



Hinchinbrook Shire Adopted Infrastructure Charges Resolution

CR1-2018





HINCHINBROOK
SHIRE COUNCIL

Hinchinbrook Shire COUNCIL
CHARGES RESOLUTION No. 1-2018

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1.0 INTRODUCTION

1.1 Planning Act 2016 (PAct)

- (a) This is a charges resolution made pursuant to section 113 of the PAct, referred to herein as ‘the resolution’.
- (b) The resolution is to be read in conjunction with both the *Planning Regulation 2017* and the Planning Scheme.
- (c) The resolution is attached to, but does not form part of the Hinchinbrook Shire Planning Scheme 2017 (Planning Scheme).

1.2 Date of Effect

The resolution has effect on and from 02 July 2018

1.3 Purpose

- (a) The purpose of the resolution is to assist with the implementation of the Hinchinbrook Shire Planning Scheme 2017 in accordance with Chapter 4, Part 2, Division 2 (Charges for trunk infrastructure) of the PAct.
- (b) The charges adopted in the resolution when levied, will help fund the establishment cost of trunk infrastructure identified in Hinchinbrook Shire Local Government Infrastructure Plan (LGIP) 2018.

1.4 Definitions

- (a) Words or terms defined in the PAct or the Planning Scheme used in the resolution, have the meaning given in the PAct or Planning Scheme.
- (b) Otherwise, the words used in the resolution are defined in Table 1:

■ Table 1 - Definitions of words used in the resolution

Column 1 Word	Column 2 Definition
Bedroom	means an area of a building or structure which: <ul style="list-style-type: none">(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, library, study, loft, media or home entertainment room, family or rumpus room or other similar space.
Consumer Price Index	means the all groups consumer price index for Brisbane published by the Australian Statistician
Council	means the Hinchinbrook Shire Council.
Credit	means the monetary amount used in the calculation of the levied charge, which is determined in accordance with section 4 of the resolution.
Development Category	means the development category stated in column 1 of Table 2 of the resolution.

Column 1 Word	Column 2 Definition
Discount	means the monetary amount used in the calculation of the levied charge, which has been determined by Council in accordance with an applicable policy.
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 Offset	means an infrastructure offset referred to in section 6 of the resolution.
Local Government Infrastructure Plan or LGIP	means the Hinchinbrook Shire Local Government Infrastructure Plan (LGIP) 2018 which is Part 4 of the Hinchinbrook Shire Planning Scheme 2017.
Maximum Adopted Charge	has the meaning given to that term in section 112 of the PAct.
Network	means an infrastructure service consisting of the following components or parts thereof namely Transport, Water, Sewer, Stormwater and Open Space.
Planning Scheme	means the Hinchinbrook Shire Planning Scheme 2017.
Priority Infrastructure Area or PIA	means the priority infrastructure area identified in the LGIP.
Producer Price Index or PPI	means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Statistician
Schedules of Works	means the LGIP schedules of works identified in the LGIP
3-yearly PPI Average	has the meaning given to that term in section 114 of the PAct.

2.0 APPLICATION OF THE RESOLUTION

- (a) The resolution applies to the entire local government area of the Council.
- (b) The resolution adopts a charge for particular development that is no more than the Maximum Adopted Charge.
- (c) Different charges are adopted in the resolution for particular development categories.
- (d) The resolution categorises development defined in the Planning Scheme (as stated in column 2 of Table 2), per the Development Categories provided in column 1 of Table 2.
- (e) Where development is not listed in column 2 of Table 2 (including where a use is unknown because the development application does not specify a proposed use or where a use is undefined in the Planning Scheme), Council will allocate that development an applicable Development Category, based on an assessment of use and demand.

■ Table 2 - Development Categories and development

Column 1 Development Category	Column 2 Development under the Planning Scheme
Residential	Caretaker's accommodation, dual occupancy, dwelling house, multiple dwelling, dwelling unit
Accommodation (short term)	Hotel, short-term accommodation, resort complex (accommodation component), tourist park
Accommodation (long term)	Community residence, relocatable home park, retirement facility, rooming accommodation
Places of assembly	Club, community use, function facility, funeral parlour, place of worship
Commercial (bulk goods)	Agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom
Commercial (retail)	Adult store, food and drink outlet, service industry, service station, shop, shopping centre
Commercial (office)	Office, sales office
Education facility	Child care centre, community care centre, educational establishment (except an educational establishment for the Flying Start for Queensland Children program)
Entertainment	Hotel (non-residential component), nightclub entertainment facility, Resort complex (excluding accommodation component), theatre
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, marine industry, medium impact industry, research and technology industry, rural industry, warehouse
High impact industry	High impact industry, special industry
Low impact rural	Animal husbandry, cropping, permanent plantations,
High impact rural	Aquaculture, intensive animal industries, intensive horticulture, wholesale nursery, winery
Essential services	Detention facility, emergency services, health care services, hospital, residential care facility, veterinary services
Specialised uses	Air services, animal keeping, crematorium, extractive industry, major sport recreation and entertainment facility, motor sport facility, nature-based tourism, non-resident workforce accommodation, outdoor sport and recreation, outstation, parking station, port services, tourist attraction, utility installation
Minor uses	Cemetery, home based business, landing, major electricity infrastructure, market, park, roadside stalls, substation, telecommunications facility, temporary use

3.0 ADOPTED CHARGES

3.1 Development types

- (a) Adopted charges apply for:
 - (i) Reconfiguring a lot - see section 3.2;
 - (ii) Material change of use of premises - see section 3.3; and
 - (iii) Carrying out of building work - see section 3.3.

3.2 Adopted charges for reconfiguring a lot

- (a) The adopted charges for reconfiguring a lot for residential or non-residential purposes are the adopted charges for the development category 'Residential – three or more Bedroom dwelling house' calculated in accordance with section 3.3.

3.3 Adopted charges for material change of use of premises or building work

- (a) The adopted charges for a material change of use or building work for residential development are stated in Table 3.
- (b) The adopted charges for a material change of use or building work for non-residential development are stated in Table 4
- (c) If residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 3 is to be reduced by twenty percent (20%) for each network that will not service the development:
 - (i) Water supply
 - (ii) Sewerage
 - (iii) Stormwater
 - (iv) Parks and land for community facilities.
- (d) If non-residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 4 is to be reduced by thirty-three percent (33%) for each network that will not service the development:
 - (i) Water supply
 - (ii) Sewerage
- (e) If non-residential development is not planned to be serviced by the trunk stormwater infrastructure network, the adopted charge for that development stated in Column 3 of Table 4 will not be charged.

■ Table 3 - Adopted charges for residential development

Column 1 Development category	Column 2 Adopted charge for residential development	Column 3 Network(s)
Residential – 1 or 2 Bedroom dwelling house	\$4,500 per 1 or 2 Bedroom dwelling	5 Networks
Residential – 3 or more Bedroom dwelling house	\$6,500 per 3 or more Bedroom dwelling	5 Networks
Accommodation (short term)	\$4,500 per 1 or 2 tent/caravan sites; or	No Networks Specified
For a tent or caravan site in a tourist park:	\$6,500 per 3 tent/caravan sites.	
Accommodation (long term) – 1 or 2 Bedroom dwelling	For a relocatable home park: <ul style="list-style-type: none">- \$4,500 per 1 or 2 Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: <ul style="list-style-type: none">- \$4,500 per suite with 1 or 2 Bedrooms; or- \$4,500 per bedroom that is not part of a suite.	No Networks Specified
Accommodation (long term) – 3 or more Bedroom dwelling	For a relocatable home park: <ul style="list-style-type: none">- \$6,500 per 3 or more Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: <ul style="list-style-type: none">- \$6,500 per suite with 3 or more Bedrooms.	No Networks Specified

Note: As per 3.3(c), the adopted charge stated in Column 2 of Table 3 assumes that a premise is serviced by all five trunk infrastructure networks. Where a premise is not serviced, or planned to be serviced, by all five trunk infrastructure networks, the adopted charge will be reduced by 20% for each trunk infrastructure network that will not service the premise.

■ Table 4 - Adopted charges for non-residential development

Column 1 Development category	Column 2 Adopted charge for the water supply, sewerage and transport networks (\$/m ² of GFA)	Column 3 Adopted charge for the stormwater quantity network (\$/m ² of impervious area)
Places of assembly	20	10
Commercial (bulk goods)	45	10
Commercial (office)	45	10
Commercial (retail)	60	10
Education facility ¹	45	10
Entertainment	65	10
Essential services	45	10
High impact industry	20	10
High impact rural	20	10
Indoor sport and recreational facility (court areas)	20	10
Indoor sport and recreational facility (other than court areas)	65	10
Industry	20	10
Low impact rural	Nil charge	
Minor uses	Nil charge	
Specialised uses	The adopted charge is the charge that Council determines should apply for the use at the time of assessment based on an assessment of use and demand	
Mixed use	For mixed use development, the adopted charge is calculated for each individual use that makes up the mixed use.	

Note: As per 3.3(d), the adopted charge stated in Column 2 of Table 4 assumes that a premise is serviced by the water supply, sewerage and transport trunk infrastructure networks. Where a premise is not serviced, or planned to be serviced, by these infrastructure networks, the adopted charge will be reduced by 33% for each trunk infrastructure network that will not service the premise.

For avoidance of doubt, the adopted charge for the stormwater quantity network will only apply to development which is serviced, or is planned to be serviced, by the stormwater quantity trunk infrastructure network.

¹ Except for an education establishment for the Flying Start for Queensland children program.

4.0 CREDIT

- (a) A Credit is an amount which is the greatest allowable under the following instances:
- (i) if the premises is subject to a continuing existing lawful use and is serviced by trunk infrastructure networks - the adopted charge for the existing lawful use, calculated in accordance with section 0.
 - (ii) if the premises is subject to a previous payment of a charge for trunk infrastructure, an adopted infrastructure charge or a trunk infrastructure contribution - the amount of the previous payment or trunk infrastructure contribution indexed in accordance with the 3-yearly PPI Average from the date the payment was made or the trunk infrastructure contribution was provided to the date the Credit is applied.
 - (iii) if the premises is located in a residential zone, is not subject to a continuing existing lawful use and is serviced by trunk infrastructure networks - the adopted infrastructure charge for Residential (3 or more Bedroom dwelling) calculated in accordance with section 0.
 - (iv) if the premises is subject to a previous use that is no longer taking place but which was lawful at the time it was carried out and the premises is serviced by trunk infrastructure networks - the adopted charge for the previous lawful use calculated in accordance with section 0.
 - (v) if the premises is subject to other development that may be lawfully carried out without the need for a further development permit and is serviced by trunk infrastructure networks - the adopted charge for the development not requiring a further development permit calculated in accordance with section 0.
- (b) A Credit for a use or development mentioned in subsection (a) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (c) An applicant seeking a Credit for a use or development mentioned in subsection (a) must provide evidence of the continuing existing lawful use, previous lawful use or previous payment.
- (d) For avoidance of doubt,
- (i) A Credit does not apply to development which is not the subject of an adopted charge.
 - (ii) A Credit for the premises cannot exceed the adopted charge for the development.
 - (iii) A Credit does not apply to premises in a non-residential zone if the premises is not subject to an existing lawful use, a previous lawful use or a previous trunk infrastructure contribution mentioned in subsection (a).

5.0 CALCULATING THE CHARGE TO BE LEVIED

5.1 Methodology

The charge to be levied will be calculated by determining the adopted charges for the development, and then subtracting from it, the greatest applicable Credit. If Council has agreed to waive infrastructure charges in part or full under an applicable policy, the applicable Discount will also be subtracted.

5.2 Indexation

- (a) The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the resolution in use at that time.

6.0 WORKING OUT THE COST OF INFRASTRUCTURE FOR OFFSET OR REFUND

6.1 Purpose

To satisfy the obligation to provide a method for working out the cost of the infrastructure the subject of an offset or refund under Chapter 4, Part 2 of the PA arises in section 116 of the PA.

6.2 Obligations to offset

- (a) The obligation to offset the cost of infrastructure required to be provided under a necessary infrastructure condition is contained in section 129(2) of the PA.
- (b) That obligation applies where the elements of section 129(1) of the PA are satisfied.

6.3 Obligations to refund

- (a) There are three instances under Chapter 4, Part 2 of the PA where there is an obligation falling to Council, to provide a refund, namely:
 - (i) In section 129(3) of the PA, where the elements of section 129(1) of the PA are satisfied;
 - (ii) In section 134(2) of the PA, where the elements of section 134(1) of the PA are satisfied; and
 - (iii) In section 135 of the PA – which arises where a development approval ceases, and where the elements of section 135(1) of the PA are satisfied.
- (b) The resolution does not specify a method in terms of the obligation to refund under section 135 of the PA.

6.4 Methodology for working out the cost of the Infrastructure the subject of an offset or refund

- (a) The amount of an Infrastructure Offset is the establishment cost of the trunk infrastructure contribution the subject of the offset.
- (b) The establishment cost of the trunk infrastructure contribution is:
 - (i) If the trunk infrastructure contribution is the whole of an item identified in the LGIP schedules of works—the establishment cost stated for that item in the LGIP schedules of works, escalated from the base date to the date of the infrastructure charge notice using the Producer Price Index.
 - (ii) If the trunk infrastructure contribution is part of an item identified in the LGIP schedules of works—the proportion of the establishment cost of that item stated in the LGIP schedules of works having regard to the methodology specified by the Council for the calculation of the establishment cost and escalated from the base date to the date of the infrastructure charges notice using the Producer Price Index.
 - (iii) If the trunk infrastructure contribution is different to the trunk infrastructure identified in the LGIP schedules of works— the establishment cost of the trunk infrastructure calculated in accordance with section 6.5.
- (c) If the applicant has given notice to the Council that it requires it to use the methodology under this charges resolution to recalculate the establishment cost of a trunk infrastructure contribution stated in an infrastructure charges notice, the establishment cost of the trunk infrastructure contribution is the establishment cost calculated using the method stated in section 6.5.

6.5 Methodology for calculating the establishment cost of a trunk infrastructure contribution

- (a) The establishment cost of a trunk infrastructure contribution that is works (trunk infrastructure other than land) is to be calculated using a first principles estimating approach in accordance with section 6.6.
- (b) The establishment cost of a trunk infrastructure contribution that is land is to be determined using the before and after method for estimating the current market value of land (the before and after method of valuation) in accordance with section 6.7.

6.6 First principles estimating approach

- (a) The first principles estimating approach is to be implemented through the following procedure:
 - (i) The Council is to provide to the applicant the scope of works including the standard to which the trunk infrastructure contribution is to be provided and the location of the trunk infrastructure contribution.
 - (ii) The applicant is to provide to the Council:
 - A. A bill of quantities for the design and construction of the specified trunk infrastructure contribution (the bill of quantities); and
 - B. A first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure contribution specified in the bill of quantities (the cost estimate).
 - (iii) The Council may refer the bill of quantities and the cost estimate to a certified quantity surveyor to:
 - A. assess whether the bill of quantities reflects an appropriate scope of works;
 - B. assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;
 - C. provide an amended bill of quantities and/or an amended cost estimate using a first principles estimating approach
 - (iv) The Council must decide to:
 - A. accept the bill of quantities and the cost estimate provided by the applicant; or
 - B. reject the bill of quantities and the cost estimate provided by the applicant.
 - (v) If the Council accepts the bill of quantities and the cost estimate it must:
 - A. provide written notice to the applicant that it has agreed to its bill of quantities and the cost estimate; and
 - B. calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - C. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
 - (vi) If the Council rejects the bill of quantities and/or the cost estimate it must provide written notice to the applicant that:
 - A. it rejects the bill of quantities and/or the cost estimate; and

- B. it proposes to use an amended bill of quantities and/or cost estimate; and
 - C. its reasons for doing so.
- (vii) Following receipt of the Council's written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council that it:
- A. accepts the amended bill of quantities and/or amended cost estimate; or
 - B. rejects the amended bill of quantities and/or amended cost estimate
- (viii) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the Council must:
- A. calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - B. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (ix) If the applicant rejects the amended bill of quantities and/or amended cost estimate, the Council must refer the applicant's bill of quantities and cost estimate to an independent certified quantity surveyor (the independent assessor) to:
- A. assess whether the bill of quantities reflects an appropriate scope of works; and
 - B. assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities; and
 - C. determine a new bill of quantities and/or a new cost estimate using a first principles estimating approach.
- (x) The new cost estimate determined by the independent assessor is the establishment cost of the trunk infrastructure contribution.
- (xi) Following receipt of the independent assessor's new bill of quantities and/or new cost estimate, the Council must:
- A. provide written notice to the applicant about the independent assessor's first principles cost estimate;
 - B. calculate the establishment cost of the trunk infrastructure contribution by indexing the independent assessor's first principles cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - C. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

6.7 The before and after method of valuation

- (a) The before and after method of valuation is to be given effect through the following procedure:
- (i) The applicant is to provide to the Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
 - (ii) The Council may refer the valuation to its registered valuer to:

- A. assess whether the valuation is consistent with current market value
 - B. provide an amended valuation using the before and after method of valuation
- (iii) The Council is to decide to:
 - A. accept the valuation provided by the applicant; or
 - B. reject the valuation provided by the applicant.
- (iv) If the Council accepts the valuation it is to:
 - A. provide written notice to the applicant that it has agreed to the valuation; and
 - B. calculate the establishment cost of the trunk infrastructure contribution by indexing the valuation to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Consumer Price Index; and
 - C. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (v) If the Council rejects the valuation it must provide written notice to the applicant that:
 - A. it rejects the valuation; and
 - B. it proposes an amended valuation; and
 - C. its reasons for doing so.
- (vi) Following receipt of the Council's written notice proposing an amended valuation, the applicant must provide written notice to Council that it:
 - A. accepts the amended valuation; or
 - B. rejects the amended valuation.
- (vii) If the applicant accepts the amended valuation, the Council must:
 - A. calculate the establishment cost of the trunk infrastructure contribution by indexing the amended valuation to the date it is stated in the infrastructure charge notice or amended infrastructure charge notice using the Producer Price Index; and
 - B. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (viii) If the applicant rejects the amended valuation, the Council must refer the applicant's valuation to an independent certified practicing valuer to:
 - A. assess whether the valuation is consistent with current market value; and
 - B. provide a new valuation using the before and after method of valuation.
- (ix) The valuation determined by the independent certified practicing valuer is the establishment cost of the trunk infrastructure contribution.
- (x) Following receipt of the independent certified practicing valuer's valuation, the Council is to:

- A. provide written notice to the applicant about the independent certified practicing valuer's valuation; and
- B. calculate the establishment cost of the trunk infrastructure contribution by indexing the independent valuer's valuation to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Consumer Price Index; and
- C. provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

7.0 CRITERIA FOR DECIDING CONVERSION APPLICATIONS

- (a) Each of the following criteria must be met for non-trunk infrastructure to be converted to trunk infrastructure:
- (i) the infrastructure services development that is-
 - A. consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP; and
 - B. for premises completely inside the PIA;
 - (ii) construction of the infrastructure has not yet started;
 - (iii) the infrastructure is inconsistent with the requirements for non-trunk infrastructure stated in section 145 of the PA;
 - (iv) the infrastructure is owned or will be owned by the Council;
 - (v) the infrastructure is not temporary infrastructure;
 - (vi) the infrastructure will be used by other development;
 - (vii) the type, size and function of the infrastructure is:
 - A. consistent with the trunk infrastructure identified in the Council's LGIP; or
 - B. consistent with the examples of trunk infrastructure stated for a network in Table 5.
 - (viii) the type, size and location of the infrastructure is the most cost effective option² for servicing multiple developments in the area;
 - (ix) the infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP.

² The least cost option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

■ Table 5 - Examples of trunk infrastructure for a network

Column 1 Infrastructure network	Column 2 Examples of trunk infrastructure
Water supply	<p>Land and/or works for:</p> <ul style="list-style-type: none">- water treatment facilities located on the trunk network and owned by the Council- water storage facilities owned by the Council- water mains designed to service at least 300 residential lots or equivalent demand and having a diameter greater or equal to DN150mm- pumping stations and associated fittings located on trunk water mains specified above- chlorination equipment located on trunk water mains specified above- meters, valves, control and monitoring systems located on trunk water mains specified above- firefighting devices located on trunk water mains specified above- standard items associated with the trunk infrastructure items specified above
Sewerage	<p>Land and/or works for:</p> <ul style="list-style-type: none">- sewage treatment plant systems owned by the Council- gravity sewers having a diameter greater or equal to DN225mm and which service a minimum of 400 residential lots or equivalent demand- rising mains having a diameter greater or equal to DN150mm and which service a minimum of 600 residential lots or equivalent demand- pumping stations associated with above rising mains- items of infrastructure receiving flow directly from an upstream trunk infrastructure item- standard items associated with the trunk infrastructure items specified above

Column 1 Infrastructure network	Column 2 Examples of trunk infrastructure
Stormwater quantity	<p>Land and/or works for:</p> <ul style="list-style-type: none"> - the following stormwater quantity infrastructure items which service a minimum of 300 residential lots or equivalent demand: <ul style="list-style-type: none"> o Channel o Culvert o Pipe o Detention basin
Transport	<p>Land and/or works for:</p> <ul style="list-style-type: none"> - the following Council roads, including associated intersections, roundabouts, bridges and culverts: <ul style="list-style-type: none"> o arterial roads o sub-arterial roads o major distributor roads having a minimum capacity of 3,000 vehicles per day and servicing a minimum of 300 residential lots or equivalent demand - standard items associated with the road profile of a Council owned trunk road specified above, including kerb and channelling, lighting, signage, traffic lights, pedestrian and cycle paths and basic verge plantings.
Public parks and community facilities.	<p>Land and/or works for:</p> <ul style="list-style-type: none"> - the following public parks: <ul style="list-style-type: none"> o local recreation parks that service a minimum of 500 residential lots or equivalent demand o district recreation and sporting parks that service a minimum of 2,500 residential lots or equivalent demand o regional recreation and sporting parks - embellishments necessary to make the above specified trunk public parks safe and useable. <p>Only land (and/or works to ensure that the land is suitable) for local community facilities including community halls or centres, public recreation centres and public libraries.</p>

8.0 ADOPTED CHARGE RATES TABLES

Adopted Charges Resolution (CR1-2018) with an effective date of 2 July 2018 per Network.

Table 6 –Infrastructure Charges Rates

Column 1	Column 2	Column 3
Development Categories	Networks	Adopted Charge
Reconfiguring a Lot		
Residential and Non-residential	5	\$6,500
	4	\$5,200
	3	\$3,900
	2	\$2,600
	1	\$1,300
Residential Development		
2 or less bedroom dwelling house	5	\$4,500
2 or less tent/caravan sites	4	\$3,600
2 or less bedroom relocatable dwelling site	3	\$2,700
	2	\$1,800
Long term accommodation suite with 2 or less bedrooms	1	\$900
3 or more bedroom dwelling house	5	\$6,500
3 tent/caravan sites.	4	\$5,200
3 or more bedroom relocatable dwelling site	3	\$3,900
	2	\$2,600
Long term accommodation suite with 3 or more Bedrooms	1	\$1,300

Table 7–Infrastructure Charges Rates

Column 1	Column 2	Column 3	Column 4
Development Categories	Networks	Adopted Charge Water, Sewerage, Transport Networks (\$/m ² of GFA)	Adopted Charge Stormwater Network (\$/m ² of impervious area)
Places of assembly High impact industry	3	\$20	
	2	\$13.40	
	1	\$6.80	
			\$10
Commercial (bulk goods) Commercial (office) Education facility Essential services	3	\$45	
	2	\$30.15	
	1	\$15.30	
			\$10
Commercial (retail)	3	\$60	
	2	\$40.20	
	1	\$20.40	
			\$10
Entertainment Indoor sport and recreational facility (other than court areas)	3	\$65	
	2	\$43.55	
	1	\$22.10	
			\$10
High impact rural Indoor sport and recreational facility (court areas)	3	\$20	
	2	\$13.40	
	1	\$6.80	
			\$10
Industry	3	\$20	
	2	\$13.40	
	1	\$6.80	
			\$10

Table 7 (continued)–Infrastructure Charges Rates

Column 1	Column 2	Column 3	Column 4
Development Categories	Networks	Adopted Charge Water, Sewerage, Transport Networks (\$/m ² of GFA)	Adopted Charge Stormwater Network (\$/m ² of impervious area)
Low Impact Rural		\$0	\$0
Minor Uses		\$0	\$0
Special Uses		The adopted charge is the charge that Council determines should apply for the use at the time of assessment based on an assessment of use and demand	The adopted charge is the charge that Council determines should apply for the use at the time of assessment
Mixed Uses		For mixed use development, the adopted charge is calculated for each individual use that makes up the mixed use.	N/A

Table 8–Infrastructure Charges Rates Network Split

Column 1	Column 2	Column 3	Column 4	Column 4	Column 5
Network	Percentage Split of Adopted Infrastructure Charges				
	Water	Sewer	Transport	Stormwater	Open Space
5	20%	20%	20%	20%	20%
4	25%		25%	25%	25%
3	33.3%		33.3%		33.3%
2			50%		50%

9.0 ADOPTED CHARGE SECTIONS

Table 9 - Charges Resolution Sections Detail.

Column 1	Column 2
Section	Purpose
s.1.4 Definitions	Words or terms defined in the PAct or the Planning Scheme used in the resolution, have the meaning given in the PAct or Planning Scheme.
s.4 Credit	To detail the circumstances under which Council will provide a credit when calculating applicable infrastructure charges.
s.5 Calculating the charge to be levied	To detail how Council will calculate an infrastructure charge associated with a development. This section also includes detail as to how Council will apply indexation to a charge which it has levied.
s.6 Working out the cost of infrastructure for offset or refund	This section only applies where Council has imposed a condition requiring a development to provide trunk infrastructure. This section details the process that Council will use to determine the value of trunk infrastructure where it is being delivered by a developer.
s.7 Criteria for deciding conversion applications	This section details the criteria that Council will apply where an applicant has requested that a condition to provide non-trunk infrastructure is converted to a trunk infrastructure condition.
s.8	Detail about each section of the Charges Resolution