



**Brisbane City Council**  
**Brisbane Adopted Infrastructure Charges Resolution**  
**(No. 4) 2014**



*Dedicated to a better Brisbane*

# **Brisbane City Council**

## **Brisbane Adopted Infrastructure Charges Resolution (No. 4) 2014**

### Contents

---

	Page
<b>Part 1</b>	<b>Introduction</b> <b>3</b>
	1. Short title 3
	2. Commencement 3
	3. Sustainable Planning Act 2009 3
	4. Purpose 3
	5. Interpretation 4
<b>Part 2</b>	<b>Adopted charges</b> <b>5</b>
	6. Purpose of part 2 5
	7. Adopted charges 5
	8. Trunk infrastructure networks for the adopted charges 5
	9. Applicable date for the adopted charges 6
	10. Applicable area for the adopted charges 6
	11. Applicable uses for the adopted charges 6
<b>Part 3</b>	<b>Levied charges</b> <b>7</b>
	12. Purpose of part 3 7
	13. Applicable development for the levied charge 7
	14. Working out the levied charge 8
	15. Working out the applied adopted charge 8
	16. Working out the additional demand 9
	17. Working out the discount for the prescribed financial contribution 10
	18. Working out the automatic increase 11
<b>Part 4</b>	<b>Offset and refund for trunk infrastructure</b> <b>12</b>
	19. Purpose of part 4 12
	20. Identified trunk infrastructure criteria 13
	21. Working out the establishment cost 13
	22. Calculation of the establishment cost 13
	23. Recalculation of the establishment cost for work 14
	24. Recalculation of the establishment cost for land 19
	25. Application of an offset and refund 20
	26. Details of an offset and refund 21
	27. Timing of an offset and refund 24
<b>Schedule 1</b>	<b>Dictionary</b> <b>28</b>
<b>Schedule 2</b>	<b>Adopted charges</b> <b>32</b>
<b>Schedule 3</b>	<b>Applicable uses under the IPA planning scheme and SPA planning scheme</b> <b>43</b>
<b>Schedule 4</b>	<b>Applied local government adopted charges for particular uses</b> <b>51</b>
<b>Schedule 5</b>	<b>Identified trunk infrastructure criteria</b> <b>52</b>

<b>Schedule 6</b>	<b>Planned cost for local government trunk infrastructure networks</b>	<b>53</b>
<b>Schedule 7</b>	<b>Maximum construction on costs for work</b>	<b>55</b>
<b>Schedule 8</b>	<b>Infrastructure planning scheme policies</b>	<b>56</b>

## **Brisbane City Council**

# **Brisbane Adopted Infrastructure Charges Resolution (No. 4) 2014**

## **Part 1 Introduction**

### **1. Short title**

This resolution may be cited as *Brisbane Adopted Infrastructure Charges Resolution (No. 4) 2014*.

### **2. Commencement**

This resolution has effect on and from the day the making of this resolution by the local government is first notified in a newspaper circulating generally in the local government's area.<sup>1</sup>

### **3. Sustainable Planning Act 2009**

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

*Editor's note—See section 634(1)(b) (Steps after making charges resolution) of the Sustainable Planning Act 2009.*

### **4. Purpose**

The purpose of this resolution is to state the following:

- (a) the adopted charges for providing the local government trunk infrastructure networks and distributor-retailer trunk infrastructure networks for development;
- (b) the levied charges to be levied by the local government for development for the demand placed on the local government trunk infrastructure networks;

---

<sup>1</sup> The making of this resolution by the local government was first notified in The Courier Mail on Monday 30 June 2014.

- (c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the local government trunk infrastructure networks for development.

## 5. Interpretation

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

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

## Part 2                      Adopted charges

### 6.            Purpose of part 2

Part 2 states the following:

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

### 7.            Adopted charges

The adopted charges are stated in schedule 2 for the following:

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

*Editor's note—*

- *For paragraph (a), see section 630(1) (Power to adopt charges by resolution) of the Sustainable Planning Act 2009.*
- *For paragraph (b), see section 99BRCF(1) (Power to adopt charges by board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*

### 8.            Trunk infrastructure networks for the adopted charges

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

- (2) The distributor-retailer trunk infrastructure networks are specified in the ***distributor-retailer infrastructure planning instrument*** which means the following:
- (a) the distributor-retailer's water netserv plan under the SEQ Water Act;
  - (b) the interim connections policy and schedule of works under the SEQ Water Act adopted by the distributor-retailer if paragraph (a) is not applicable;
  - (c) the local government's priority infrastructure plan, if paragraphs (a) and (b) are not applicable.

## **9. Applicable date for the adopted charges**

The applicable date for the adopted charges is the following:

- (a) for the IPA planning scheme—the day this resolution has effect;
- (b) for the SPA planning scheme—the day the SPA planning scheme has effect.

*Editor's note—*

- *For paragraph (a), see section 2 (Commencement).*
- *For paragraph (b), the SPA planning scheme took effect on 30 June 2014.*

## **10. Applicable area for the adopted charges**

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

*Editor's note—See section 631(3)(a) (Contents—general) of the Sustainable Planning Act 2009.*

## **11. Applicable uses for the adopted charges**

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

*Editor's note—See schedule 1, column 2 and column 3, 'Other uses', of the State Planning Regulatory Provision (adopted charges).*

## Part 3                      Levied charges

### 12.        Purpose of part 3

Part 3 states the following:

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

### 13.        Applicable development for the levied charge

- (1)        The levied charge may be levied for the following development:
  - (a)        reconfiguring a lot;
  - (b)        material change of use of premises;



- (c) carrying out of building work.

*Editor's note—See section 2.2 (Development for which maximum adopted charges may be levied) of the State Planning Regulatory Provision (adopted charges).*

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

- (a) development in the following:

- (i) a priority development area under the *Economic Development Act 2012*;
- (ii) the corporation area under the *South Bank Corporation Act 1989*;
- (iii) core port land under the *Transport Infrastructure Act 1994*;
- (iv) an airport site under the *Airports Act 1996*;

- (b) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2012*.

*Editor's note—See section 630(2)(c) (Power to adopt charges by resolution) of the Sustainable Planning Act 2009.*

#### 14. Working out the levied charge

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

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

Where:

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

*AC* is the applied adopted charge for the development.

*AD* is the additional demand for the development.

*D* is the discount for the prescribed financial contribution.

#### 15. Working out the applied adopted charge

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

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

## 16. Working out the additional demand

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

$$AD = DD - DC$$

Where:

*AD* is the additional demand.

*DD* is the demand placed upon the local government trunk infrastructure networks which will be generated by the development (***development demand***).

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

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in schedule 2 (***demand unit***).

- (3) The demand credit for previous development is to be worked out as the greater of the following:

- (a) if the premises is subject to an existing use which is lawful and already taking place on the premises (***existing lawful use***) that places demand upon the local government trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
- (b) if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises (***previous lawful use***) that placed demand upon the local government trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
- (c) if paragraph (a) and (b) do not apply, then the demand generated for each existing lot of the premises.

*Editor's note—See section 636(2) (Limitation of levied charge) of the Sustainable Planning Act 2009.*

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

*Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.*

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

(i) give a notice in the prescribed form to the local government which provides evidence of the existing lawful use or previous lawful use and the calculation of the demand credit; and

(ii) pay the prescribed fee;

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

(b) the local government is to:

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

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

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

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

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

## 17. Working out the discount for the prescribed financial contribution

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

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

Where:

*D* is the discount which cannot be less than zero.

*PFC* is the amount of the prescribed financial contribution.

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

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

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

*Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.*

(a) an applicant which is seeking the discount for the prescribed financial contribution is to:

(i) give a notice in the prescribed form to the local government which provides evidence of the prescribed financial contribution and the calculation of the discount; and

(ii) pay the prescribed fee;

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

(b) the local government is to:

(i) determine if the discount for a prescribed financial contribution is applicable to the development;

(ii) work out the discount for the prescribed financial contribution if applicable; and

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

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

## **18. Working out the automatic increase**

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

*Editor's note—*

- *For a levied charge payable under an adopted infrastructure charges notice, see section 648D(9)(a) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009 as in force immediately before 4 July 2014.*
- *For a levied charge payable under an infrastructure charges notice, see section 631(3)(b) and (4) (Contents—general) of the Sustainable Planning Act 2009 as in force on 4 July 2014.*

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

*Editor's note—*

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

## Part 4 Offset and refund for trunk infrastructure

### 19. Purpose of part 4

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

- (a) the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (**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 or compliance permit under the Sustainable Planning Act 2009.*

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

*Editor's note—See section 646(2)(a) (Necessary infrastructure condition for LGIP-identified infrastructure) of the Sustainable Planning Act 2009.*

- (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 priority infrastructure plan;

*Editor's note—See section 646(2)(b) (Necessary infrastructure condition for LGIP-identified infrastructure) of the Sustainable Planning Act 2009.*

- (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 section 647 (Necessary infrastructure condition for other infrastructure) of the Sustainable Planning Act 2009.*

- (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 section 662(3) (Effect of and action after conversion) of the Sustainable Planning Act 2009.*

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

## **20. 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 priority infrastructure plan; and
  - (ii) for premises completely inside the priority infrastructure area in the priority infrastructure plan;
- (b) that the development infrastructure complies with the criteria in schedule 5.

*Editor's note—See section 633A (Criteria for deciding conversion application) under the Sustainable Planning Act 2009.*

## **21. Working out the establishment cost**

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

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

*Editor's note—See section 633 (Working out cost of infrastructure for offset or refund) of the Sustainable Planning Act 2009.*

## **22. Calculation of the establishment cost**

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
  - (a) the planned estimate of the trunk infrastructure contribution;

- (b) a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
  - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the local government.
- (2) The *planned estimate* of the trunk infrastructure contribution is:
- (a) the whole of an item of identified trunk infrastructure—is the *planned cost* being the amount of the value of the item stated in schedule 6;
  - (b) part of an item of identified 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 priority 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 priority infrastructure plan.

## 23. Recalculation of the establishment cost for work

### *Market cost*

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- (2) The *market cost* for the work is the estimate of the cost of the design and construction of the work:
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 7 for the following:
      - (A) the cost of survey for the work;
      - (B) the cost of geotechnical investigations for the work;
      - (C) the cost of only detailed design for the work;
      - (D) the cost of project management and contract administration;

- (E) the cost of environmental investigations for the work;
- (F) a portable long service leave payment for a construction contract for the work;
- (iii) risk and contingencies which do not exceed 10% for the cost of that part of the 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 or compliance permit under the Sustainable Planning Act 2009.*
  - (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 priority 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.

***Determining the market cost***

(3) The local government is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:

- (a) the applicant is to undertake an open tender process for the work;
- (b) the applicant is to:
  - (i) give to the local government a notice in the prescribed form which states the following:
    - (A) an open tender process has been conducted;
    - (B) the tenders received;
    - (C) the applicant's preferred tenderer;
    - (D) the applicant's reason for the preferred tenderer;
    - (E) the terms of the construction contract for the work;
    - (F) a plan for each development infrastructure network clearly showing the extent of the work for which 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 the local government's costs for determining the market cost.*

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the market cost including without limitation the following:
  - (i) details in respect of a construction contract for the work;

- (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 the local government to the applicant under paragraph (c);
- (e) the local government is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the local government after determining the market cost is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - (A) the local government's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
    - (B) the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

***Adjustment of the establishment cost***

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

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

***Dispute process***

- (5) An applicant may, within 10 business days of the date of a notice under subsections (3)(f) or 4(f):
  - (a) give to the local government a notice in the prescribed form stating that it disputes the local government's recalculation of the establishment cost for the work; and
  - (b) pay the prescribed fee.

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

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

#### **24. Recalculation of the establishment cost for land**

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the local government at the request of the applicant using the current market value of the land.
- (2) The *current market value* of the land is the difference, determined by using the 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) The local government 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 the local government 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 the local government's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.*
  - (b) the local government 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 current market value;

- (c) the local government is to decide whether to:
  - (i) accept the valuation; or
  - (ii) reject the valuation;
- (d) the local government 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 CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) the local government 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 current market value; and
  - (ii) undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
- (f) the local government 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 CPI 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) the local government 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 the local government the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

## **25. 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 the subject of the relevant approval:

*Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.*

- (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.

**26. Details of an offset and refund**

- (1) If an offset applies, the establishment cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with section 21 (Working out the establishment cost).
- (2) If a refund applies, the proportion of the establishment cost for the trunk infrastructure contribution that may be apportioned reasonably to users of premises other than the premises the subject of the relevant approval (**prescribed proportion**) is to be worked out by the local government using any of the following:

*Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.*

- (a) an estimate of the prescribed proportion reasonably determined by the local government;
- (b) the following method for the relevant local government trunk infrastructure network:

$$PP = \frac{(TD - PD)}{TD}$$

Where:

- (i) for a trunk infrastructure contribution for the public parks network:

*PP* is the prescribed proportion.

*PD* is the demand for the trunk infrastructure for the public parks network expressed in ET of the users of the premises the subject of the relevant approval, to be worked out by using the public parks network demand generation rate for development stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*TD* is the total demand for trunk infrastructure for the public parks network expressed in ET of the users of premises in the park service catchment which is apportioned to the trunk infrastructure contribution, to be worked out by the local government as follows:

$$TD = \left[ \frac{PPA}{TPA} \right] \times TAD$$

Where:

*TD* is the total apportioned demand.

*PPA* is the area of the trunk infrastructure contribution.

*TPA* is the total area of all identified trunk infrastructure for the public parks network in the park service catchment stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*TAD* is the total assumed demand at 2031 for trunk infrastructure for the public parks network in the park service catchment stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*park service catchment* is the service catchment for the public parks network in which the trunk infrastructure contribution is located in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

- (ii) for a trunk infrastructure contribution for the land for the community facilities network:

*PP* is the prescribed proportion.

*PD* is the demand for the trunk infrastructure for the land for the community facilities network expressed in ET of the users of the premises the subject of the relevant approval, to be worked out by using the land for the community facilities network demand generation rate for development stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*TD* is the total demand for the trunk infrastructure for the land for the community facilities network expressed in ET of the users of premises in the community facilities service catchment which is apportioned to the trunk infrastructure contribution, to be worked out by the local government as follows:

$$TD = \left[ \frac{CFA}{TCA} \right] \times TAD$$

Where:

*TD* is the total apportioned demand.

*CFA* is the area of the trunk infrastructure contribution.

*TCA* is the total area of all identified trunk infrastructure for the land for the community facilities network in the community facilities service catchment stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*TAD* is the total assumed demand at 2031 for trunk infrastructure for the land for the community facilities network in the community facilities service catchment stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

*community facilities service catchment* is the service catchment for the land for the community facilities network in which the trunk infrastructure contribution is located in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Community Purposes Network.

- (iii) for a trunk infrastructure contribution for the transport network:

*PP* is the prescribed proportion.

*PD* is the demand for the trunk infrastructure for the transport network expressed in ET of the users of the premises the subject of the relevant approval, to be worked out by using the transport network demand generation rate for development stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Transport Network.

*TD* is the total demand at 2031 expressed in ET of the users of premises apportioned to the trunk infrastructure contribution, to be worked out by the local government as follows:

- (A) for the local road network, by using the Brisbane Strategic Transport Model (Multi-Modal), to calculate the demand of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution;
- (B) for the pathway network and public transport (ferry terminals and bus stops) network, by using the method for determining the users of the pathway network and public transport (ferry terminals and bus stops) network in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport network, to calculate the demand of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.



- (iv) for a trunk infrastructure contribution for the stormwater network:

*PP* is the prescribed proportion.

*PD* is the demand for the trunk infrastructure for the stormwater network expressed in run-off hectares of the use of the premises the subject of the relevant approval, to be worked out by the local government by using the stormwater network demand generation rate stated in the priority infrastructure plan and the Brisbane City Plan 2014 Extrinsic Material for the Stormwater Network.

*TD* is the total demand for the trunk infrastructure for the stormwater network expressed in run-off hectares of the use of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

## 27. Timing of an offset and refund

- (1) An applicant entitled to an offset or refund for the trunk infrastructure contribution is to:

- (a) give to the local government a notice in the prescribed form which states the following:
- (i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
  - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution; and

*Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.*

- (b) pay the prescribed fee.

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

- (2) The local government is to as soon as is reasonably practicable after receiving a notice under subsection (1):

- (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
- (b) give to the applicant a notice stating the outcome of the local government's determination.

- (3) The local government, if satisfied of the matters in subsection (1)(a), is to unless otherwise provided for in an infrastructure agreement:

- (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied

- charge stated in the infrastructure charges notice is payable under the Planning Act;
- (b) for a refund— give the refund when stated in the infrastructure charges notice.
- (4) The local government has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government to achieve the following policy objectives:
- (a) to seek to integrate the local government's land use and infrastructure plans;
  - (b) to implement the priority infrastructure plan as the basis for the local government's trunk infrastructure funding;
  - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for the local government.
- (5) The local government's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
- (a) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided before or in the planned period for the trunk infrastructure contribution stated in the priority infrastructure plan:
    - (i) the following payment triggers achieve the local government's policy objectives:
      - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
      - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
      - (C) for a refund which is more than \$10 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;

- (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (b) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned period for the trunk infrastructure contribution stated in the priority infrastructure plan:
  - (i) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
    - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
    - (C) for a refund which is more than \$10 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution;
  - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (c) for a trunk infrastructure contribution for necessary trunk infrastructure:
  - (i) the local government is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the priority infrastructure plan having regard to the method used by the local government to work out the relevant planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the priority infrastructure plan (*specified date or period*);
  - (ii) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the priority infrastructure plan;

- (iii) the following payment triggers achieve the local government's policy objectives:
  - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution;
  - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution;
  - (C) for a refund which is more than \$10 million—the refund may be given annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution;
- (iv) each amount to be paid under paragraph (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (d) for a trunk infrastructure contribution for prescribed trunk infrastructure:
  - (i) the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the priority infrastructure plan;
  - (ii) the payment trigger for a refund of 31 December of the financial year following the end of the planning horizon of the respective local government trunk infrastructure network in the priority infrastructure plan achieves the local government's policy objectives;
  - (iii) the amount to be paid under paragraph (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

## Schedule 1      Dictionary

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

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

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

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

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

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

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

***bedroom*** means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

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

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

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

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

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

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

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

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

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

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

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

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

**distributor-retailer trunk infrastructure networks** see section 6(b)(ii) (Purpose of part 2).

**dwelling** has the meaning in the SPA planning scheme.

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

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

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

**establishment cost** see section 21 (Working out the establishment cost).

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

**existing lawful use** see section 16(3)(a)(i) (Working out the additional demand).

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

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

*Editor's note—The term 'gross floor area' is defined in the SPA planning scheme to mean "The total floor area of all storeys of the building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:*

- (a) building services, plant and equipment;*
- (b) access between levels;*
- (c) ground floor public lobby;*
- (d) a mall;*
- (e) the parking, loading or manoeuvring of motor vehicles;*
- (f) unenclosed private balconies, whether roofed or not."*

**identified trunk infrastructure criteria** see section 19(a) (Purpose of part 4).

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

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

**Infrastructure SPRP** means the State planning regulatory provision (adopted charges).

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

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

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

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

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

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

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

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

**Planning Act** means the *Sustainable Planning Act 2009*.

**PPI** (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.

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

**prescribed cost** see section 23(4)(a) (Recalculation of the establishment cost for work).

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

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

**prescribed form** means a form prescribed by the local government.

**prescribed proportion** see section 26(2) (Details of an offset and refund).

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

**previous lawful use** see section 16(3)(a)(ii) (Working out the additional demand).

**priority infrastructure plan** means the *Brisbane Priority Infrastructure Plan 2014*.

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

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

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

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

*Editor's note—The SPA planning scheme is the Brisbane City Plan 2014.*

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

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

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

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



## Schedule 2      Adopted charges

**Table A Adopted charge for reconfiguring a lot**

Column 1 Demand unit	Column 2 Distributor-retailer adopted charge (\$ per demand unit)		Column 2 Local government adopted charge (\$ per demand unit)
	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	Transport, community purposes and stormwater trunk infrastructure networks
Lot	9,380	4,620	13,000

**Table B Adopted charge for a residential use**

<b>Column 1</b> <b>Residential use</b> <b>under</b> <b>Infrastructure</b> <b>SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Maximum adopted charge</b> <b>under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		<b>Column 3</b> <b>Distributor-retailer adopted charge (\$)</b>  <i>Editor's note—See distributor-retailer's board resolution.</i>		<b>Column 4</b> <b>Local government adopted charge (\$)</b>
	<b>Demand unit</b>	<b>(\$ per demand unit)</b>	<b>Sewerage trunk infrastructure network for wastewater service</b>	<b>Water supply trunk infrastructure network for water service</b>	
<b>Residential charge category</b>					
Dwelling house	1 or 2 bedroom dwelling	20,000	6,700	3,300	9,000
	3 or more bedroom dwelling	28,000	9,380	4,620	13,000
Dual occupancy	1 or 2 bedroom dwelling	20,000	6,700	3,300	9,000
	3 or more bedroom dwelling	28,000	9,380	4,620	13,000
Caretaker's accommodation	1 or 2 bedroom dwelling	20,000	6,700	3,300	9,000
	3 or more bedroom dwelling	28,000	9,380	4,620	13,000
Multiple dwelling	1 or 2 bedroom dwelling	20,000	6,700	3,300	9,000
	3 or more bedroom dwelling	28,000	9,380	4,620	13,000

Brisbane City Council  
Brisbane Adopted Infrastructure Charges Resolution (No.4) 2014

Column 1 Residential use under Infrastructure SPRP  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Maximum adopted charge under Infrastructure SPRP  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		Column 3 Distributor-retailer adopted charge (\$)  <i>Editor's note—See distributor- retailer's board resolution.</i>		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
<b>Accommodation (short-term) charge category</b>					
Hotel (residential component)	Suite with 1 or 2 bedrooms	10,000	3,350	1,650	4,000
	Suite with 3 or more bedrooms	14,000	4,690	2,310	6,000
	Bedroom that is not within a suite	10,000	3,350	1,650	4,000
Short-term accommodation	Suite with 1 or 2 bedrooms	10,000	3,350	1,650	4,000
	Suite with 3 or more bedrooms	14,000	4,690	2,310	6,000
	Bedroom that is not within a suite	10,000	3,350	1,650	4,000
Tourist park	1 or 2 tent or caravan sites	10,000	3,350	1,650	4,000
	3 or more tent or caravan sites	14,000	4,690	2,310	6,000
	1 or 2 bedroom cabin	10,000	3,350	1,650	4,000
	3 or more bedroom cabin	14,000	4,690	2,310	6,000

Brisbane City Council  
Brisbane Adopted Infrastructure Charges Resolution (No.4) 2014

<b>Column 1</b> <b>Residential use under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Maximum adopted charge under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		<b>Column 3</b> <b>Distributor-retailer adopted charge (\$)</b>  <i>Editor's note—See distributor-retailer's board resolution.</i>		<b>Column 4</b> <b>Local government adopted charge (\$)</b>
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
<b>Accommodation (long-term) charge category</b>					
Community residence	Suite with 1 or 2 bedrooms	20,000	6,700	3,300	8,000
	Suite with 3 or more bedrooms	28,000	9,380	4,620	12,000
	Bedroom that is not within a suite	20,000	6,700	3,300	8,000
Hostel	Suite with 1 or 2 bedrooms	20,000	6,700	3,300	8,000
	Suite with 3 or more bedrooms	28,000	9,380	4,620	12,000
	Bedroom that is not within a suite	20,000	6,700	3,300	8,000
Relocatable home park	1 or 2 bedroom relocatable dwelling site	20,000	6,700	3,300	8,000
	3 or more bedroom relocatable dwelling site	28,000	9,380	4,620	12,000

<b>Column 1</b> <b>Residential use</b> <b>under</b> <b>Infrastructure</b> <b>SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Maximum adopted charge</b> <b>under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		<b>Column 3</b> <b>Distributor-retailer adopted charge (\$)</b>  <i>Editor's note—See distributor-retailer's board resolution.</i>		<b>Column 4</b> <b>Local government adopted charge (\$)</b>
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Retirement facility	Suite with 1 or 2 bedrooms	20,000	6,700	3,300	8,000
	Suite with 3 or more bedrooms	28,000	9,380	4,620	12,000
	Bedroom that is not within a suite	20,000	6,700	3,300	8,000

**Table C Adopted charge for a non-residential use**

<b>Column 1 Non-residential use under Infrastructure SPRP</b>	<b>Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>				<b>Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>		
	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Maximum adopted charge under Infrastructure SPRP</b>	<b>Distributor- retailer adopted charge</b>		<b>Local government adopted charge</b>	<b>Maximum adopted charge under Infrastructure SPRP</b>	<b>Local government adopted charge</b>
		<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Sewerage</b>	<b>Water supply</b>	<b>Transport and community purposes</b>	<i>Editor's note— See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
<b>Places of assembly charge category</b>							
Club	70	24	12	34	10	10	
Community use	70	24	12	34	10	10	
Function facility	70	24	12	34	10	10	
Funeral parlour	70	24	12	34	10	10	
Place of worship	70	24	12	34	10	10	
<b>Commercial (bulk goods) charge category</b>							
Agricultural supply store	140	24	12	104	10	10	
Bulk landscape supplies	140	24	12	104	10	10	
Garden centre	140	24	12	104	10	10	
Hardware and trade supplies	140	24	12	104	10	10	
Outdoor sales	140	24	12	104	10	10	
Showroom	140	24	12	104	10	10	
<b>Commercial (retail) charge category</b>							
Adult store	180	24	12	144	10	10	
Food and drink outlet	180	24	12	144	10	10	

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Maximum adopted charge under Infrastructure SPRP  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Distributor- retailer adopted charge  <i>Editor's note—See distributor-retailer's board resolution.</i>		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Local government adopted charge
		Sewerage	Water supply			
Service industry	180	24	12	144	10	10
Service station	180	24	12	144	10	10
Shop	180	24	12	144	10	10
Shopping centre	180	24	12	144	10	10
<b>Commercial (office) charge category</b>						
Office	140	24	12	104	10	10
Sales office	140	24	12	104	10	10
<b>Education facility except an educational establishment for the Flying Start for Queensland Children program charge category</b>						
Child care centre	140	24	12	104	10	10
Community care centre	140	24	12	104	10	10
Educational establishment except an educational establishment for the Flying Start for Children program	140	24	12	104	10	10

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Maximum adopted charge under Infrastructure SPRP	Distributor- retailer adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
		<i>Editor's note—See distributor-retailer's board resolution.</i>				
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Sewerage	Water supply	Transport and community purposes	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
<b>Educational establishment for the Flying Start for Queensland Children program charge category</b>						
Educational Establishment for the Flying Start for Queensland Children program	Nil	0	0	0	Nil	0
<b>Entertainment charge category</b>						
Hotel (non-residential component)	200	40	20	140	10	10
Nightclub	200	40	20	140	10	10
Theatre	200	40	20	140	10	10
<b>Indoor sport and recreational facility charge category</b>						
Indoor sport and recreation facility	200	40	20	140	10	10
	20 for court areas	3	2	15	10	10
<b>Industry charge category</b>						
Low impact industry	50	24	12	14	10	10
Medium impact industry	50	24	12	14	10	10



Brisbane City Council  
Brisbane Adopted Infrastructure Charges Resolution (No.4) 2014

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Maximum adopted charge under Infrastructure SPRP	Distributor- retailer adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
		Sewerage	Water supply			
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See distributor-retailer's board resolution.</i>			<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
Research and technology industry	50	24	12	14	10	10
Rural industry	50	24	12	14	10	10
Warehouse	50	24	12	14	10	10
Waterfront and marine industry	50	24	12	14	10	10
<b>High impact industry charge category</b>						
High impact industry	70	27	13	30	10	10
Noxious and hazardous industries	70	27	13	30	10	10
<b>Low impact rural charge category</b>						
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution is nil.  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>					
<b>High impact rural charge category</b>						
Aquaculture	20	7	3	10	Nil charge	0
Intensive animal industries	20	7	3	10	Nil charge	0
Intensive horticulture	20	7	3	10	Nil charge	0
Wholesale	20	7	3	10	Nil charge	0

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Maximum adopted charge under Infrastructure SPRP	Distributor- retailer adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
		Sewerage	Water supply			
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See distributor-retailer's board resolution.</i>			<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
nursery						
Winery	20	7	3	10	Nil charge	0
<b>Essential services charge category</b>						
Correctional facility	140	24	12	104	10	10
Emergency services	140	24	12	104	10	10
Health care services	140	24	12	104	10	10
Hospital	140	24	12	104	10	10
Residential care facility	140	24	12	104	10	10
Veterinary services	140	24	12	104	10	10
<b>Specialised uses charge category</b>						
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution are those which are applicable to the charge category that the local government decides should apply for the use.  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>					
<b>Minor uses charge category</b>						
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution is nil.  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>					

<b>Column 1</b> <b>Non-residential use under Infrastructure SPRP</b>	<b>Column 2</b> <b>Trunk infrastructure networks other than stormwater (\$ per demand unit of m<sup>2</sup> of GFA)</b>			<b>Column 3</b> <b>Stormwater trunk infrastructure network (\$ per demand unit of m<sup>2</sup> of impervious area)</b>	
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Maximum adopted charge under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Distributor- retailer adopted charge</b>  <i>Editor's note—See distributor-retailer's board resolution.</i>		<b>Local government adopted charge</b>	<b>Maximum adopted charge under Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>
		<b>Sewerage</b>	<b>Water supply</b>	<b>Transport and community purposes</b>	
<b>Other uses charge category</b>					
<b>Uses in the other uses charge category</b>	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution are those which are applicable to the charge category that the local government decides should apply for the use.  <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>				

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

<b>Column 1 Charge category under the Infrastructure SPRP</b>	<b>Column 2 Use under the Infrastructure SPRP</b>	<b>Column 3 Use under the IPA planning scheme</b>	<b>Column 4 Use under the SPA planning scheme</b>
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
<b>Residential use</b>			
Residential	Dwelling house	House; Single unit dwelling	Dwelling house
	Dual occupancy	Multi-unit dwelling	Dual occupancy
	Caretaker's accommodation	Caretaker's flat	Caretakers accommodation
	Multiple dwelling	Multi-unit dwelling	Multiple dwelling
	Other use	No defined use	Dwelling unit
Accommodation (short-term)	Hotel	Short term accommodation (Hotel - residential component)	Hotel (residential component)
	Short-term accommodation	Short term accommodation (backpacker hostel, guesthouse, motel, serviced apartments)	Short term accommodation
	Tourist park	Short term accommodation (caravan park, holiday cabins), Camping ground	Tourist park
	Other use	No defined use	Resort complex (residential component)

<b>Column 1 Charge category under the Infrastructure SPRP</b>	<b>Column 2 Use under the Infrastructure SPRP</b>	<b>Column 3 Use under the IPA planning scheme</b>	<b>Column 4 Use under the SPA planning scheme</b>
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
Accommodation (long-term)	Community residence	No defined use	Community residence
	Hostel	Multi-unit dwelling (boarding house, community dwelling, hostel, orphanage, children's home)	Rooming Accommodation (boarding house, hostel, monastery)
	Relocatable home park	Caravan park	Relocatable home park
	Retirement facility	Multi-unit dwelling (retirement village)	Retirement facility
	Other use	Multi-unit dwelling (aged care accommodation, institution, nursing home); Multi-unit dwelling (off-site accommodation); On-site accommodation ancillary to Education purposes	Rooming accommodation (off-site student accommodation); On-site accommodation ancillary to Educational establishment; Non-resident workforce accommodation; rural workers accommodation
<b>Non-residential use</b>			
Places of assembly	Club	Club; Youth club	Club
	Community use	Community facilities	Community use
	Function facility	Convention centre	Function Facility
	Funeral parlour	Cemetery (funeral chapel, parlour)	Funeral parlour
	Place of worship	Community facilities (church)	Place of worship
Commercial (bulk goods)	Agricultural supplies store	Display and sale activities	Agricultural supplies store
	Bulk landscape supplies	Display and sale activities	Bulk landscape supplies
	Garden centre	Garden centre	Garden centre

<b>Column 1</b> <b>Charge category</b> <b>under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Use under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 3</b> <b>Use under the IPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2000.</i>	<b>Column 4</b> <b>Use under the SPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2014.</i>
	Hardware and trade supplies	Display and sale activities	Hardware and trade supplies
	Outdoor sales	Display and sale activities	Outdoor sales
	Showroom	Shop (showroom)	Showroom
Commercial (retail)	Adult store	Shop	Adult store
	Food and drink outlet	Restaurant	Food and drink outlet
	Service industry	Shop	Service industry
	Service station	Service station	Service station
	Shop	Shop	Shop
	Shopping centre	Shop	Shopping centre
Commercial (office)	Office	Office	Office
	Sales office	Estate sales office; Display dwelling	Sales office
Education facility except an educational establishment for the Flying Start for Queensland Children Program	Child care centre	Child care facility	Child care centre
	Community care centre	Health care purposes (maternal and child welfare centre, community health centre or respite care centre)	Community care centre
	Educational establishment	Education purposes (if not for the Flying Start for Queensland Children Program)	Educational establishment (if not for the Flying Start for Queensland Children Program)
Educational establishment for the Flying Start for Queensland Children Program	Educational establishment	Education purposes (if for the Flying Start for Queensland Children Program)	Educational establishment (if for the Flying Start for Queensland Children Program)

<b>Column 1</b> <b>Charge category</b> <b>under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Use under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 3</b> <b>Use under the IPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2000.</i>	<b>Column 4</b> <b>Use under the SPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2014.</i>
Entertainment	Hotel (non-residential component)	Short term accommodation (Hotel - non-residential component)	Hotel (non-residential component)
	Nightclub	Nightclub	Nightclub entertainment facility
	Theatre	Cinema, Indoor sport and recreation (theatre)	Theatre
	Other use	Amusement arcade	Resort complex (non-residential component)
Indoor sport and recreational facility	Indoor sport and recreation	Indoor sport and recreation (sports centre, gymnasium, snooker and pool centre, athletics)	Indoor sport and recreation
Industry	Low impact industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Low impact industry
	Medium impact industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Medium impact industry
	Research and technology industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Research and technology industry
	Rural industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Rural industry
	Warehouse	Warehouse	Warehouse

<b>Column 1 Charge category under the Infrastructure SPRP</b>	<b>Column 2 Use under the Infrastructure SPRP</b>	<b>Column 3 Use under the IPA planning scheme</b>	<b>Column 4 Use under the SPA planning scheme</b>
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
	Waterfront and marine industry	Industry not identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme	Marine Industry
High impact industry	High impact industry	Industry identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme; Radioactive Industry	High impact industry
	Noxious and hazardous industries	Industry identified in Schedule 1 or Schedule 2 of the Industry Area in Chapter 3 of the IPA planning scheme; Radioactive Industry	Special industry
Low impact rural	Animal husbandry	Farm (breeding, keeping and/or raising livestock or bees)	Animal husbandry
	Cropping	Farm (growing crops, trees, fruit, vegetables, flowers and turf)	Cropping
	Permanent plantations	Farm (growing crops, trees, fruit, vegetables, flowers and turf)	Permanent plantation
	Wind farms	No defined use	Renewable energy facility
High impact rural	Aquaculture	No defined use	Aquaculture



<b>Column 1</b> <b>Charge category</b> <b>under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Use under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 3</b> <b>Use under the IPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2000.</i>	<b>Column 4</b> <b>Use under the SPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2014.</i>
	Intensive animal industries	Use of premises for commercial rural activities where does not meet Farm definition (• poultry farming of more than 20 birds • goat farming of more than 5 goats • pig farming of more than 5 pigs • cattle feed lotting of any number of cattle)	Intensive animal industry
	Intensive horticulture	Use of premises for commercial rural activities where does not meet Farm definition (• soil conditioner manufacture • mushroom growing substrate manufacture)	Intensive horticulture
	Wholesale nursery	No defined use	Wholesale nursery
	Winery	No defined use	Winery
Essential services	Correctional facility	No defined use	Detention facility
	Emergency services	Emergency services	Emergency services
	Health care services	Medical centre	Health care services
	Hospital	Health care purposes (hospital)	Hospital
	Residential care facility	Multi-unit dwelling (Residential development for people with special needs)	Residential care facility
	Veterinary services	Veterinary facility	Veterinary services
Specialised uses	Air services	Utility installation (transport services - including an airstrip, air transport)	Air services

<b>Column 1</b> <b>Charge category</b> <b>under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 2</b> <b>Use under the</b> <b>Infrastructure SPRP</b>  <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<b>Column 3</b> <b>Use under the IPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2000.</i>	<b>Column 4</b> <b>Use under the SPA</b> <b>planning scheme</b>  <i>Editor's note—See Brisbane City Plan 2014.</i>
	Animal keeping	Cattery, Kennels, Utility installation (animal pound), Stable	Animal keeping
	Car park	Car park	Parking station
	Crematorium	Crematorium	Crematorium
	Extractive industry	Extractive industry	Extractive industry
	Major sport, recreation and entertainment facility	No defined use	Major sport, recreation and entertainment facility
	Motor sport	No defined use	Motor sport facility
	Non-resident workforce accommodation	No defined use	Non-resident workforce accommodation
	Outdoor sport and recreation	Outdoor sport and recreation	Outdoor sport and recreation
	Port services	Utility installation (transport services - including wharf, harbour)	Port services
	Tourist attraction	No defined use	Tourist attraction
	Utility installation	Utility installation	Utility installation
Minor uses	Advertising device	No defined use	No defined use
	Cemetery	Cemetery (graveyard, burial ground, columbarium, pet cemetery)	Cemetery
	Home based business	Home business	Home based business
	Landing	Landing	Landing
	Market	Shop (market)	Market

<b>Column 1 Charge category under the Infrastructure SPRP</b>	<b>Column 2 Use under the Infrastructure SPRP</b>	<b>Column 3 Use under the IPA planning scheme</b>	<b>Column 4 Use under the SPA planning scheme</b>
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Brisbane City Plan 2000.</i>	<i>Editor's note—See Brisbane City Plan 2014.</i>
	Outdoor lighting	Outdoor lighting	No defined use
	Park	Park	Park
	Roadside stalls	Shop (stall)	Roadside stall
	Telecommunications facility	Telecommunication tower	Telecommunications facility
	Temporary use	No defined use	No defined use
<b>Other uses</b>			
Other uses	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use	Car wash; Centre activities; Container depot; Mixed use; Radio or television station; Railway activities; Riding school	Brothel; Car wash; Environment facility; Major electricity infrastructure; Nature-based tourism; Substation; Transport depot

## Schedule 4 Applied local government adopted charges for particular uses

<b>Column 1</b> <b>Charges category</b> <b>under the</b> <b>Infrastructure</b> <b>SPRP</b>  <i>Editor's note—See</i> <i>schedule 1, column 1</i> <i>of the State Planning</i> <i>Regulatory Provision</i> <i>(adopted charges).</i>	<b>Column 2</b> <b>Use under the IPA</b> <b>planning scheme</b>  <i>Editor's note—See</i> <i>Brisbane City Plan</i> <i>2000.</i>	<b>Column 3</b> <b>Use under the SPA</b> <b>planning scheme</b>  <i>Editor's note—See</i> <i>Brisbane City Plan 2014.</i>	<b>Column 4</b> <b>Applied local</b> <b>government adopted</b> <b>charge</b> <b>(\$ per demand unit)</b>
Accommodation (long-term)	Multi-unit dwelling (off-site student accommodation); On-site student accommodation ancillary to Education purposes	Rooming accommodation (off-site student accommodation); On-site student accommodation ancillary to Educational establishment	8,000 per suite (with 1 or 2 bedrooms)
			12,000 per suite (with 3 or more bedrooms)
			4,000 per bedroom (for a bedroom which is not within a suite)

## Schedule 5 Identified trunk infrastructure criteria

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

## Schedule 6      **Planned cost for local government trunk infrastructure networks**

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
<b>Transport trunk infrastructure network</b>		
Road network	The value of the land cost stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network.	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network:  (a) construction cost; (b) construction on cost.
Pathways network	The value of the land cost stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network.	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network:  (a) construction cost; (b) construction on cost; (c) services cost.
Public transport (ferry terminals) network	Not applicable	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network:  (a) construction cost; (b) construction on cost.
Public transport (bus stops) network	Not applicable	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Transport Network:  (a) construction cost; (b) construction on cost.

<b>Column 1 Local government trunk infrastructure networks</b>	<b>Column 2 Land</b>	<b>Column 3 Work</b>
<b>Community purposes trunk infrastructure network</b>		
Public parks network	The value of the land cost stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Community Purposes Network.	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Community Purposes Network:  (a) if only land preparation is required—the value of the site preparation and connection to services;  (b) if otherwise—the value of the embellishment cost.
Land for community facilities network	The value of the land cost stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Community Purposes Network.	The value of the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Community Purposes Network:  (a) site preparation;  (b) connection to services.
<b>Stormwater trunk infrastructure network</b>		
Stormwater network	The value of the land cost stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Stormwater Network.	The value of the work for the trunk infrastructure contribution less the value of any existing stormwater infrastructure which is replaced by the trunk infrastructure contribution which are calculated by reference to the following stated in the Brisbane City Plan 2014 Priority Infrastructure Plan Extrinsic Material for the Stormwater Network:  (a) construction cost;  (b) construction design and supervision cost;  (c) construction on cost.

## Schedule 7      Maximum construction on costs for work

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



## Schedule 8      Infrastructure planning scheme policies

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

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

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