

SPECIAL MEETING 24 JUNE 2015	3.1
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DOUGLAS SHIRE COUNCIL ADOPTED INFRASTRUCTURE CHARGES
RESOLUTION

Neil Beck – A/Manager Development & Environment (#456644)

RECOMMENDATION

That Council resolves:

- 1. To adopt the following:**
 - a. Douglas Shire Council Adopted Infrastructure Charges Resolution 2015 made under section 630 of the *Sustainable Planning Act 2009*;**
 - b. The infrastructure charges for development up to the maximum charge rate contained in Table 2 of the resolution; in the locations identified in Map 1 of the resolution; and**
 - c. The maximum charge rates contained in Table 2 of the resolution are the Fair Value Charges rates released by the State Government in October 2014.**
- 2. That the resolution has effect from 1 July 2015;**
- 3. That until the Local Government Infrastructure Plan is endorsed by Council, the resolution:**
 - a. Identifies the existing and future trunk infrastructure for the local government area;**
 - b. Confirms the identification of trunk infrastructure networks to which the adopted infrastructure charges apply within the local government area;**
 - c. Confirms the development within the local government area that is subject to the infrastructure charges;**
 - d. Confirms the standard of service for each network for the local government area;**
 - e. Confirms the establishment cost of each network for the local government area;**
 - f. Confirms the method used to recalculate the establishment cost of a trunk infrastructure item when an application is made under section 657 of the *Sustainable Planning Act 2009*;**

- g. **Confirms the conversion criteria used for making a decision on a conversion application made under section 659 of the *Sustainable Planning Act 2009*.**
- 4. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act* to finalise any and all matters associated with the implementation of the above items.**

EXECUTIVE SUMMARY:

The infrastructure planning and charging framework in Queensland has been undergoing reform from 2010. Various changes to the framework have occurred since that time, including the introduction of a set of maximum infrastructure charge rates that Local Government could levy upon development.

In 2011, Cairns Regional Council endorsed the current Adopted Infrastructure Charges Resolution (AICR) which stated that when calculating the infrastructure charges to be levied upon development the lower of the Maximum Charges and those calculated under the applicable charging policy being Douglas Shire Planning Scheme Policy No. 9 & 11 will be levied.

Legislative amendments made recently as a result of further reform initiatives specified that Council's existing AICR ceases to have effect from 1 July 2015, and a replacement is to be prepared and in effect on or before 1 July 2015.

In conjunction with these reforms, Economic Development Queensland (EDQ) released an alternative set of Infrastructure Charges – the Fair Value charge rates. The Fair Value rates are generally 10-15% lower than Maximum Charge rates and Local Governments who wish to seek funding opportunities under the Royalties for Regions and Priority Development Infrastructure Co-investment Program must levy infrastructure charges at or below the Fair Value rates.

The proposed AICR has been prepared so that it is consistent with the State Government AICR template and legislative requirements relating to content.

The proposed AICR primarily identifies the infrastructure charge rates to be levied upon development in locations across the Shire. The rates proposed seek to maintain a charge that is consistent with those calculated under the current charging regime which is less than the nominated Fair Value rates released by Economic Development Queensland. The lower rates under the proposed AICR are primarily due to infrastructure charges not being levied for transport and stormwater.

The proposed AICR will be an 'interim' resolution until Council has adopted a Local Government Infrastructure Plan (LGIP). The LGIP will include an Infrastructure Charges Schedule based upon contemporary population and demand modelling and these charges should be used in determining future infrastructure charges levied by Council.

The LGIP will likely include new charges for transport and stormwater which may elevate charges being comparable or possibly exceeding that of the Fair Value rates. This is a matter which will be subject to further review as the LGIP is developed.

BACKGROUND:

In 2010, the State Government commenced a reform of the infrastructure planning and charging framework in Queensland aimed at simplifying the framework.

The reform saw the introduction of a set of maximum infrastructure charge rates (Maximum Charges) Local Governments could levy upon development in 2011. Local Governments were required to prepare an Adopted Infrastructure Charges Resolution which identified a set of infrastructure charge rates that could not exceed the Maximum Charges.

In accordance with the requirement, Cairns Regional Council passed the current Adopted Infrastructure Charges Resolution on 8 June 2011. The resolution states that when calculating the infrastructure charges to be levied upon development, the lower of the Maximum Charges and those calculated under the Douglas Shire Planning Scheme Policies will be levied.

A further review of the infrastructure planning and charging framework commenced in 2013 aimed at supporting long-term local authority sustainability and a prosperous development industry in Queensland. In 2014, various amendments were made to the *Sustainable Planning Act 2009* (SPA) covering a range of framework elements. The amendments included the requirement for Local Governments to prepare and adopt:

- a Local Government Infrastructure Plan (LGIP), prior to 1 July 2016; and
- a new Adopted Infrastructure Charges Resolution (AICR) by 1 July 2015.

The LGIP will be Council's primary trunk infrastructure planning document, incorporating Council's planning for Water Supply, Wastewater, Transport, Stormwater and Parks trunk infrastructure networks, based upon contemporary population and demand modelling.

Under the legislative amendments Council's existing AICR ceases to have effect from 1 July 2015, and a replacement is required to be in effect on or before 1 July 2015. In the event the proposed AICR is not adopted prior to 30 June 2015, Council will not be able to collect any infrastructure charges until the LGIP has taken effect.

In conjunction with the 2014 reforms, Economic Development Queensland (EDQ) released an alternative set of Infrastructure Charges – the Fair Value charge rates. The Fair Value rates are generally 10-15% lower than Maximum Charge rates and Local Governments who wish to seek funding opportunities under the Royalties for Regions and Priority Development Infrastructure Co-investment Program must levy infrastructure charges at, or below, these rates.

COMMENT

The proposed Douglas Shire Council Adopted Infrastructure Charges Resolution (AICR) 2015 is contained in Attachment 1 to this report.

The AICR has been prepared so that it is consistent with the State Government AICR template and legislative requirements relating to content.

The AICR primarily identifies the infrastructure charge rates to be levied upon development in locations across the Shire.

The Shire has been split into three (3) areas for the purposes of calculating infrastructure charges. The rates seek to maintain a charge that is consistent with those calculated under the current Planning Scheme Policies relating to water sewer and open space. Where existing charging methodology under the Planning Scheme Policies is unable to be converted to the methodology now prescribed under SPA and / or existing charges exceed that of the Fair Value rates, the Fair Value rates have been applied for that particular land use.

The adoption of the Fair Value rates as the cap ensures Council ability to seek funding from State Government opportunities such as the Royalties for Regions and Priority Development Infrastructure Co-investment Program should an opportunity exist in the future.

The current AICR adopts the State Government Maximum Charges as the cap. The Fair Value rates are generally 10-15% lower than Maximum Charge rates, however the implications of carrying forward, for the most part, the same charging regime is negligible given that the majority of the rates are below both the Maximum and the Fair Value rates.

In order to establish charging rates for the proposed AICR, the existing water supply and sewer catchments under the existing Planning Policies were identified. The cost base for each catchment was totalled together and the average cost established. This average cost forms the base cost for each of the three catchments identified in the proposed AICR. For example, there are eight (8) separate water catchments for Rural Areas within the Shire. Costs range from \$8,938.73 / Equivalent Domestic Connection (EDC) in Whyanbeel to \$21,839.09 / EDC in the O'Donaghue / Mt Somerset catchment. The average of the eight separate catchments is \$13,934.13 (excluding Open Space) and \$14,263.83 including Open Space.

The assessment demonstrated that there is not a distinct difference in the value of charges levied upon development within the urban and rural areas of the Shire. As evidenced in the table below, development undertaken in both the urban and rural areas attract a similar charge. However, all charges in each respective catchment are substantially less than those nominated by the Fair Value rates in the examples provided below.

The table below illustrates the difference between some charge examples:

Use	Rural Areas (Water Only)	Urban Areas (Water Only)	Urban Areas (Water & Sewer)	State Fair Value Charge	State maximum Charge
3+ bedroom dwelling	\$14,263.83	\$12,832.47	\$14,342.13	\$25,200.00	\$28,000.00
2 bedroom unit	\$7,131.91	\$6,416.24	\$8,356.93	\$18,000.00	\$20,000.00
Shop (\$/m² GFA)	\$55.74	\$50.35	\$50.10	\$153.00	\$180.00
Office (\$/m² GFA)	\$55.74	\$50.35	\$50.10	\$119.00	\$140.00

Map 1 of the AICR identifies the applicable charge areas, with the Urban Areas (water only) and Urban Areas (water and sewer) identified. The Rural Area is all the areas outside of Map 1.

A comparative analysis of the charges calculated under the existing Planning Scheme Policies compared with the Fair Value rates is included in Attachment 2. A review of this information identifies that the existing charges for short term accommodation, restaurants, service stations and industrial uses exceed the Fair Value rates. All other charges are less than the Fair Value rates. The comparative analysis also identifies those land uses which the Fair Value rate have been applied due to the inability to convert the existing charging methodology for those uses to be consistent with current legislative requirements.

The proposed infrastructure charge rates contained in the AICR are expressed in a manner which aligns with the State Government charging schedules produced to date. For example, infrastructure charges rates in the existing Planning Scheme Policy are expressed as \$ / Equivalent Domestic Connections (EDC) associated with the proposed development for water supply and sewer while contributions for open space requires land dedication or a monetary contribution equivalent up to 10% of the Unimproved Capital Value of the land and only applies to development applications seeking to reconfigure land.

The rates in the proposed AICR are expressed as \$ / dwelling for residential development or \$ / m² GFA for non-residential development proposed total charge which encompasses all three infrastructure asset classes of water, sewer and open space being consistent with current legislative requirements. Following the payment of levied infrastructure charges, monies will be distributed to network asset owners based on the average apportionment of charges calculated under the existing Planning Scheme Policies.

Additional elements contained in the AICR include:

- the identification of development subject to infrastructure charges;
- a table of equivalent Douglas Shire Planning Scheme land use definitions and State Government charge categories;
- the trunk infrastructure networks to which the adopted infrastructure charges apply;
- how infrastructure charges are calculated;
- how infrastructure charges will be adjusted or increased applying the infrastructure charges method;
- refunds and offset provisions;
- the method for recalculating the establishment cost;
- criteria used to assess application to convert non trunk to trunk infrastructure; and
- Council's trunk infrastructure standards, network planning, costings and schedule of works.

It is also important to note that the proposed AICR will be an 'interim' resolution until the LGIP has been adopted. The LGIP will include an Infrastructure Charges Schedule based upon contemporary population and demand modelling and these charges will be used in determining future infrastructure charges levied by Council. The commencement on preparing the LGIP is imminent as pricings for the preparation of the document is currently under review. Ideally, the LGIP will be prepared and adopted concurrently with the new Planning Scheme. However external factors may influence this objective.

OPTIONS:

Council has the option to:

1. Resolve in accordance with the Officer's recommendation.

Or

2. Adopt the Fair Value Charges rates released by the State Government on October 2014 as the adopted infrastructure charges for the local government area.

Or

3. Resolve not to adopt the Douglas Shire Council Adopted Infrastructure Charges Resolution 2015.

FINANCIAL/RESOURCE IMPLICATIONS:

The current AICR adopts the State Government Maximum Charges as the cap.

The proposed AICR carries forward the same charging regime where possible under existing policies. Where charges exceed Fair Value rates, the Fair Value rates have been applied. There may be some minor variations (increase or decrease) in charges both within the urban and rural areas as a consequence of averaging charges in each respective catchment. .

RISK MANAGEMENT IMPLICATIONS:

Under the legislative amendments Council's existing AICR ceases to have effect from 1 July 2015, and Council cannot levy infrastructure charges upon development from that date. Council's resolution in accordance with the Officer's recommendation will ensure that charges may continue to be levied until such time as the LGIP is adopted.

SUSTAINABILITY IMPLICATIONS:

ECONOMIC: Council's existing AICR ceases to have effect from 1 July 2015, and Council cannot levy infrastructure charges upon development from that date. This would have a significant financial impact on Council with respect to the provision of infrastructure and capital work projects.

ENVIRONMENTAL: Limited, if any environmental considerations.

SOCIAL: The inability to levy and collect infrastructure charges would have a negative impact on the ability for Council to maintain and fulfil community expectations with respect to the provision of suitable and functional infrastructure being one of Council's core responsibilities.

INTERNAL/EXTERNAL CONSULTATION:

Consultation has taken place with Water & Waste, Development & Environment General Managers of Operations & Corporate Services and the Chief Executive Officer.

Attachment 1 – Douglas Shire Council Adopted Infrastructure Charges Resolution 2015

Douglas Shire Council Adopted Infrastructure Charges Resolution 2015

This resolution is made under s.630 of the *Sustainable Planning Act 2009* (SPA).

1. Application to local government area

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

2. When resolution has effect

This resolution has effect from 1 July 2015.

3. Trunk infrastructure

Until a Local Government Infrastructure Plan is endorsed by Council and has effect:

- (a) the trunk infrastructure network or trunk infrastructure networks to which the adopted charge applies are:
 - 1. Water supply;
 - 2. Wastewater;
 - 3. Public parks and land for community facilities.
- (b) the Desired Standards of Service for each network or network mentioned above is stated to be the standard set out in Attachment 3.1.1;
- (c) the Infrastructure Works Schedules, including the establishment cost of trunk infrastructure items is shown in Attachment 3.1.2; and
- (d) The existing and future Plans for Trunk Infrastructure for the local government area are shown in Attachment 3.1.3.

4. Development subject to infrastructure charges

This resolution applies to assessable development under the planning scheme which places an increased demand on trunk infrastructure networks and is applicable to the following development:

- a) Reconfiguring a lot (where additional allotments are created);
- b) all Material Change of Use; and
- c) Building works.

5. Applicable infrastructure charges

The Douglas Shire Council resolves to adopt the charges for development contained in Table 2, for the location identified in Map 1 to the Maximum Charge rate also contained in Table 2.

Table 1 provides a guide to the equivalent planning scheme land uses, to assist in applying the adopted infrastructure charges contained in Table 2.

6. Calculation of infrastructure charges

Section 636 of the *Sustainable Planning Act 2009* provides that a levied charge may be only for additional demand placed upon trunk infrastructure.

In calculating the infrastructure charges associated with the additional demand generated by development, the proposed development charge may be reduced by the charge associated with the existing land use on the site. An existing land use being:

- (a) an existing use on the premises if the use is lawful and already taking place on the premises;
- (b) a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out;
- (c) other development on the premises if the development may be lawfully carried out without the need for a further development permit.

Where the charges associated with the existing land use exceed those of the proposed development then:

- (a) no infrastructure charges will be required;
- (b) no monetary credit will be given; and
- (c) any balance credit remains attached to the land.

Where vacant additional allotments are created through the reconfiguration a lot the additional allotments are allocated the equivalent rate of a three (3) or more bedroom dwelling house.

The land use charge rate for the identified locations, up to the maximum applicable charge rate, to be used when calculating the applicable infrastructure charges associated with the additional demand generated by development are contained in Table 2.

7. Indexing of infrastructure charges

The infrastructure charges from the time levied to the time the charge is paid will not be subject to indexation.

Note: The Infrastructure Charges contained in Table 2 are indexed to March 2015.

8. Refunds and offsets

Section 649 of the *Sustainable Planning Act 2009* which details the offset or refund opportunities if:

- (a) trunk infrastructure the subject of a necessary infrastructure condition services, or is planned to service, premises other than the subject premises; and
- (b) an adopted charge applies to the development.

Council at its discretion may enter into an infrastructure agreement with the applicant about the provision of required trunk infrastructure. The infrastructure agreement may detail offset or refund arrangements for the required trunk infrastructure which will be in accordance with the provisions of section 649 of the *Sustainable Planning Act 2009*.

9. Method for recalculating the establishment cost

The method used to recalculate establishment cost when an application is made under section 657 of the *Sustainable Planning Act 2009* is outlined below:

- (a) The value of the trunk infrastructure is to be determined in accordance with the quotation and tender requirements of Council's Procurement Policy (Adoption: 16/12/2014 Document Number: 436687); - unless an alternative method that is prepared in consultation and agreed upon with Council officers;
- (b) The applicant is to provide to the Council a schedule of the costs determined through the procurement process;
- (c) Council may request further information reasonably required by Council to verify the cost schedule;
- (d) Where the parties fail to agree to the cost schedule provided in accordance with 9(a), the parties are to jointly appoint an independent assessor to:
 - 1. assess whether the cost schedule is in accordance with the scope of works;
 - 2. assess whether the cost schedule is consistent with current market costs; and
 - 3. provide an amended cost schedule.

The independent assessor is to be appointed by agreement between the Council and the applicant. The parties are to bear equally the cost of an independent assessor appointed pursuant to 9(d), including the cost of the appointment.

The amended cost determined by the independent assessor is taken as the establishment cost of the infrastructure.

- (e) Where Council accepts the amended cost determined by the independent assessor, Council will update the following to include the infrastructure item;
 - 1. The infrastructure charges notice associated with the applicant's Development Approval;
 - 2. The Infrastructure Works Schedules in Attachment 3.1.2.

10. Conversion criteria

Conversion criteria used for making a decision on a conversion application made under section 659 of the *Sustainable Planning Act 2009* are outlined below. For infrastructure to be considered trunk infrastructure, each of the following criteria must be met:

- (a) The infrastructure has sufficient additional capacity to economically service other developments in the area acknowledged or supported by the planning scheme;
- (b) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in this charges resolution and the Desired Standards of Service contained in Attachment 3.1.1;
- (c) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 665 of the *Sustainable Planning Act 2009* or section 99BRDJ of the SEQ Water Act; and
- (d) The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

11. Dictionary

Words and terms used in this resolution have the meaning given in the *Sustainable Planning Act 2009*, Douglas Shire Planning Scheme or the Queensland Planning Provisions version 3.1.

If a word or term used in this resolution is not defined in the *Sustainable Planning Act 2009*, Douglas Shire Planning Scheme or the Queensland Planning Provision version 3.1, it has the meaning given in this section.

Other terms used within this resolution:

An **independent assessor** in relation to:

- (a) trunk infrastructure that is works – is a registered professional quantity surveyor;
- (b) trunk infrastructure that is land - an independent registered professional valuer to identify the Market Value of the land.

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.

12. Resolution attachments – provided separately

Attachment 3.1.1 – Desired Standards of Service
 Attachment 3.1.2 - Infrastructure Works Schedules
 Attachment 3.1.3 – Plans for Trunk Infrastructure – Water
 Attachment 3.1.4 – Plans for Trunk Infrastructure – Wastewater
 Attachment 3.1.5 – Plans for Trunk Infrastructure - Parks

Table 1 - Planning scheme use categories and SPRP (adopted charges) charge Categories

Current planning scheme land uses definitions are contained in Chapter 5 of the Douglas Shire Planning Scheme 2008.

SPRP (adopted charges) charge category definitions are derived from the Queensland Planning Provisions.

There may be instances whereby the current planning scheme land uses definitions involve various SPRP (adopted charges) charge categories. Respective elements of the current planning scheme land uses and equivalent SPRP (adopted charges) charge categories should be used.

For example: The equivalent SPRP (adopted charges) charge category for the current planning scheme land use definition of 'Caravan Park' may include 'Tourist Park' or 'Relocatable Home Park' depending on the development proposed.

Douglas Shire Planning Scheme (2008)	SPRP(adopted charges) charge categories
Residential	
House	Dwelling house
Multi-Unit Housing	Dual occupancy
House	Dwelling Unit
Caretaker's Residence	Caretaker's accommodation
Multi-Unit Housing	Multiple dwelling
Accommodation (short term)	
Holiday Accommodation Short Term Accommodation	Hotel
Holiday Accommodation Home Based Business (Forest Stay)	Nature based tourism
Holiday Accommodation	Resort Complex
Short Term Accommodation	Rooming accommodation
Short Term Accommodation	Short-term accommodation
Caravan Park Camping Ground	Tourist park
Accommodation (long term)	
Special Residential Use	Community residence
Short Term Accommodation	Rooming accommodation
Caravan Park	Relocatable home park

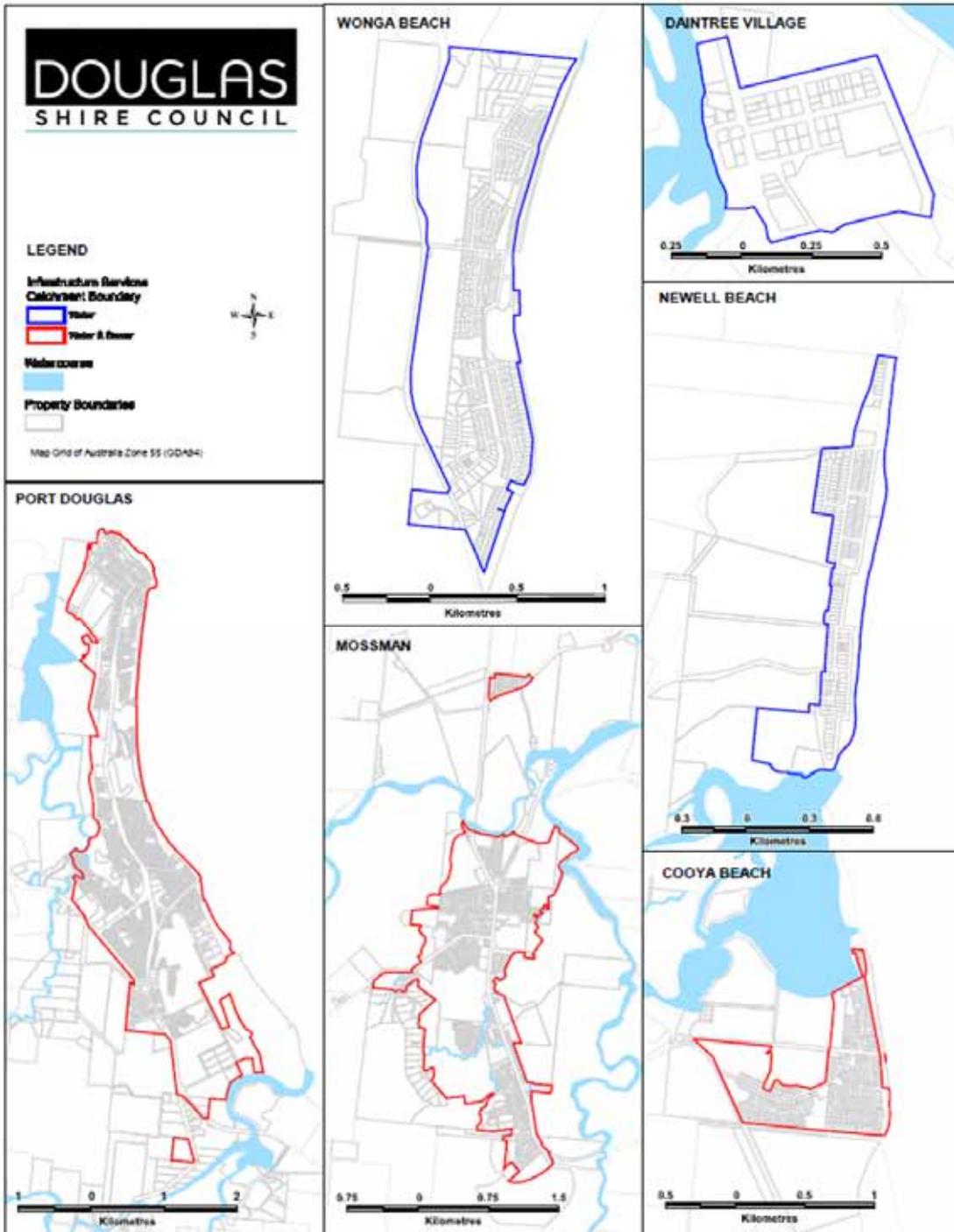
Retirement Facility	Retirement facility
Places of assembly	
Place of Assembly	Club
Place of Assembly Indoor Sport and Entertainment	Community use
Place of Assembly Indoor Sport and Entertainment	Function facility
Business Facilities	Funeral parlour
Place of Assembly	Place of worship
Commercial (bulk goods)	
Display Facilities	Agricultural supplies store
Display Facilities	Bulk landscape supplies
Display Facilities	Garden centre
Shopping Facilities Display Facilities	Hardware and trade supplies
Display Facilities	Outdoor sales
Display Facilities	Showroom
Commercial (retail)	
Shopping Facilities	Adult store
Not permitted in Douglas Shire Council	Brothel
Service Industry	Car wash
Restaurant	Food and drink outlet
Tavern	Bar
Service Industry Industry Class A	Service industry
Service Station	Service station
Shopping Facility	Shop
Shipping Facility	Shopping centre
Commercial (office)	
Business Facilities	Office
Business Facilities	Sales office
Education facility (excluding Flying Start facilities)	
Child Care Centre	Child care centre
Business Facilities	Community care centre
Educational Establishment	Educational establishment

Entertainment	
Tavern	Hotel (non-residential component)
Indoor Sports and Entertainment	Nightclub entertainment facility
Indoor Sports and Entertainment	Theatre
Indoor sport and recreational facility	
Indoor Sports and Entertainment	Indoor sport and recreation
Industry	
Service Industry Industry Class A	Low impact industry
Industry Class B	Medium impact industry
Business Facilities Industry Class A	Research and technology industry
Primary Industry Private Forestry	Rural industry
Industry Class A	Warehouse
Industry Class B	Marine industry
High impact industry	
Industry Class B	High impact industry
Service Industry Industry Class A Industry Class B	Special Industry
Public Utilities and Facilities	Major electricity infrastructure
Low impact rural	
Primary Industry	Animal husbandry
Primary Industry	Cropping
Primary Industry Private Forestry	Permanent plantations
Public Utility and Facilities	Renewable energy facility
High impact rural	
Aquaculture	Aquaculture
Intensive Animal Husbandry	Intensive animal industries
Primary Industry	Intensive horticulture
Primary Industry	Wholesale nursery
Primary Industry	Winery
Essential services	
Undefined Use	Detention facility
Public Utility and Facilities	Emergency services

Business Facilities	Health care services
Health Facility	Hospital
Special Residential Use	Residential care facility
Veterinary Facilities	Veterinary services
Public Utility and Facilities	Substation
Specialised uses	
Industry Class A Industry Class B	Air services
Primary Industry Intensive Animal Husbandry	Animal keeping
Car Park	Car park
Cemetery and Crematorium	Crematorium
Extractive Industry	Extractive industry
Outdoor Sport and Recreation	Major sport recreation and entertainment facility
Outdoor Sport and Recreation	Motor sport facility
Outdoor Sport and Recreation	Outdoor sport and recreation
Industry Class A Industry Class B	Port services
Tourist Attraction	Tourist attraction
Public Utility and Facilities	Utility installation
Minor uses	
Cemetery and Crematorium	Cemetery
Home Based Business Home Industry Home Activity	Home based business
Display Facilities Shopping Facilities	Market
Not Defined	Outdoor lighting
Park and Open Space	Park
Telecommunication Facilities	Telecommunications facility

Map 1 – Applicable Infrastructure Charges Area

Douglas Shire Council - Adopted Charges Resolution 2015



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Table 2 – Adopted Infrastructure Charges Schedule

Use category	Use	Unit of Measure	RURAL AREAS	URBAN AREAS	URBAN AREAS	MAXIMUM CHARGE	
			(WATER ONLY)	(WATER ONLY)	(WATER & SEWER)		
			Use Charge	Use Charge	Use Charge	Use Charge	
Residential	Dwelling house	\$ per 2 bedroom dwelling	14,263.83	12,832.47	14,342.13	18,000.00	
		\$ per 3 or more bedroom dwelling	14,263.83	12,832.47	14,342.13	25,200.00	
	Caretaker's accommodation	\$ per 1 bedroom dwelling	11,411.06	10,265.98	11,473.71	15,000.00	
		\$ per 2 bedroom dwelling	11,411.06	10,265.98	11,473.71	18,000.00	
	Multiple dwelling	\$ per 3 or more bedroom dwelling	11,411.06	10,265.98	11,473.71	25,200.00	
		\$ per 1 bedroom dwelling	5,705.53	5,132.99	6,329.79	15,000.00	
		\$ per 2 bedroom dwelling	7,131.91	6,416.24	8,356.93	18,000.00	
		\$ per 3 or more bedroom dwelling	11,411.06	10,265.98	11,473.71	25,200.00	
Accommodation (short term)	Hotel	\$ per 1 bedroom	4,992.34	4,491.37	5,909.15	7,500.00	
		\$ per 2 bedrooms in a suite	9,000.00	8,982.73	9,000.00	9,000.00	
		\$ per 3 or more bedrooms in a suite	12,600.00	12,600.00	12,600.00	12,600.00	
	Short-term accommodation	\$ per 1 bedroom (<6 beds per room)	4,992.34	4,491.37	5,909.15	7,500.00	
		\$ per 1 bedroom (6+ beds per room)	4,992.34	4,491.37	5,909.15	9,000.00	
		\$ per 2 bedrooms in a suite	9,000.00	8,982.74	9,000.00	9,000.00	
			\$ per 3 or more bedrooms in a suite	12,600.00	12,600.00	12,600.00	12,600.00
	Tourist park - caravan or tent	\$ per 1 caravan or tent site	4,200.00	4,200.00	4,200.00	4,200.00	
Tourist park - cabins	\$ per cabin site	9,000.00	9,000.00	9,000.00	9,000.00		
Accommodation (long term)	Community residence	\$ per 1 bedroom in dwelling	4,992.34	4,491.37	5,909.15	13,000.00	
		\$ per 2 bedrooms in a dwelling	9,984.68	8,982.74	11,818.30	15,000.00	
		\$ per 3 or more bedrooms in a dwelling	14,977.02	13,474.11	17,727.45	19,000.00	
	Rooming accommodation	\$ per 1 bedroom (<6 beds per room)	4,992.34	4,491.37	5,909.15	13,000.00	
		\$ per 1 bedroom (6+ beds per room)	4,992.33	4,491.37	5,909.15	15,000.00	
		\$ per 2 bedrooms in a suite	9,984.67	8,982.74	11,818.30	15,000.00	
			\$ per 3 or more bedrooms in a suite	14,977.00	13,474.11	17,727.45	19,000.00
	Relocatable home park	\$ per 1 bedroom relocatable dwelling site	5,705.53	5,132.99	4,550.99	13,000.00	
		\$ per 2 bedroom relocatable dwelling site	7,131.91	6,416.24	5,688.73	15,000.00	
		\$ per 3 bedroom relocatable dwelling site	14,263.83	12,832.47	11,377.47	19,000.00	
	Retirement facility	\$ per 1 bedroom dwelling	5,705.53	5,132.99	6,329.79	13,000.00	
\$ per 2 bedroom dwelling		7,131.91	6,416.24	8,356.93	15,000.00		
\$ per 3 or more bedroom dwelling		11,411.06	12,832.47	11,473.71	19,000.00		
Places of assembly	Club	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Community use (library)	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Community use (museum)	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Community use (hall)	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Community use (other)	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Function facility	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Funeral parlour	\$ per m ² GFA	59.50	59.50	59.50	59.50	
	Place of worship	\$ per m ² GFA	59.50	59.50	59.50	59.50	
Commercial (bulk goods)	Agricultural supplies store	\$ per m ² GFA	55.74	50.35	50.10	119.00	
	Bulk landscape supplies	\$ per m ² GFA	55.74	50.35	50.10	119.00	
	Garden centre	\$ per m ² GFA	55.74	50.35	50.10	119.00	
	Hardware and trade supplies	\$ per m ² GFA	55.74	50.35	50.10	119.00	
	Outdoor sales	\$ per m ² GFA	55.74	50.35	50.10	119.00	
	Showroom	\$ per m ² GFA	55.74	50.35	50.10	119.00	
Commercial (retail)	Adult store	\$ per m ² GFA	55.74	50.35	50.10	153.00	
	Food and drink outlet (fast food restaurant)	\$ per m ² GFA	153.00	153.00	153.00	153.00	
	Food and drink outlet (fast food restaurant with drive through)	\$ per m ² GFA	153.00	153.00	153.00	153.00	
	Food and drink outlet (other)	\$ per m ² GFA	153.00	153.00	153.00	153.00	
	Service industry (laundromat)	\$ per m ² GFA	153.00	153.00	153.00	153.00	
	Service industry (other)	\$ per m ² GFA	55.74	50.35	50.10	153.00	
	Service station (fuel pumps)	Nil charge	0.00	0.00	0.00		
	Service station (shop component)	\$ per m ² GFA	55.74	50.35	50.10	153.00	
	Service station (vehicle repair shop)	\$ per m ² GFA	43.00	43.00	43.00	43.00	
	Service station (food and drink outlet)	\$ per m ² GFA	153.00	153.00	153.00	153.00	

	Shop	\$ per m ² GFA	55.74	50.35	50.10	153.00
	Shopping centre (small = 0 - 30,000m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	153.00
	Shopping centre (medium= 30,001 - 60,000m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	143.00
	Shopping centre (large = 60,001 + m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	133.00
Commercial (office)						
	Office	\$ per m ² GFA	55.74	50.35	50.10	119.00
	Sales office	\$ per m ² GFA	55.74	50.35	50.10	119.00
Education						
	Child care centre	\$ per m ² GFA	119.00	119.00	119.00	119.00
	Community care centre	\$ per m ² GFA	119.00	119.00	119.00	119.00
	Educational establishment (primary school)	\$ per m ² GFA	119.00	119.00	119.00	119.00
	Educational establishment (secondary school)	\$ per m ² GFA	119.00	119.00	119.00	119.00
	Educational establishment for the Flying Start for Qld Children Program	Nil charge	0.00	0.00	0.00	
	Educational establishment (tertiary)	\$ per m ² GFA	119.00	119.00	119.00	119.00
Entertainment						
	Bar	\$ per m ² GFA	139.34	125.87	125.25	170.00
	Hotel (non-residential component)	\$ per m ² GFA	139.34	125.87	125.25	170.00
	Nightclub	\$ per m ² GFA	139.34	125.87	125.25	170.00
	Theatre \	\$ per m ² GFA	170.00	170.00	170.00	170.00
Indoor sport and recreation						
	Indoor sport and recreation (squash or other court areas)	\$ per m ² GFA	17.00	17.00	17.00	17.00
	Indoor sport and recreation (other)	\$ per m ² GFA	170.00	170.00	170.00	170.00
Industry						
	Low impact industry	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Marine industry	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Medium impact industry	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Research and technology industry	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Rural industry	\$ per m ² GFA	42.50	42.50	42.50	17.00
	Transport Depot	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Warehouse (self storage facility)	\$ per m ² GFA	42.50	42.50	42.50	42.50
	Warehouse (other)	\$ per m ² GFA	42.50	42.50	42.50	42.50
* For development in Rural Areas without access to water - no charges apply						

Attachment 2 – Infrastructure Charges Comparative Analysis

Use category	Use	Unit of Measure	RURAL AREAS (WATER ONLY)	URBAN AREAS (WATER ONLY)	URBAN AREAS (WATER & SEWER)	MAXIMUM CHARGE	RURAL AREAS (WATER ONLY)	URBAN AREAS (WATER ONLY)	URBAN AREAS (WATER & SEWER)
Residential	Dwelling house	\$ per 2 bedroom dwelling	14,263.83	12,832.47	14,342.13	18,000.00	3,736.17	5,167.53	3,657.87
		\$ per 3 or more bedroom dwelling	14,263.83	12,832.47	14,342.13	25,200.00	10,936.17	12,367.53	10,857.87
	Caretaker's accommodation	\$ per 1 bedroom dwelling	11,411.06	10,265.98	11,473.71	15,000.00	3,588.94	4,734.02	3,526.29
		\$ per 2 bedroom dwelling	11,411.06	10,265.98	11,473.71	18,000.00	6,588.94	7,734.02	6,526.29
		\$ per 3 or more bedroom dwelling	11,411.06	10,265.98	11,473.71	25,200.00	13,788.94	14,934.02	13,726.29
	Multiple dwelling	\$ per 1 bedroom dwelling	5,705.53	5,132.99	6,329.79	15,000.00	9,294.47	9,867.01	8,670.21
		\$ per 2 bedroom dwelling	7,131.91	6,416.24	8,356.93	18,000.00	10,868.09	11,583.76	9,643.07
		\$ per 3 or more bedroom dwelling	11,411.06	10,265.98	11,473.71	25,200.00	13,788.94	14,934.02	13,726.29
Accommodation (short term)	Hotel	\$ per 1 bedroom	4,992.34	4,491.37	5,909.15	7,500.00	2,507.66	3,008.63	1,590.85
		\$ per 2 bedrooms in a suite	9,984.68	8,982.73	11,818.29	9,000.00	-984.68	17.27	-2,818.29
		\$ per 3 or more bedrooms in a suite	14,977.02	13,474.10	17,727.44	12,600.00	-2,377.02	-874.10	-5,127.44
	Short-term accommodation	\$ per 1 bedroom (<6 beds per room)	4,992.34	4,491.37	5,909.15	7,500.00	2,507.66	3,008.63	1,590.85
		\$ per 1 bedroom (6 + beds per room)	4,992.34	4,491.37	5,909.15	9,000.00	4,007.66	4,508.63	3,090.85
		\$ per 2 bedrooms in a suite	9,984.68	8,982.74	11,818.30	9,000.00	-984.68	17.26	-2,818.30
		\$ per 3 or more bedrooms in a suite	14,977.02	13,474.11	17,727.45	12,600.00	-2,377.02	-874.11	-5,127.45
	Tourist park - caravan or tent	\$ per 1 caravan or tent site	7,131.91	6,416.24	5,688.73	4,200.00	-2,931.91	-2,216.24	-1,488.73
	Tourist park - cabins	\$ per cabin site	14,263.83	12,832.47	11,377.47	9,000.00	-5,263.83	-3,832.47	-2,377.47
Accommodation (long term)	Community residence	\$ per 1 bedroom in dwelling	4,992.34	4,491.37	5,909.15	13,000.00	8,007.66	8,508.63	7,090.85
		\$ per 2 bedrooms in a dwelling	9,984.68	8,982.74	11,818.30	15,000.00	5,015.32	6,017.26	3,181.70
		\$ per 3 or more bedrooms in a dwelling	14,977.02	13,474.11	17,727.45	19,000.00	4,022.98	5,525.89	1,272.55
	Rooming accommodation	\$ per 1 bedroom (<6 beds per room)	4,992.34	4,491.37	5,909.15	13,000.00	8,007.66	8,508.63	7,090.85
		\$ per 1 bedroom (6 + beds per room)	4,992.33	4,491.37	5,909.15	15,000.00	10,007.67	10,508.63	9,090.85
		\$ per 2 bedrooms in a suite	9,984.67	8,982.74	11,818.30	15,000.00	5,015.33	6,017.26	3,181.70
		\$ per 3 or more bedrooms in a suite	14,977.00	13,474.11	17,727.45	19,000.00	4,023.00	5,525.89	1,272.55
	Relocatable home park	\$ per 1 bedroom relocatable dwelling site	5,705.53	5,132.99	4,550.99	13,000.00	7,294.47	7,867.01	8,449.01
		\$ per 2 bedroom relocatable dwelling site	7,131.91	6,416.24	5,688.73	15,000.00	7,868.09	8,583.76	9,311.27
		\$ per 3 bedroom relocatable dwelling site	14,263.83	12,832.47	11,377.47	19,000.00	4,736.17	6,167.53	7,622.53

	Retirement facility	\$ per 1 bedroom dwelling	5,705.53	5,132.99	6,329.79	13,000.00	7,294.47	7,867.01	6,670.21
		\$ per 2 bedroom dwelling	7,131.91	6,416.24	8,356.93	15,000.00	7,868.09	8,583.76	6,643.07
		\$ per 3 or more bedroom dwelling	11,411.06	12,832.47	11,473.71	19,000.00	7,588.94	6,167.53	7,526.29
Places of	Club	\$ per m ² GFA	FV	FV	FV	59.50			
	Community use (library)	\$ per m ² GFA	FV	FV	FV	59.50			
	Community use (museum)	\$ per m ² GFA	FV	FV	FV	59.50			
	Community use (hall)	\$ per m ² GFA	FV	FV	FV	59.50			
	Community use (other)	\$ per m ² GFA	FV	FV	FV	59.50			
	Function facility	\$ per m ² GFA	FV	FV	FV	59.50			
	Funeral parlour	\$ per m ² GFA	FV	FV	FV	59.50			
	Place of worship	\$ per m ² GFA	FV	FV	FV	59.50			
Commercial (bulk goods)	Agricultural supplies store	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Bulk landscape supplies	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Garden centre	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Hardware and trade supplies	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Outdoor sales	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Showroom	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
Commercial (retail)	Adult store	\$ per m ² GFA	55.74	50.35	50.10	153.00	97.26	102.65	102.90
	Food and drink outlet (fast food restaurant)	\$ per m ² GFA	278.68	251.74	250.49	153.00	-125.68	-98.74	-97.49
	Food and drink outlet (fast food restaurant with drive through)	\$ per m ² GFA	278.68	251.74	250.49	153.00	-125.68	-98.74	-97.49
	Food and drink outlet (other)	\$ per m ² GFA	278.68	251.74	250.49	153.00	-125.68	-98.74	-97.49
	Service industry (laundromat)	\$ per m ² GFA	FV	FV	FV	153.00			
	Service industry (other)	\$ per m ² GFA	55.74	50.35	50.10	153.00	97.26	102.65	102.90
	Service station (fuel pumps)	Nil charge							
	Service station (shop component)	\$ per m ² GFA	55.74	50.35	50.10	153.00	97.26	102.65	102.90
	Service station (vehicle repair shop)	\$ per m ² GFA	55.74	50.35	50.10	43.00	-12.74	-7.35	-7.10
	Service station (food and drink outlet)	\$ per m ² GFA	278.68	251.74	250.49	153.00	-125.68	-98.74	-97.49
	Shop	\$ per m ² GFA	55.74	50.35	50.10	153.00	97.26	102.65	102.90
	Shopping centre (small = 0 - 30,000m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	153.00	97.26	102.65	102.90
	Shopping centre (medium= 30,001 - 60,000m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	143.00	87.26	92.65	92.90

	Shopping centre (large = 60,001 + m ² GFA)	\$ per m ² GFA	55.74	50.35	50.10	133.00	77.26	82.65	82.90
Commercial (office)	Office	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
	Sales office	\$ per m ² GFA	55.74	50.35	50.10	119.00	63.26	68.65	68.90
Education	Child care centre	\$ per m ² GFA	FV	FV	FV	119.00			
	Community care centre	\$ per m ² GFA	FV	FV	FV	119.00			
	Educational establishment (primary school)	\$ per m ² GFA	FV	FV	FV	119.00			
	Educational establishment (secondary school)	\$ per m ² GFA	FV	FV	FV	119.00			
	Educational establishment for the Flying Start for Qld Children Program	Nil charge	FV	FV	FV				
	Educational establishment (tertiary)	\$ per m ² GFA	FV	FV	FV	119.00			
Entertainment	Bar	\$ per m ² GFA	139.34	125.87	125.25	170.00	30.66	44.13	44.75
	Hotel (non-residential component)	\$ per m ² GFA	139.34	125.87	125.25	170.00	30.66	44.13	44.75
	Nightclub	\$ per m ² GFA	139.34	125.87	125.25	170.00	30.66	44.13	44.75
	Theatre	\$ per m ² GFA	FV	FV	FV	170.00			
Indoor sport and recreation	Indoor sport and recreation (squash or other court areas)	\$ per m ² GFA	FV	FV	FV	17.00			
	Indoor sport and recreation (other)	\$ per m ² GFA	FV	FV	FV	170.00			
Industry	Low impact industry	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Marine industry	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Medium impact industry	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Research and technology industry	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Rural industry	\$ per m ² GFA	55.74	50.35	50.10	17.00	-38.74	-33.35	-33.10
	Transport Depot	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Warehouse (self storage facility)	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
	Warehouse (other)	\$ per m ² GFA	55.74	50.35	50.10	42.50	-13.24	-7.85	-7.60
* For development in Rural Areas without access to water - no charges apply									