

SCENIC RIM REGIONAL COUNCIL CHARGES RESOLUTION VERSION NO.16 27 AUGUST 2025



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Preliminary

This charges resolution is made by the Scenic Rim Regional Council under s.113 of the *Planning Act 2016* (the Act).

1. Application to local government area

This resolution applies to the local government area of Scenic Rim Regional Council. Priority infrastructure areas have been identified in the Local Government Infrastructure Plan (LGIP) in the *Scenic Rim Planning Scheme 2020*, which identifies the areas Council intends to accommodate future urban growth.

Areas subject to the *State Development and Public Works Organisations Act 1971* (State Development Act) are included in this resolution. To the extent the State Development Act or any infrastructure agreement facilitates the charging for infrastructure contributions under a different regime, this resolution will not have effect. Otherwise, the adopted charge will apply.

2. When resolution has effect

This resolution has effect from 27 August 2025.

3. Priority infrastructure area

The Priority Infrastructure Areas (PIA) for the Scenic Rim Regional Council are identified in the Local Government Infrastructure Plan in the Planning Scheme

The PIA boundary is shown on maps that can be found on Council's Planning Scheme interactive mapping at <https://planningscheme.scenicrim.qld.gov.au/eplan/property/0> then follow the Map Layers to the PIA.

4. Adopted charges

Section 4 provides the adopted charge rates for development under the Planning Scheme. The total adopted charges for the Scenic Rim Regional Council area (which includes the charges levied by Council and the distributor-retailer i.e. Urban Utilities) do not exceed the maximum adopted charges prescribed under *the Planning Regulation 2017* (the Regulation).

The adopted charges are set out in Tables 1 and 2 in **Schedule 2**.

Column 1 refers to the use or development, as defined under the Regulation, that applies to the development approval for a material change of use, building work, change to an approval or reconfiguring a lot.

Column 2 refers to the maximum prescribed amount set under Schedule 16 of the Regulation.

Column 3 refers to the portion of the maximum prescribed amount that can be levied by the distributor-retailer (i.e. Urban Utilities).

Note: refer to Urban Utilities' Water NetServ Plan for details on adopted charges for water and wastewater infrastructure. Levied charges, demand credits, refunds and offsets for Water Approvals are administered by the Urban Utilities Water Netserv Plan.

Column 4 refers to the *adopted charge* for development that will be levied by Council. The amount listed in column 4 is to be multiplied by the sum of the percentage increase for each financial quarter since 1 July 2025. The amount in column 4 is the portion of the maximum charge which Council is entitled to levy

Column 5 refers to the portion of the Local Government Area (LGA) to which each charge applies. For example, a function facility outside of the Urban Footprint Area, will not attract the portion of the charge that relates to area impervious to stormwater.

For clarity, the portion of the base charge or adopted charge determined based on 'each square metre impervious to stormwater' does not constitute a separate charge for trunk stormwater infrastructure. Instead, it is an integral component of the base charge calculation.

5. Determining Additional Demand and Applicable Credits

Infrastructure charges may only be levied for additional demand that a development places on one or more trunk infrastructure networks, in accordance with section 120 of the *Planning Act 2016*.

Council determines whether additional demand is created by comparing:

- The total demand generated by the proposed development, and
- Any existing lawful use or past contribution that can be credited under this section.

5.1 When Demand Is Not Considered Additional

No additional demand is generated by the following:

- An existing use on the premises that is lawful and continuing
- A previous lawful use no longer occurring, but which ceased within the past 10 years
- Development that could lawfully occur without requiring a new development approval

However, demand from any of the above may still be counted if:

- An infrastructure requirement applying to that use has not been complied with, or
- A condition was imposed based on a lower scale or intensity than what is now proposed.

5.2 Applying Credits to Determine Additional Demand

A credit is the value assigned to an existing or previous use on a premises that reduces the adopted infrastructure charge. The remaining charge applies to additional demand created by the proposed development.

A credit will be applied only if:

- The existing or previous use is lawful, and
- The use is continuing at the time of development, or ceased within the past 10 years, and

- The use corresponds with the development type to which the charge applies.
- The credit has not already been recognised and given in a previous infrastructure charges notice.

Table 5.2.1 - Credit Eligibility

Scenario	Residential Development	Non-Residential Development
1. Existing lawful use is currently being carried out on the premises	Credit equal to the adopted charge for the existing use (e.g. 3-bedroom dwelling). <i>Only applies if the use continues.</i>	Credit equal to the adopted charge for the existing use, if it is a defined non-residential use (excluding "Other uses").
2. Previous lawful use is no longer being carried out	Credit equal to the adopted charge for the previous lawful residential use. <i>Use must have ceased within the past 10 years.</i>	Credit equal to the adopted charge for the previous lawful non-residential use (excluding "Other uses").
3. Vacant lot with no existing or previous use	Credit equal to a 3-bedroom dwelling where the lot: <ul style="list-style-type: none"> – Is capable of being developed for a dwelling house; and – the dwelling house can comply with Planning Scheme setback requirements 	No credit applies
4. "Other uses" or undefined/non-specified development	Credit determined by Council on a case-by-case basis	Credit determined by Council on a case-by-case basis
5. Reconfiguring a lot – boundary realignment (non-residential)	Refer to Scenarios 1–3 above	No credit applies unless Scenario 1 applies

5.3 Additional Credit for Past Contributions

Where infrastructure contributions or charges were paid under a previous charging regime:

- Council may apply an additional credit above the standard credit amount, capped to the adopted charge for the relevant network.
- The applicant must provide sufficient evidence (e.g. payment receipts, prior approvals) to support the claim.

5.4 Example Scenario

An applicant proposes a material change of use to develop six short-term accommodation cabins on

a property that already contains a lawful 3-bedroom dwelling house. The existing house will remain and continue to be used as a residence.

The applicant requests a credit based on the existing dwelling, arguing that it should offset the charges for the new cabins.

Table 5.4.1 - Assessment Under Section 5 – Credit Rules

Assessment Criteria	Outcome
Is there an existing lawful use on the premises?	Yes – a 3-bedroom dwelling house is a lawful, continuing residential use.
Will the existing use continue after the proposed development?	Yes – the house will continue to be used as a dwelling and is not being converted to another use.
Is the proposed development a continuation or intensification of the same use?	No – the proposed development introduces new, additional uses (short-term accommodation cabins).
Can the credit for the house be applied to reduce the charges for the cabins?	No – the dwelling does not offset demand generated by the new use. A credit can only be applied to the same use category.
Does the proposed development generate additional demand on trunk infrastructure?	Yes – the six cabins are a new use and generate new infrastructure demand, in addition to the existing dwelling.

Conclusion: The existing 3-bedroom dwelling is a lawful, continuing use and retains its credit, but this does not reduce the infrastructure charges applicable to the six new short-term accommodation cabins.

The full adopted charge for each cabin must be paid, as they represent additional demand on Council’s trunk infrastructure networks.

6. How to Calculate the Levied Charge

The levied charge for development will be calculated by subtracting the applicable credit from the adopted charges. The following methodologies establish the formula for determining the base charge:

(a) Calculation of the base charge for reconfiguring a lot

A base charge for reconfiguring a lot is calculated as follows:

$$BC_{RaL} = (AC_{RaL} \times Q_{RaL}) - C$$

Where:

BC_{RaL} is the base charge for reconfiguring a lot.

AC_{RaL} is the adopted charge rate for reconfiguring a lot stated in section 5 (Adopted charge rate).

Q_{RaL} is the total number of lots.

C is the credit stated in section 5 (Credit for existing uses or vacant lots).

Note:

- (a) for Residential and Other lot reconfiguration, the base charge is apportioned across all networks;
- (b) for Commercial and Industrial lot reconfiguration, the base charge apportionment excludes the stormwater charge component.

(b) Calculation of the base charge for a material change of use or building work for residential development

A base charge for a material change of use or building work for residential development is calculated as follows:

$$BC_R = (\text{sum of } (AC_R \times Q_R) \text{ for each defined use}) - C$$

Where:

BC_R is the base charge for a material change of use or building work for residential development.

AC_R is the adopted charge rate for each defined use for a material change of use or building work for residential development, as stated in section 5 (Adopted charge rate).

Q_R is the residential quantity for each defined use

C is the credit stated in section 5 (Credit for existing uses or vacant lots).

(c) Calculation of the base charge for a material change of use or building work for non-residential development

A base charge for a material change of use or building work for residential development is calculated as follows:

$$BC = BC_{NR} + BC_{sw}$$

Where:

BC is the base charge for the total development

$$BC_{NR} = (\text{sum of } (AC_4 \times Q_4) \text{ for each defined use}) - C_4$$

$$BC_{sw} = (AC_{sw} \times Q_{sw}) - C_{sw}$$

BC_{NR} is the base charge for a material change of use or building work for non-residential development for the transport, and public parks and land for community facilities networks.

BC_{sw} is the base charge for a material change of use or building work for non-residential development for the stormwater network.

AC_4 is the adopted charge rate for each defined use for a material change of use or building work for non-residential development stated in section 5 (Adopted charge rate) for the transport, and public parks and land for community facilities.

AC_{sw} is the adopted charge rate for a material change of use or building work for non-residential development stated in section 5 (Adopted charge rate) for the

stormwater network.

- Q_4 is the non-residential quantity for each defined use.
- Q_{SW} is the impervious area of the development.
- C_4 is the credit stated in section 5 (Credit for existing uses or vacant lots) for the transport, and public parks and land for community facilities.
- C_{SW} is the credit stated in section 5 (Credit for existing uses or vacant lots) for the stormwater network.

7. Trunk infrastructure

The trunk infrastructure shown in Plans for Trunk Infrastructure of the Local Government Infrastructure Plan in the Planning Scheme is identified as the trunk infrastructure for the local government area.

The trunk infrastructure networks to which the adopted charge applies are:

- (a) transport network
- (b) parks and land for community facilities infrastructure network
- (c) stormwater network

The standard of service for each network or network mentioned above is stated to be the standard set out in the Desired Standards of Service (DSS) of the Local Government Infrastructure Plan in the Planning Scheme

The establishment cost of trunk infrastructure items is the cost shown in the Schedule of Works of the Local Government Infrastructure Plan in the Planning Scheme

Council typically invests more on the delivery of trunk infrastructure each financial year than it collects from levied charges. While a levied charge paid to the local government must be used to provide trunk infrastructure, the Council is not required to and does not apply any part of a paid levied charge to delivering a particular trunk infrastructure network.

8. Automatic increase (indexing) of levied charges

The levied charge for development will be increased after the charge is levied and before it is paid to Council. The automatic increase must not be more than the lesser of the following:

- (a) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (b) the increase worked out using the Producer Price Index (PPI) for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted according to the three-yearly PPI average.

The three-yearly PPI average means the PPI adjusted according to the three year moving average quarterly percentage change between financial quarters.

9. Payment of levied charge

Levied charges will become payable in accordance with section 122 of the Act, which states-

A levied charge becomes payable—

- (a) *if the charge applies for reconfiguring a lot—when the local government that levied the charge approves a plan for the reconfiguration that, under the Land Title Act, is required to be given to the local government for approval; or*
- (b) *if the charge applies for building work—when the final inspection certificate for the building work, or the certificate of occupancy for the building, is given under the Building Act; or*
- (c) *if the charge applies for a material change of use—when the change happens; or*
- (d) *if the charge applies for other development—on the day stated in the infrastructure charges notice under which the charge is levied.*

10. Discount on adopted charges

10.1 Community organisations on Council controlled land

Adopted charges are 100% waived for the development on Council-owned or controlled land where involving development is established and operated by a *community organisation* (non-profit entity). A *community organisation* must not hold liquor or gaming machine licences.

10.2 Community organisations - other automatic discounts

Adopted charges are 100% waived for the development:

- (a) on land owned by a *community organisation* or the State Government; and
- (b) involving development established and operated by a *community organisation*; and
- (c) the development is an eligible *community development*; and
- (d) the *community organisation* does not hold liquor or gaming machine licences, and
- (e) involves a *community organisation* limited to:
 - (i) Community Halls (incl Memorial Halls and School of Arts)
 - (ii) Show Societies (and like venues)
 - (iii) Community cemeteries
 - (iv) Emergency Services
 - (v) Historical Societies

10.3 Community organisations – Residential care facility

A maximum of 50% of the adopted charges levied for a residential care facility development approval, where involving development, is established and operated by a community organisation (non-profit entity) (capped to a maximum of \$50,000 per organisation, per application, per financial year) may be waived by Council, subject to meeting the eligibility requirements of a community organisation.

10.4 Secondary Dwellings

The adopted charge levied for a secondary dwelling will be discounted by 50%.

This discount applies where the secondary dwelling receives a development approval for either a Material Change of Use or Building Work, and only where the secondary dwelling contains two (2) bedrooms or fewer.

The discounted charge has been calculated and incorporated into the adopted charges listed in **Schedule 2**. No further discount will be applied to the amounts shown in Schedule 2.

This discount is provided on the basis that the additional demand on the trunk infrastructure network is reduced, as a secondary dwelling must be used in conjunction with the main dwelling house.

10.5 Community organisations - other

Adopted charges may be considered for discount upon request and such applications would be assessed on a case-by-case basis and in accordance with any relevant Council policies. Limits may apply as to the percentage and maximum value of such waivers.

Note: To qualify for an adopted charges discount under section 13, a community organisation must provide evidence of its non-profit and incorporated/registered status. This evidence shall include providing Council with a copy of its relevant constitution or governing documents and registration number under the Associations Incorporation Act 1981, Collections Act 1966, or equivalent as appropriate.

11. Incentives – Deferred payment of adopted charges

Scenic Rim Regional Council supports strong, sustainable economic growth within the Scenic Rim. As part of Council's proactive approach to attracting high-quality development to the region, it is currently offering deferred payment of adopted charges for qualifying developments.

Please visit the following links for more information regarding the Council's Investment Incentives Program.

www.scenicrim.qld.gov.au/downloads/file/4239/investment-incentives-brochure

<https://www.scenicrim.qld.gov.au/downloads/file/3992/scenic-rim-investment-attraction-incentives-program-infrastructure-charges-deferral-guideline>

12. Offset and refund for trunk infrastructure

12.1 Purpose

Section 12 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 (**identified trunk infrastructure criteria**);
- (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 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 trunk infrastructure**—development infrastructure which:

- A. is an alternative to the identified 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) **necessary trunk infrastructure**—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;

Editor's note—See sections 128(2 & 3) (Necessary infrastructure conditions) of the Planning Act 2016.

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

Editor's note—See sections 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.

12.2 Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (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 complies with the criteria in the Desired Standards of Service in the Local Government Infrastructure Plan of the planning scheme.

12.3 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 12.4 (Calculation of the

establishment cost);

- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 12.5 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 12.6 (Recalculation of the establishment cost for land).

12.4 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 trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in Schedule of Works in the Local Government Infrastructure Plan of the planning scheme;
 - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified 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 trunk infrastructure stated in the extrinsic material to the Local Government Infrastructure Plan; and
 - (c) different trunk infrastructure, 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 trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the Local Government Infrastructure Plan.

12.5 Recalculation of the establishment cost for work

12.5.1 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:
 - (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 1 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 paragraphs (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 standard 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.

12.5.2 Determining the market cost

1) Council 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 Council 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 an offset 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 Council's costs for determining the market cost.

(c) Council may, within 20 business days of the date the notice under paragraph (b) is received by Council, give a notice to the applicant which states that the applicant is to provide to Council a document to enable Council to determine the market cost including without limitation the following:

- (i) details in respect of a construction contract for the work;
- (ii) a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;

(d) the applicant is to comply with a notice given by Council to the applicant under paragraph (c);

(e) Council is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);

(f) Council after determining the market cost is to as soon as reasonably practicable:

(i) give to the applicant a notice which states the following:

A. Council'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.

12.5.3 Adjustment of the establishment cost

1) Council 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 (1)(a)(iii);

(b) the applicant may, prior to 15 business days after the applicant has completed the work:

(i) give to Council a single notice which is to state the following:

A. that the applicant requests that Council 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;

C. the applicant's calculation of the prescribed cost; and

(ii) pay the prescribed fee if paragraph (i) applies;

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

(c) Council may, within 20 business days of the date the notice under paragraph (b) is received by Council, give a notice to the applicant which states that the applicant is to provide to Council a document to enable Council to determine the value of an adjusted establishment cost;

(d) the applicant is to comply with a notice given by Council to the applicant under paragraph (c);

- (e) Council is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) Council 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. Council'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.

12.5.4 Dispute process

- 1) An applicant may, within 10 business days of the date of a notice under sections 12.5.2(1)(f) or 12.5.3(1)(f):
 - (a) give to Council a notice in the prescribed form stating that it disputes Council's recalculation of the establishment cost for the work; and
 - (b) pay the prescribed fee.

Editor's note — The prescribed fee may include Council's costs for the dispute process including the cost of the independent registered quantity surveyor.

- 2) Council and the applicant are to take the following action to resolve the dispute:
 - (a) Council is to appoint an independent registered quantity surveyor to determine the establishment cost for the work in accordance with this section;
 - (b) Council and the applicant are to cooperate in good faith with the independent registered quantity surveyor;
 - (c) Council and the applicant are to accept the independent registered quantity surveyor's determination of the establishment cost for the work;
 - (d) Council 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.

12.6 Recalculation of the establishment cost for land

- 1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by Council at the request of the applicant using the market value of the land.
- 2) The **market value** of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises

including the land and the value of the subject premises excluding the land.

- 3) Where the 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.
- 4) Where the 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, which is the subject of a condition to provide trunk infrastructure, was approved.
- 5) The valuation report must—
 - (a) 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;
 - (b) identify the area of land that is above the 1% AEP flood level and the area that is below the 1% AEP flood level;
 - (c) take into account and identify all other real and relevant constraints including but not limited to vegetation protection, ecological values including riparian buffers and corridors, stormwater or drainage corridors, slope, bushfire hazards, heritage, airport environs, coastal erosion, extractive resources, flooding, land use buffer requirements and landslide hazards. This must also include tenure related constraints and restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
 - (d) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
- 6) Council is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
 - (a) the applicant is to provide to Council the following:
 - (i) a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
 - (ii) a valuation of the land undertaken by a certified practicing valuer;
 - (iii) the prescribed fee;

Editor's note — The prescribed fee may include Council's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.
 - (b) Council may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the market value;
 - (c) Council is to decide whether to:
 - (i) accept the valuation; or
 - (ii) reject the valuation
 - (d) Council is to, if it accepts the valuation:

- (i) give to the applicant a notice stating the establishment cost for the land; and
 - (ii) index the establishment cost for the land using the 3 yearly PPI index average from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) Council is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
- (i) assess whether the valuation is consistent with the market value; and
 - (ii) undertake a valuation of the land if the valuation is assessed as not consistent with the market value;
- (f) Council is to, upon the determination of the independent certified practicing valuer's valuation:
- (i) give to the applicant a notice stating the establishment cost for the land;
 - (ii) index the establishment cost for the land using the 3 yearly PPI index average from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
 - (iii) issue an amended infrastructure charges notice;
- (g) Council however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

12.7 Application of an offset and refund

The following apply 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, which is consistent with Local Government Infrastructure Plan in type, scale, timing and location, 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 charge;
- (b) a **refund**—where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

12.8 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 Council in accordance with section 15.3 (Working out the establishment cost).
- 2) If a refund applies, the cost of the infrastructure required to be provided under the condition is more than the amount worked out by applying the adopted charge to the development -
 - (a) there is no amount payable for the development approval; and

- (b) Council must refund the applicant an amount equal to the difference between the establishment cost of the trunk infrastructure and the amount worked out by applying the adopted charge to the development.
- 3) Where development is inconsistent with the Local Government Infrastructure Plan in type, scale, timing or location, the relevant sections of the *Planning Act 2016* are to be referred to for guidance on the refund process.

12.9 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 Council 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 Council's costs for determining the matters in subsection (1)(a).

- 2) Council 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 Council's determination.
- 3) Council, 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) Council has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Council to achieve the following policy objectives:
- (a) to seek to integrate Council's land use and infrastructure plans;
 - (b) to implement the Local Government Infrastructure Plan as the basis for Council's trunk infrastructure funding;
 - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for Council.
- 5) Council's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Council and related matters is as per Table 5.

Table 12.9.1 - Timing of a Refund

TYPE OF TRUNK INFRASTRUCTURE	TIME OF PROVISION	REFUND AMOUNT	TIME OF REFUND	NO. OF INSTALMENTS
Identified / Different trunk infrastructure	Before / in planned period	1 million or less	Within 12 months following the end of relevant planned period	1
		1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the end of planned period	3
		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the end of planned period	5
	After the planned period	1 million or less	Within 12 months following the completion of trunk contribution	1
		1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the completion of trunk contribution	3
		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the completion of trunk contribution	5
Necessary trunk infrastructure	Council to decide planned period for infrastructure provision	1 million or less	Within 12 months following the end of specified planned period	1
		1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the end of specified planned period	3
		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the end of specified planned period	5
Prescribed trunk infrastructure	Council to include as existing trunk infrastructure in LGIP	Any value	The payment trigger for a refund by 31 December of the financial year following the end of the planning horizon of the respective trunk infrastructure network in the LGIP	1

- 6) Each refund amount to be paid is to be increased by the 3 yearly PPI index average from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

13. Conversion to trunk infrastructure

13.1 Conversion criteria

This section states Council's conversion criteria for the purposes of section 117 of the Act. An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to Council only where the following applies;

- 1) Council has required non-trunk infrastructure to be provided in a particular condition of a development approval under section 145 of the *Planning Act 2016*; and
- 2) the construction of the non-trunk infrastructure has not yet started; and
- 3) the conversion application is made in accordance with section 139 of the *Planning Act 2016* and must be made to Council, in writing, within 1 year after the development approval starts to have effect.

Note - The commencement of construction of the non-trunk infrastructure the subject of the conversion application after the application is made but before it is decided (including any appeal in respect of the decision) may affect the determination of the application.

Council will decide the application in accordance with the decision criteria outlined in section 16.2 below, and section 140 and 141 of the *Planning Act 2016*.

Where the Council agrees to the conversion application, any offset or refund is determined in accordance with section 15 above.

13.2 Requirements of development infrastructure for all infrastructure networks

For infrastructure to be considered trunk infrastructure, each of the following criteria must be met.

- 1) the development infrastructure must be located completely inside the Priority Infrastructure Area;
- 2) the development infrastructure must have capacity to service other developments in the area to the DSS;
- 3) the development infrastructure must be located such that it is available to service other developments in the area based on the DSS;

Example – a local recreation park within a large residential development that is not within a 500m catchment of other development will not be available to service the other development in the area in accordance with the DSS.

- 4) the development infrastructure must be the same size (or equivalent capacity) and type and perform the same function and purpose as trunk infrastructure included in the LGIP;

Example 1 – public open space that has an ecological and conservation function is not the same as the function provided by parks and land for community facilities infrastructure and therefore will not have the same function and purpose as a trunk infrastructure network included in the LGIP.

Example 2 – a road that is required to be constructed as an access road will not provide the same function and purpose as a trunk road which must be a collector or arterial road constructed to the profile identified in Planning Scheme Policy on Infrastructure.

- 5) the development infrastructure must comply with the DSS for the equivalent trunk infrastructure identified in the LGIP;
- 6) the development infrastructure must not be consistent with non-trunk infrastructure for which conditions may be imposed under section 145 of the *Planning Act 2016*;
- 7) the development infrastructure must be of a type, size and location that is the most cost effective option for servicing multiple users in the area. The most cost-effective option is the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the DSS (**Most Cost Effective Option**);
- 8) the development infrastructure must service development that is consistent with the planning assumptions for the premises identified in the Local Government Infrastructure Plan in terms of scale, type, timing and location;
- 9) the development infrastructure must not have been proposed by the applicant on the basis that it would remain non-trunk infrastructure for which an offset or refund would not be payable;

Example – if the applicant proposes a local park that is non-trunk infrastructure and through an exchange of correspondence Council and the developer agree that the local park will be provided on the basis that it will remain non-trunk infrastructure and will not be eligible for an offset or refund the local park will not be converted to trunk infrastructure.

- 10) the development infrastructure must not be temporary infrastructure unless identified by Council as the Most Cost Effective Option; and
- 11) the development infrastructure must be owned by Council.

13.3 Additional network specific requirements - transport development infrastructure

- 1) The development infrastructure must:
 - (a) be for a proposed collector road or arterial road as shown in standard drawings of Planning Scheme Policy on Infrastructure;
 - (b) not be for works that provide direct frontage access to a development or works required to facilitate development access traffic; and
 - (c) be constructed to a collector road or arterial road standard in accordance with Council's Planning Scheme Policy on Infrastructure.

13.4 Additional network specific requirements – stormwater development infrastructure

- 1) The development infrastructure must:
 - (a) be for improving the existing flood immunity within a catchment in addition to the premises to

achieve the DSS; and

- (b) be designed and constructed in accordance with Council's Planning Scheme Policy on Infrastructure and the Queensland Urban Drainage Manual.

13.5 Additional network specific requirements - parks development infrastructure

- 1) The development infrastructure for embellishments must be located within land identified as trunk park.

Schedule 1 - Dictionary

Words and terms used in this resolution have the meaning given in *Planning Act 2016* or the *Planning Regulation 2017*.

If a word or term used in this resolution is not defined in *Planning Act 2016* or the *Planning Regulation 2017*, it has the meaning given in this section.

adopted charge means the base charge amount listed in Schedule 2 of this resolution that applies to a particular development type or use category, before any credit, discount, or indexation is applied.

Editor's note – The adopted charge reflects the portion of the total charge Council is entitled to levy under the Planning Regulation 2017. Charges for water and wastewater networks are levied separately by Urban Utilities and are not included in the adopted charge.

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.

community development means development which provides facilities or services to the community and is not undertaken for commercial purposes or for the purposes of sale, as approved by Council.

community organisation means a not-for-profit entity that:

- (a) is either:
 - i. endorsed as a charity by the Australian Taxation Office; or
 - ii. an incorporated association under the *Associations Incorporation Act 1981* that is not a club licensed under the *Liquor Act 1992*;
 - iii. and
- (b) has an annual turnover:
 - i. less than \$5 million; or
 - ii. more than \$5 million, provided the development is limited to facilities used exclusively for community activities or services, such as meeting halls, memorial buildings, emergency service facilities, or spaces available for general public hire on a non-commercial basis.

Editor's note – For clarity, "facilities used exclusively for community activities or services" excludes facilities used primarily for commercial trading, entertainment, or private membership-based activities. The focus is on spaces that deliver community benefit, are accessible to the general public, and are operated without a profit motive.

completion means the stage in the provision of a trunk infrastructure contribution by an applicant when Council 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) Council 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.

Council means Scenic Rim Regional Council

Council controlled land means land under Council freehold ownership or Crown Land managed by Council under trust, but does not include:

- (a) State and Federal controlled reserves (e.g. National Parks, State Forests); and
- (b) Land identified as being at risk of bushfire, flood or landslide, or an area of conservation significance pursuant to any applicable Overlay Map.

credit means the amount by which the adopted charge for a development is reduced to reflect the lawful existing use, previous lawful use, or past infrastructure contribution that applies to the premises, in accordance with Section 5 of this resolution.

Editor's note – A credit does not apply where the use does not continue, is not lawfully established, or does not match the use category of the proposed development. Credits are applied per use type, as set out in Section 5.

impervious means the area of the premises that does not allow the infiltration of rainfall or overland flow.

Editor's note – An area of land that is not sealed but is highly compacted (e.g. comprising crusher dust, road base, gravel or similar material) is considered impervious for the purposes of this definition.

infrastructure requirement means a charges notice, or a condition of a development approval, that requires infrastructure or a payment in relation to demand on trunk infrastructure.

LGA means Local Government area

Lot means a separately disposable parcel of land as defined under the *Land Title Act 1994*, but for the purposes of calculating the total number of lots in a Reconfiguring a Lot development:

- A balance lot is counted as one lot, and
- Any lot that is proposed to be transferred or dedicated to a public authority (e.g. Council, State) for purposes such as:
 - public roads
 - stormwater or drainage infrastructure
 - parks and community facilities is **not** counted as a lot.

Editor's note – The purpose of this definition is to ensure that only developable or privately owned lots contribute to the infrastructure charge, consistent with the Planning Act 2016 and the principles of additional demand.

prescribed fee means a cost recovery fee prescribed by Council.

stormwater means rainfall that runs off roofs, roads and other impervious surfaces and flows into gutters, streams and waterways where it eventually flows into the ocean.

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.

Urban Footprint includes the land identified for urban purpose under the *South East Queensland Regional Plan 2023*.

Schedule 2 - Adopted Charges

Table 1: Adopted charges - Material Change of Use and Building Work

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Residential Uses				
1. Dwelling house 2. Dual occupancy 3. Caretaker's accommodation 4. Multiple dwelling	1. \$26,193.40 for each dwelling with 2 or less bedrooms 2. \$36,670.70 for each dwelling with 3 or more bedrooms	1. \$13,096.70 for each dwelling with 2 or less bedrooms 2. \$18,335.35 for each dwelling with 3 or more bedrooms	1. \$13,096.70 for each dwelling with 2 or less bedrooms 2. \$18,335.35 for each dwelling with 3 or more bedrooms	1. Whole of the LGA 2. Whole of the LGA
1. Dwelling house that is a secondary dwelling	1. \$26,193.40 for each dwelling with 2 or less bedrooms 2. \$36,670.70 for each dwelling with 3 or more bedrooms	Refer to Water Netserve Plan published by Urban Utilities	1. \$6,548.35 for a secondary dwelling with 2 or less bedrooms 2. \$18,335.35 for a secondary dwelling with 3 or more bedrooms	1. Whole of the LGA 2. Whole of the LGA

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Accommodation (short-term)				
1. Tourist park	1. If the tourist park has tent or caravan sites (a) \$13,096.60 for each group of 2 sites or less (b) \$18,335.20 for each group of 3 sites 2. If the tourist park has cabins– (a) \$13,096.60 for each cabin with 2 or less bedrooms (b) \$18,335.20 for each cabin with 3 or more bedrooms	1. If the tourist park has tent or caravan sites (a) \$6,548.30 for each group of 2 sites or less (b) \$9,167.60 for each group of 3 sites 2. If the tourist park has cabins– (a) \$6,548.30 for each cabin with 2 or less bedrooms (b) \$9,167.60 for each cabin with 3 or more bedrooms	1. If the tourist park has tent or caravan sites (a) \$6,548.30 for each group of 2 sites or less (b) \$9,167.60 for each group of 3 sites 2. If the tourist park has cabins– (a) \$6,548.30 for each cabin with 2 or less bedrooms (b) \$9,167.60 for each cabin with 3 or more bedrooms	1. Whole of the LGA 2. Whole of the LGA
1. Hotel 2. Short-term accommodation 3. Resort complex	1. \$13,096.60 for each suite with 2 or less bedrooms 2. \$18,335.20 for each suite with 3 or more bedrooms 3. \$13,096.60 for each bedroom that is not part of a suite	1. \$6,548.30 for each suite with 2 or less bedrooms 2. \$9,167.60 for each suite with 3 or more bedrooms 3. \$6,548.30 for each bedroom that is not part of a suite	1. \$6,548.30 for each suite with 2 or less bedrooms 2. \$9,167.60 for each suite with 3 or more bedrooms 3. \$6,548.30 for each bedroom that is not part of a suite	1. Whole of the LGA 2. Whole of the LGA 3. Whole of the LGA

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Accommodation (long-term)				
1. Relocatable home park	1. \$26,193.40 for each relocatable dwelling site for 2 or less bedrooms 2. \$36,670.70 for each relocatable dwelling site for 3 or more bedrooms	1. \$13,096.70 for each relocatable dwelling site for 2 or less bedrooms 2. \$18,335.35 for each relocatable dwelling site for 3 or more bedrooms	1. \$13,096.70 for each relocatable dwelling site for 2 or less bedrooms 2. \$18,335.35 for each relocatable dwelling site for 3 or more bedrooms	1. Whole of the LGA 2. Whole of the LGA
1. Community residence 2. Retirement facility 3. Rooming accommodation	1. \$26,193.40 for each suite with 2 or less bedrooms 2. \$36,670.70 for each suite with 3 or more bedrooms 3. \$26,193.40 for each bedroom that is not part of a suite	1. \$13,096.70 for each suite with 2 or less bedrooms 2. \$18,335.35 for each suite with 3 or more bedrooms 3. \$13,096.70 for each bedroom that is not part of a suite	1. \$13,096.70 for each suite with 2 or less bedrooms 2. \$18,335.35 for each suite with 3 or more bedrooms 3. \$13,096.70 for each bedroom that is not part of a suite	1. Whole of the LGA 2. Whole of the LGA 3. Whole of the LGA
Places of assembly				
1. Club 2. Community use 3. Function facility 4. Funeral parlour 5. Place of worship	1. \$91.75 for each square metre of gross floor area (GFA) 2. \$13.10 for each square metre impervious to stormwater	1. \$19.66 for each square metre of gross floor area (GFA)	1. \$72.09 for each square metre of gross floor area (GFA) 2. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Inside Urban Footprint

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Commercial bulk goods				
<ol style="list-style-type: none"> 1. Agricultural supplies store 2. Bulk landscape supplies 3. Garden centre 4. Hardware and trade supplies 5. Outdoor sales 6. Showroom 	<ol style="list-style-type: none"> 1. \$183.35 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. \$39.29 for each square metre of GFA 	<ol style="list-style-type: none"> 1. \$144.06 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. Whole of the LGA 2. Inside Urban Footprint
Commercial (retail)				
<ol style="list-style-type: none"> 1. Adult store 2. Food and drink outlet 3. Service industry 4. Service station 5. Shop 6. Shopping centre 	<ol style="list-style-type: none"> 1. \$235.75 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. \$39.30 for each square metre of GFA 	<ol style="list-style-type: none"> 1. \$196.45 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. Whole of the LGA 2. Inside Urban Footprint
Commercial (office)				
<ol style="list-style-type: none"> 1. Office 2. Sales office 	<ol style="list-style-type: none"> 1. \$183.35 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. \$39.29 for each square metre of GFA 	<ol style="list-style-type: none"> 1. \$144.06 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. Whole of the LGA 2. Whole of the LGA

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Educational facility				
1. Childcare centre 2. Community care centre 3. Educational establishment	1. \$183.35 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. \$39.29 for each square metre of GFA	1. \$144.06 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Whole of the LGA
Entertainment				
1. Hotel 2. Nightclub entertainment facility 3. Theatre 4. Resort complex	1. \$261.90 for each square metre of GFA, other than areas for providing accommodation 2. \$13.10 for each square metre impervious to stormwater	1. \$39.28 for each square metre of GFA, other than areas for providing accommodation	1. \$222.62 for each square metre of GFA, other than areas for providing accommodation 2. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Whole of the LGA
Indoor sport and recreation				
1. Indoor sport and recreation	1. \$261.90 for each square metre of GFA, other than court areas 2. \$26.15 for each square metre of GFA that is a court area 3. \$13.10 for each square metre impervious to stormwater	1. \$65.47 for each square metre of GFA, other than court areas 2. \$6.54 for each square metre of GFA that is a court area	1. 196.43 for each square metre of GFA, other than court areas 2. \$19.61 each square metre of GFA that is a court area 3. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Whole of the LGA 3. Whole of the LGA

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
High impact industry or special industry				
1. High impact industry 2. Special industry	1. \$91.75 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. \$52.44 for each square metre of GFA	1. \$39.31 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Whole of the LGA
Other industry				
1. Low impact industry 2. Medium impact industry 3. Research and technology industry 4. Rural industry 5. Warehouse 6. Marine industry	1. \$65.45 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. \$39.27 for each square metre of GFA	1. \$26.18 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater	1. Whole of the LGA 2. Inside Urban Footprint
High impact rural				
1. Cultivating, in a confined area, aquatic animals or plants for sale 2. Intensive animal industry 3. Intensive horticulture 4. Wholesale nursery 5. Winery	1. \$26.15 for each square metre of GFA	Nil charge	1. \$26.15 for each square metre of GFA	1. Whole of the LGA

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Low impact rural				
<ol style="list-style-type: none"> 1. Animal husbandry 2. Cropping 3. Permanent plantation 4. Wind farm 	Nil charge			
Essential services				
<ol style="list-style-type: none"> 1. Correctional facility 2. Emergency services 3. Healthcare services 4. Hospital 5. Residential care facility 6. Veterinary services 	<ol style="list-style-type: none"> 1. \$183.35 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. \$39.29 for each square metre of GFA 	<ol style="list-style-type: none"> 1. \$144.06 for each square metre of GFA 2. \$13.10 for each square metre impervious to stormwater 	<ol style="list-style-type: none"> 1. Whole of the LGA 2. Whole of the LGA
Minor uses				
<ol style="list-style-type: none"> 1. Advertising device 2. Cemetery 3. Home-based business 4. Landing 5. Market 6. Outdoor lighting 7. Park 8. Roadside stall 	Nil charge			

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
9. Telecommunications facility 10. Temporary use				
Other uses				
1. Air service 2. Animal keeping 3. Car park 4. Crematorium 5. Extractive industry 6. Major sport, recreation and entertainment facility 7. Motor sport facility 8. Non-resident workforce accommodation 9. Outdoor sport and recreation 10. Port service 11. Tourist attraction 12. Utility installation 13. Any other use not listed in column 2	The adopted charge is the charge (in Column 3) for another use (in Column 2) that the local government decides to apply to the use.			

Table 2: Adopted charge - Reconfiguring a Lot

Column 1 Reconfiguring a lot	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which Column 4 charges apply
Reconfiguring a lot	Not Applicable	Refer to Water Netserve Plan published by Urban Utilities	1. \$18,335.35 for each new lot	1. Whole of the LGA

Schedule 3 - Maximum construction on costs for work

COLUMN 1	COLUMN 2
TRUNK INFRASTRUCTURE NETWORK	MAXIMUM CONSTRUCTION ON COSTS FOR WORK (PERCENTAGE OF THE CONSTRUCTION COST FOR THE WORK)
Transport trunk infrastructure network	
Road network	20%
Footpath network	20%
Public transport (bus stops) network	20%
Community purposes trunk infrastructure network	
Public parks network	20%
Land for community facilities network	20%
Stormwater trunk infrastructure network	
Stormwater network	20%