75	\$148.49
	Healthcare service	\$ per m ² GFA	\$128.75	\$148.49
	Hospital Residential care facility	\$ per m ² GFA	\$128.75	\$148.49
	Veterinary service	\$ per m ² GFA	\$128.75	\$148.49

Minor uses	Advertising device		Nil	Nil
	Cemetery		Nil	Nil
	Home-based business		Nil	Nil

Minor uses	Landing		Nil	Nil
	Market		Nil	Nil
	Outdoor lighting		Nil	Nil
	Park		Nil	Nil
	Roadside stall		Nil	Nil
	Substation		Nil	Nil
	Telecommunications facility		Nil	Nil
	Temporary use		Nil	Nil

Other uses	Air service	The prescribed amount for another similar use listed in column 1 or 2 (other than in this row) that the local government decides to apply to the use.	TBD	TBA
	Animal keeping		TBD	TBA
	Brothel		TBD	TBA
	Car park		TBD	TBA
	Crematorium		TBD	TBA
	Environment facility		TBD	TBA
	Extractive industry		TBD	TBA
	Major sport, recreation and entertainment facility		TBD	TBA
	Major electricity infrastructure		TBD	TBA
	Motor sport facility		TBD	TBA
	Nature-based tourism (non-accommodation component)		TBD	TBA
	Non-resident workforce accommodation		TBD	TBA
	Outdoor sport and recreation		TBD	TBA
	Parking Station		TBD	TBA
	Port service		TBD	TBA
	Renewable energy facility		TBD	TBA
	Rural worker's accommodation		TBD	TBA
	Tourist attraction		TBD	TBA
	Utility installation		TBD	TBA

 Table 1: Infrastructure Charge Rates			DSC Charge Sept 2020 value	Sept 2020 value for <i>Planning Reg 2017</i> Max rates
Use category	Use	Unit of Measure		
	Any other use not listed in this table including a use that is unknown.		TBD	TBA
Land North of Daintree River	Any development other than those listed above with a nil charge will be determined on a case by case basis.		TBD	TBA

Notes:

- * GFA does not include shadehouses
- * GFA also includes areas available for patronage, whether enclosed within a building or not, i.e., outdoor beer garden, terraced function area.
- * Levied infrastructure charges will be indexed annually.
- * Not for profit community associations may apply for a 50% discount for unlicensed areas.
- * Rural Activities, as defined by the Defined Activity Groups of the Planning Scheme, have a Nil charge.
- * TBD - To be determined by Council at the time of assessment.