

# **Redland City Council**

## **Adopted Infrastructure Charges Resolution (No. 3.1) 2020**

# Redland City Council

## Adopted Infrastructure Charges Resolution (No. 3.1) 2020

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## Redland City Council

### Adopted Infrastructure Charges Resolution (No. 3.1) 2020

#### Part 1 Introduction

##### 1. Short title

This resolution may be cited as Redland City Council Adopted Infrastructure Charges Resolution (No. 3.1) 2020 (*the resolution*).

##### 2. Commencement

This resolution has effect on and from 28 February 2020.<sup>1</sup>

##### 3. *Planning Act 2016*

(1) This resolution is a charges resolution made under the *Planning Act 2016* (***Planning Act***) by Redland City Council as the following:

- (a) the local government, for the local government trunk infrastructure networks;
- (b) the SEQ service provider, for the SEQ service provider trunk infrastructure networks.

*Editor's note—See Section 113 of the Planning Act.*

(2) This resolution is to be read in conjunction with the following:

- (a) the Planning Regulation 2017 (***Planning Regulation***);
- (b) the *IPA* planning scheme and the *SPA* planning scheme.

(3) This resolution is attached to but does not form part of the *IPA* or *SPA* planning scheme.

*Editor's note—See Section 118(1) of the Planning Act.*

##### 4. Purpose

The purpose of this resolution is to state the following:

- (1) the adopted charges for providing the local government trunk infrastructure networks and SEQ service provider trunk infrastructure networks for development;
  - (a) the charges to be levied by Redland City Council for development for the demand placed on Redland City Council trunk infrastructure networks and SEQ service provider trunk infrastructure networks;

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<sup>1</sup> The making of this resolution by the local government was first uploaded to the Council's website on 28 February 2020.

- (b) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for Redland City Council trunk infrastructure networks and SEQ service provider trunk infrastructure networks for development;
- (c) how the payment of extra trunk infrastructure costs for development is to be worked out and required.

## 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 of the *Acts Interpretation Act 1954* and Section 14 of the *Statutory Instruments Act 1992*.

*Editor's note—Section 14A(1) 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 of the Statutory Instruments Act 1992.*

- (4) The extrinsic material for the LGIP is to be used as an aid in the interpretation of this resolution where it assists in resolving any ambiguity in the operative provisions (in particular in the interpretation of Parts 4 and 5).

## Part 2 Adopted charges

### 6. Purpose of Part 2

Part 2 states the following:

- (1) the adopted infrastructure charges for providing trunk infrastructure networks for development (**adopted charge**);
- (2) the **trunk infrastructure networks**, which are the following:
  - (a) the trunk infrastructure for the transport, public parks and land for community facilities and stormwater infrastructure network (**local government trunk infrastructure networks**);
  - (b) the trunk infrastructure for the SEQ service provider's water service and wastewater service (**SEQ service provider's trunk infrastructure networks**);
- (3) the date the adopted charges take effect (**applicable date**);
- (4) the part of the local government area to which the adopted charges apply (**applicable area**);
- (5) the uses to which the adopted charges apply (**applicable use**).

### 7. Adopted charges

The adopted charges are stated in Schedule 2 and Schedule 4 for the following:

- (1) for the local government, for providing the local government trunk infrastructure networks;
- (2) for the SEQ service provider, for providing the SEQ service provider trunk infrastructure networks.

*Editor's note—See Section 113(1) of the Planning Act.*

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

The trunk infrastructure networks are specified in an **infrastructure planning instrument** which comprises the following:

- (1) the *local government infrastructure planning instrument*—the (LGIP);
- (2) the SEQ service provider infrastructure planning instrument—the following:
  - (a) the SEQ service provider's water netserv plan under the SEQ Water Act;
  - (b) Redland City Council's LGIP, if subsection (a) is not applicable.

*Editor's note—Section 14B(1) of the Acts Interpretation Act 1954, which provides that the interpretation of a provision of an Act, consideration may be given to extrinsic material capable of assisting in the interpretation, applies to a statutory instrument under Section 14 of the Statutory Instruments Act 1992.*

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

- (1) The applicable date for the adopted charges is the day this resolution has effect.

*Editor's note—See Section 113(4) of the Planning Act.*

- (2) For the avoidance of doubt the adopted infrastructure charges for providing trunk infrastructure networks in effect immediately before the making of this resolution remain in effect immediately before the applicable date.

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

- (1) The applicable area for the adopted charges is all of the local government area.

*Editor's note— See Section 114(2) of the Planning Act.*

**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) Redland City Council is to include a use under the *IPA* planning scheme and the *SPA* planning scheme which is included in the 'Other uses' charge category in Schedule 3, column 1 in a charge category permitted under the *Planning Regulation*, Schedule 16, based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) Redland City Council 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 *Planning Regulation*, Schedule 16, 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 16 of the Planning Regulation.*

## Part 3 Levied charges

### 12. Purpose of Part 3

Part 3 states the following:

- (1) the applicable development for which adopted charges may be levied by Redland City Council for development for the demand placed upon the respective trunk infrastructure network by the development (**levied charge**);
- (2) the method to be applied by Redland City Council for working out the levied charge including the following:
  - (a) the adopted charge to be applied (**applied adopted charge**);
  - (b) the extra demand placed upon the respective trunk infrastructure network which will be generated by the development (**extra demand**);
  - (c) the discount to be applied for a financial contribution (**prescribed financial contribution**):
    - (i) provided for in relation to a trunk infrastructure network under a planning scheme policy of Redland City Council;
    - (ii) required by a condition of a previous development approval given by Redland City Council before 1 July 2011 and which has not lapsed;
    - (iii) which has been paid to Redland City Council or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and Redland City Council for the provision of land, work or money for a trunk infrastructure network;
    - (iv) which has not been reimbursed or otherwise previously applied against another financial contribution; and
    - (v) where the demand placed upon the trunk infrastructure network for which the financial contribution was paid has not been taken up by an existing lawful use or previous lawful use for which the financial contribution was paid;
- (3) the method to be applied by Redland City Council 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) A 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 119 of the Planning Act and Section 52(3)(a) of the Planning Regulation.*

- (2) A 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) core port land under the *Transport Infrastructure Act 1994*;
    - (iii) an airport site under the *Airports Act 1996*;
  - (b) work or use of premises 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 2009*;
  - (c) development by a department, or part of a department, under a designation;
  - (d) development for a non-State school under a designation.

*Editor's note—See Section 113(3) of the Planning Act.*

*Editor's note—For Section 13(2)(d), 'non-State school' is defined in Section 6 of the Education (Accreditation of Non-State Schools) Act 2017.*

#### **14. Working out the levied charge**

- (1) The levied charge for the development is to be worked out by Redland City Council as follows:

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

Where:

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

*AC* is the applied adopted charge for the development worked out under Section 15.

*ED* is the extra demand placed on trunk infrastructure generated by the development, worked out under Section 16.

*D* is the discount for the prescribed financial contribution worked out under Section 17.

- (2) The levied charge is to be worked out for the respective trunk infrastructure network as follows:
- (a) for each of the local government trunk infrastructure networks as identified in the LGIP; and
  - (b) for each of the SEQ service provider trunk infrastructure networks.

## 15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by Redland City Council for the respective trunk infrastructure network by applying the following:

- (1) the applied adopted charge for particular uses in Schedule 4, if Redland City Council considers that it should be applied having regard to the extra demand placed upon the respective trunk infrastructure network which will be generated by the development; or
- (2) the adopted charge in Schedule 2, if subsection (b) does not apply.

## 16. Working out the extra demand

- (1) The extra demand placed on trunk infrastructure that is generated by the development is to be worked out by Redland City Council for the respective trunk infrastructure network as follows:

$$ED = DD - DC$$

Where:

*ED* is the extra demand placed on trunk infrastructure that is generated by the development.

*DD* is the demand placed upon the respective trunk infrastructure network which will be generated by the development (**development demand**).

*DC* is the demand placed upon the respective trunk infrastructure network generated by previous development prescribed in subsection (3) 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 and Schedule 4 (**demand unit**).
- (3) The demand credit for previous development is to be worked out using the following:
  - (a) for a proposed material change of use or building work, the greater of the following:
    - (i) 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 respective trunk infrastructure network, the demand generated for the existing lawful use using the applicable demand units for the use;
    - (ii) 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 respective trunk infrastructure network, the demand generated for the previous lawful use using the applicable demand units for the use;
  - (b) for a proposed reconfiguring a lot or vacant land for a proposed material change of use or building work, the demand generated for each existing lot

of the premises which is serviced by the respective trunk infrastructure network;

- (c) for demand generated by other development on the premises if at the time of working out the demand credit the other development may be lawfully carried out without the need for a further development permit (including, without limitation, a development permit for development other than a material change of use of premises), using the applicable demand units for the other development.

*Editor's note—See Section 120(2) of the Planning Act.*

- (4) The demand credit under subsection (3) is to be worked out by Redland City Council 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 under the Planning Act.*

- (a) an applicant which is seeking the demand credit is to:
- (i) give a notice in the prescribed form to Redland City Council 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 Redland City Council's costs for determining the demand credit.*

- (b) Redland City Council is to:
- (i) determine if a demand credit is applicable to the development;
  - (ii) work out the demand credit if applicable; and
  - (iii) allocate the demand credit to the part of the premises where:
    - A. in the case of a demand credit referred to in subsection (3)(a)(i), the part of the premises where the existing lawful use physically is taking place;
    - B. in the case of a demand credit referred to in subsection (3)(a)(ii), the part of the premises where the previous lawful use physically took place;
    - C. in the case of a demand credit referred to in subsection (3)(b), the part of the premises where the existing lot physically is located;
    - D. in the case of a demand credit referred to in subsection (3)(c), the part of the premises where the relevant development physically may occur; and

- (iv) give a notice to the applicant stating the outcome of Redland City Council'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 Redland City Council 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 15a.

*DC* is the demand credit if applicable worked out under Section 16.

- (2) The discount for the prescribed financial contribution is to be worked out by Redland City Council 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 under the Planning Act.*

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

- (i) give a notice in the prescribed form to Redland City Council 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 Redland City Council's costs for determining the discount for the prescribed financial contribution.*

- (b) Redland City Council 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 Redland City Council'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 Redland City Council as the amount which is equal to the increase calculated by using the index stated in the *Planning Act*.

*Editor's note—See Section 114(3)(b), (4), (5) and (6) of the Planning Act.*

*Editor's note—For a levied charge payable under an adopted infrastructure charges notice, see Section 648D(9)(a) of the Sustainable Planning Act 2009 as in force immediately before 4 July 2014..*

*Editor's note—For a levied charge payable under an infrastructure charges notice under the Sustainable Planning Act 2009, see Section 631(3)(b) and (4) 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—See Section 114(3)(b), (4), (5) and (6) of the Planning Act.*

*Editor's note—For a levied charge payable under an adopted infrastructure charges notice, see Section 648D(9)(b) and (10) (of the Sustainable Planning Act 2009 as in force immediately before 4 July 2014.*

*Editor's note—For a levied charge payable under an infrastructure charges notice under the Sustainable Planning Act 2009, see Section 631(5) and (6) 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 respective trunk infrastructure network for development:

- (1) the method to be applied by Redland City Council 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 (***trunk infrastructure contribution***):

*Editor's note— See Section 116 of the Planning Act.*

*Editor's note—A relevant approval is a development approval under the Planning Act.*

- (a) ***identified necessary trunk infrastructure***—development infrastructure which is identified in the respective infrastructure planning instrument;

*Editor's note—See Section 128(1)(a) of the Planning Act.*

- (b) ***different necessary trunk infrastructure***—development infrastructure which:

(i) is an alternative to the identified necessary trunk infrastructure; and

(ii) (B) delivers the same desired standards of service for the network of development infrastructure stated in the respective infrastructure planning instrument;

*Editor's note—See Section 128(1)(b) of the Planning Act.*

- (c) ***(other necessary trunk infrastructure)***—development infrastructure which is not identified necessary trunk infrastructure or different necessary trunk infrastructure that satisfies the conversion criteria and is necessary to service development;

*Editor's note—See Section 128(2) of the Planning Act.*

- (d) ***prescribed trunk infrastructure***—development infrastructure which is not identified necessary trunk infrastructure, different necessary trunk infrastructure or other necessary trunk infrastructure that becomes trunk infrastructure under the *Planning Act* by way of a conversion application;

*Editor's note—See Section 142(3) of the Planning Act.*

- (2) 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. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by Redland City Council using the following:

- (1) for the initial calculation of the establishment cost for required work—the method in Section 21;
- (2) for the initial calculation of the establishment cost for required land—the method in Section 23;
- (3) for the recalculation of the establishment cost for required work calculated—the method in Section 25;
- (4) for the recalculation of the establishment cost for required land—the method in Section 26.

*Editor's note—See Section 116 of the Planning Act.*

## 21. Initial calculation of the establishment cost for required work

- (1) The establishment cost for a trunk infrastructure contribution for work (**required work**) is to be worked out by Redland City Council using any of the following:
  - (a) the planned estimate—work;
  - (b) a **cost-based estimate** of the establishment cost for the required work using the method in Section 22;
  - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by Redland City Council.
- (2) Redland City Council is to have regard to the following matters when deciding whether to use the planned estimate for the work, in working out the establishment cost for the required work:
  - (a) for identified necessary trunk infrastructure:
    - (i) the suitability of the method used by Redland City Council to work out the planned cost of the item of identified necessary trunk infrastructure applicable to the required work stated in the extrinsic material for the LGIP;
    - (ii) the relevance of matters which were taken into account and assumptions made in working out the planned cost of the item of identified necessary trunk infrastructure applicable to the required work stated in the extrinsic material for the LGIP;
  - (b) for different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure:
    - (i) the suitability of the method used by Redland City Council to work out the planned cost of items of identified necessary trunk infrastructure for the network of development infrastructure applicable to the required work stated in the extrinsic material for the LGIP;

- (ii) the relevance of matters which were taken into account and assumptions made in working out the planned cost of items of identified necessary trunk infrastructure for the network of development infrastructure applicable to the required work stated in the extrinsic material for the LGIP;
- (c) for identified necessary trunk infrastructure, different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure:
  - (i) the standards and requirements for the required work;
  - (ii) the impact the required work has on the development potential and value of the premises the subject of the relevant approval.

*Editor's note—A relevant approval is a development approval under the Planning Act.*

*Editor's note—The method used by Redland City Council is to be stated in the infrastructure charges notice.*

- (3) The planned estimate of the required work (**planned estimate—work**) if:
  - (a) the required work are the whole of an item of identified necessary trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in Schedule 6;
  - (b) the required work are part of an item of identified necessary trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified necessary trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by Redland City Council to work out the planned cost of the item of identified trunk infrastructure stated in the LGIP; and
  - (c) the required work are different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by Redland City Council to work out the planned cost of the identified necessary trunk infrastructure for the network of development infrastructure stated in the LGIP.

## 22. Cost-based estimate of the establishment cost for required work

- (1) This section is to apply where the establishment cost for the required work is to be worked out by Redland City Council using a cost-based estimate.
- (2) The **cost-based estimate** for the required work is to:
  - (a) be determined by using first principles estimating based on the following:
    - (i) the scope (as determined by Redland City Council) of the required work which includes the following:
      - A. the standard to which the required work are to be provided;
      - B. the location of the required work;

- C. the quantity of the required work;
- (ii) Redland City Council's design and construction requirements for the required work;
- (b) exclude the following:
  - (i) a cost of the planning of the required work;
  - (ii) a cost of providing temporary infrastructure;
  - (iii) a cost of providing other infrastructure which is not part of the required work;
  - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (2)(b)(iii) and (2)(b)(iii);
  - (v) a part of the required work provided by:
    - A. Redland City Council; 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 required 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 required work;
 

*Editor's note—A relevant approval is a development approval under the Planning Act.*
  - (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 providing development infrastructure which is only made necessary by the development and does not contribute to the function of the required work;
  - (x) a cost of providing trunk infrastructure which relates to another development infrastructure network;
  - (xi) a cost of providing development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
  - (xii) a cost of providing development infrastructure in excess of the desired standards of service for the network of development infrastructure stated in the LGIP;
  - (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the required work;

- (xiv) a cost of maintaining an infrastructure asset where required by a condition of approval;
- (xv) a cost associated with risk and contingencies for the required work.

### 23. Initial calculation of the establishment cost for required land

(1) The establishment cost for a trunk infrastructure contribution for land (**required land**) is to be worked out by Redland City Council using one of the following, in the following order:

- (a) the planned estimate—land;
- (b) the establishment cost for other land previously accepted by Redland City Council (**other land**) which, in its opinion, is reasonably consistent with the required land (**consistent land establishment cost**)—if Redland City Council decides to not use the planned estimate—land, having regard to matters stated in subsection (2);

*Editor's note—In forming its opinion on whether the other land is reasonably consistent with the required land, the Redland City Council may have regard to the matters including, but not limited to the following:*

- *planning scheme requirements (e.g. zoning, overlays and the LGIP);*
- *infrastructure requirements for the same network as the required land;*
- *timing of the valuation previously accepted;*
- *methodology used to value the other land;*
- *valuation considerations and development constraints which were taken into account in determining the value of the other land.*

- (c) the proportion of the rateable value of the parcel of land (of which the required land forms part) (**proportional value**) current at the time of working out the establishment cost—if Redland City Council decides to not use a consistent land establishment cost because:
  - (i) no other land has been previously accepted by Redland City Council;
  - (ii) Redland City Council does not consider other land is reasonably consistent with the required land;
- (d) the current market value of the required land using the method in Section 24—if Redland City Council decides the current market value is more accurate than the proportional value.

(2) Redland City Council is to have regard to the following matters when deciding whether to use the planned estimate—land in working out the establishment cost for the required land:

- (a) for identified necessary trunk infrastructure:
  - (i) the suitability of the method used by Redland City Council to work out the planned cost of the item of identified necessary trunk

- infrastructure applicable to the required land stated in the extrinsic material for the LGIP;
- (ii) the relevance of matters which were taken into account and assumptions made in working out the planned cost of the item of identified necessary trunk infrastructure applicable to the required land stated in the extrinsic material for the LGIP;
- (b) for different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure:
    - (i) the suitability of the method used by Redland City Council to work out the planned cost of items of identified necessary trunk infrastructure for the network of development infrastructure applicable to the required land stated in the extrinsic material for the LGIP;
    - (ii) the relevance of matters which were taken into account and assumptions made in working out the planned cost of items of identified necessary trunk infrastructure for the network of development infrastructure applicable to the required land stated in the extrinsic material for the LGIP;
  - (c) for identified necessary trunk infrastructure, different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure:
    - (i) the standards and requirements for the required land;
    - (ii) the impact the required land has on the development potential and value of the premises the subject of the relevant approval.

*Editor's note—A relevant approval is a development approval under the Planning Act.*

*Editor's note—The method used by Redland City Council is to be stated in the infrastructure charges notice.*

- (3) The planned estimate for the required land is the estimate of the establishment cost determined as follows (**planned estimate—land**), if:
  - (a) the required land is the whole of an item of identified necessary trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in Schedule 6;
  - (b) the required land is part of an item of identified necessary trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified necessary trunk infrastructure applicable to the required land having regard to the method used by Redland City Council to work out the planned cost of the item of identified necessary trunk infrastructure stated in the extrinsic material for the LGIP; and
  - (c) the required land is different necessary trunk infrastructure, other necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by Redland City Council to work out the planned cost of items

of identified necessary trunk infrastructure for the network of development infrastructure applicable to the required land stated in the extrinsic material for the LGIP.

## 24. Current market value of required land

- (1) This section is to apply where the establishment cost for required land is to be worked out by Redland City Council using the current market value of the required land.
- (2) The **current market value** of the required land is to be determined by using the before and after method of valuation by:
  - (a) firstly, determining the value (**original land value**) of the original land of which the required land forms part (**original land**) before the required land is transferred to Redland City Council;

*Editor's note—Where the required land is identified in the LGIP, the original land is to be valued:*

- *as if the required land had never been identified;*
- *identifying and considering all relevant constraints;*
- *disregarding any change in the value (e.g. through development opportunities) caused, or contributed to, by the identification of the required land in the LGIP; and*
- *on the basis of the highest and best use of the original land by development that is subject to code assessment and strictly complies with all acceptable outcomes.*

*Editor's note—Where the required land is not identified in the LGIP, the original land is to be valued:*

- *identifying and considering all relevant constraints; and*
- *on the basis of the highest and best use of the original land by development that is subject to code assessment and strictly complies with all acceptable outcomes.*

- (b) secondly, determining the value (**remaining land value**) of the land that is not to be transferred to Redland City Council (**remaining land**); and

*Editor's note— Where the development approval under which the required land is required is for a material change of use of premises, the remaining land is to be valued:*

- *identifying and considering all relevant constraints;*
- *where the approved development of the remaining land is:*
  - *the highest and best use of the land—on the basis of the approved development;*
  - *not the highest and best use of the land—on the basis of development that is subject to code assessment and strictly complies with all acceptable outcomes disregarding any change in the value (e.g. through development opportunities) caused, or contributed to, by the required land.*

*Editor's Note—Where the development approval under which the required land is required is not for a material change of use of premises, the remaining land is to be valued:*

- *identifying and considering all relevant constraints;*
- *disregarding any change in the value (e.g. through development opportunities) caused, or contributed to, by the required land; and*
- *on the basis of the highest and best use of the remaining land by development that is subject to code assessment and strictly complies with all acceptable outcomes.*

(c) thirdly, subtracting the remaining land value from the original land value.

(3) The before and after method of valuation is to be undertaken in accordance with the following requirements:

(a) the valuation is to be carried out to determine the current market value that would have applied on the day that is:

- (i) where the required land is identified in the LGIP—the day on which the development application, which is the subject of a condition requiring the required land to be provided, first became properly made; or
- (ii) where the required land is not identified in the LGIP—the day on which the development application, which is the subject of a condition requiring the required land to be provided, was approved;

(b) the valuation is to:

- (i) include a report by an appropriately qualified town planner regarding the highest and best use of the original land and the remaining land (***highest and best use advice***), which the independent valuation expert has relied on to form an opinion about the value;

*Editor's note—The highest and best use of the original land is to be based on development that is subject to code assessment and strictly complies with all acceptable outcomes.*

*Editor's note—The highest and best use of the remaining land is to be:*

- *where the development approval under which the required land is required is for a material change of use of premises—the approved development;*
- *where the development approval under which the required land is required is not for a material change of use of premises—development that is subject to code assessment and strictly complies with all acceptable outcomes.*

- (ii) identify the area of the land that is above the Q100 flood level and the area that is below the Q100 flood level;

- (iii) identify and consider all other real and relevant constraints including, but not limited to:
  - A. vegetation protection;
  - B. ecological values including riparian buffers and corridors;
  - C. stormwater or drainage corridors;
  - D. slope;
  - E. bushfire and landslide hazards;
  - F. heritage;
  - G. airport environs;
  - H. coastal erosion;
  - I. extractive resources;
  - J. flooding;
  - K. land use buffer requirements;
  - L. tenure related constraints;
  - M. restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
- (iv) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment;
- (c) the valuation is to be undertaken by a certified practising valuer who must act professionally as a neutral and independent expert (***independent valuation expert***).

## 25. Recalculation of the establishment cost for required work

### Market cost

- (1) The establishment cost for required work may be recalculated by Redland City Council at the request of the applicant by using the market cost for the required work which is to be worked out in accordance with this Section 25.

*Editor's note—See Section 137 of the Planning Act.*

- (2) The **market cost** for the required work is the estimate of the cost of the design and construction of the required work stated in the contract for construction for the required work:
  - (a) including the following:
    - (i) the construction cost or the direct embellishment cost of plant, material and labour for the required work for the required work;

- (ii) the indirect construction cost or the indirect embellishment cost for the required work limited to the contractor overheads related to the required work which do not exceed the maximum indirect construction cost and the maximum embellishment cost stated in Schedule 7;
- (iii) project costs for the required work which do not exceed the maximum on costs stated in Schedule 7 for the following:
  - A. the cost of survey for the required work;
  - B. the cost of geotechnical and other engineering and environmental investigations for the construction of the required work;
  - C. the cost of only detailed design for the required work;
  - D. the cost of project management, engineering supervision and contract administration for the required work;
- (b) excluding the following:
  - (i) a cost of the planning of the required work;
  - (ii) a cost of providing temporary infrastructure;
  - (iii) a cost of providing other infrastructure which is not part of the required work;
  - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (ii) and (iii);
  - (v) a part of the required work provided by:
    - A. Redland City Council; 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 required 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 required work;
 

*Editor's note—A relevant approval is a development approval under the Planning Act.*
  - (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 providing development infrastructure which is only made necessary by the development and does not contribute to the function of the required work;

- (x) a cost of providing trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of providing development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of providing development infrastructure in excess of the desired standards of service for the network of development infrastructure stated in the LGIP;
- (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the required work;
- (xiv) a cost of maintaining an infrastructure asset where required by a condition of approval;
- (xv) a cost associated with risk and contingencies for the required work.

### **Determining the market cost**

- (3) Redland City Council is to, prior to the applicant starting the construction of the required work, determine the market cost for the required work as follows:
  - (a) the applicant is to:
    - (i) for a trunk infrastructure contribution up to \$5,000 (exclusive of GST)—obtain at least one written quotation for the work and;
    - (ii) for a trunk infrastructure contribution more than \$5,000 (exclusive of GST) but not more than \$200,000 (exclusive of GST) obtain:
      - A. at least three written quotations for the work;
      - B. evidence that the supplier or contractor has appropriate insurances, licences, work health and safety and quality assurance systems in place;
    - (iii) for a trunk infrastructure contribution more than \$200,000 (exclusive of GST)—undertake a competitive tender process for the work;
  - (b) the applicant is to:
    - (i) for a trunk infrastructure contribution up to \$200,000 (exclusive of GST), give to Redland City Council a notice in the prescribed form which states the following:
      - A. the quotations process under subsections (a)(i) and (ii) have been conducted;
      - B. the quotation/s received;

- C. the evidence of the appropriate insurances, licences, work health and safety and quality assurance systems of the supplier or contractor;
  - D. the applicant's preferred quotation under subsection (a)(ii);
  - E. the applicant's reason for the preferred quotation under subsection (a)(ii);
  - F. the terms of the construction contract for the work;
  - G. a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
  - H. the applicant's calculation of the market cost for the work;
- (ii) for a trunk infrastructure contribution more than \$200,000 (exclusive of GST), give to Redland City Council a notice in the prescribed form which states the following:
- A. a competitive tender process required under subsection (a)(iii) 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
- (iii) pay the prescribed fee;

*Editor's note—The prescribed fee may include Redland City Council's costs for determining the market cost.*

- (c) Redland City Council may, within 15 business days of the date the notice under subsection (b) is received by Redland City Council, give a notice to the applicant which states that the applicant is to provide a document to enable Redland City Council to determine the market cost including without limitation the following:
- (i) details in respect of a construction contract for the required work; and
  - (ii) a plan for each development infrastructure network clearly showing the scope of the required work for which the recalculated establishment cost is sought;
- (d) the applicant is to comply with a notice given by Redland City Council to the applicant under subsection(c);

- (e) Redland City Council is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in subsections (a) to (d);
  - (f) Redland City Council, after determining the market cost, is to as soon as reasonably practicable:
    - (i) give to the applicant a notice which states the following:
      - A. Redland City Council's calculation of the market cost for the required work and the reason for any difference from the applicant's calculation;
      - B. the establishment cost for the required work; and
    - (ii) issue an amended infrastructure charges notice.
- (4) To avoid any doubt, Redland City Council may issue the amended infrastructure charges notice using the establishment cost in Section 25(3)(f)(i)B even where it is lower than the original establishment cost.

#### **Adjustment of the establishment cost**

- (5) Redland City Council is to, after the completion of the construction of the required 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 required work (***prescribed cost***) if the cost:
    - (i) would have formed part of the market cost used to work out the establishment cost for the required 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;
  - (b) the applicant, prior to 15 business days after the applicant has completed the required work:
    - (i) may give to Redland City Council a single written notice which is to state the following:
      - A. that the applicant requests that Redland City Council adjust the establishment cost to take account of the prescribed cost;
      - B. all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost, including evidence satisfactory to Redland City Council, to demonstrate that the prescribed cost has been incurred by the applicant;
      - C. the applicant's calculation of the prescribed cost; and
    - (ii) must pay the prescribed fee if subsection (i) applies;

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

- (c) Redland City Council may, within 15 business days of the date the notice under subsection (b) is received, give a notice to the applicant which states that the applicant is to provide to Redland City Council a document to enable it to determine the value of an adjusted establishment cost;
- (d) the applicant is to comply with a notice given by Redland City Council to the applicant under subsection (3)(C);
- (e) Redland City Council is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in subsections (a) to (d);
- (f) Redland City Council, after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - A. Redland City Council's calculation of the adjusted establishment cost for the required work and the reason for any difference from the applicant's calculation;
    - B. the establishment cost for the required work; and
  - (ii) issue an amended infrastructure charges notice.

### **Dispute process**

- (6) An applicant, within 10 business days of the date of a notice under subsections (3)(f) or (5)(f):
  - (a) may give to Redland City Council a notice in the prescribed form stating that it disputes Redland City Council's recalculation of the establishment cost for the required work; and
  - (b) must pay the prescribed fee if subsection (a) applies.

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

- (7) Redland City Council and the applicant are to take the following action to resolve the dispute:
  - (a) Redland City Council is to appoint an independent registered quantity surveyor to determine the establishment cost for the required work in accordance with this section;
  - (b) Redland City Council and the applicant are to cooperate in good faith with the independent registered quantity surveyor;

- (c) Redland City Council and the applicant are to accept the independent registered quantity surveyor's determination of the establishment cost for the required work;
- (d) Redland City Council is to, as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the establishment cost for the required work determined by the independent registered quantity surveyor; and
  - (ii) issue an amended infrastructure charges notice.

## 26. Recalculation of the establishment cost for required land

### Current market value

- (1) The establishment cost for required land may be recalculated by Redland City Council at the request of the applicant by using the current market value of the required land determined by using the before and after method of valuation prescribed in Section 24 in accordance with this Section 26.

*Editor's note—See Section 137 of the Planning Act.*

### Applicant's submission of current market value

- (2) The applicant is to give to Redland City Council the following:
  - (a) a notice in the prescribed form requesting the recalculation of the establishment cost for the required land which is accompanied by the following:
    - (i) a valuation of the required land undertaken by an independent valuation expert (**applicant's valuation**);
    - (ii) a report prepared by an appropriately qualified town planner regarding the highest and best use of the original land and the remaining land on which the applicant's valuation is based (**applicant's highest and best use advice**);
  - (b) the prescribed fee.

*Editor's note—The prescribed fee may include Redland City Council's costs of the recalculation process including the costs of the independent valuation expert nominated by Redland City Council and the town planner engaged by Redland City Council.*

### Redland City Council's determination of current market value

- (3) Within 20 business days after the notice and accompanying documents under subsection (2) are received, Redland City Council is to:
  - (a) accept the applicant's valuation; or
  - (b) refer the applicant's valuation to an independent valuation expert nominated by Redland City Council to:

- (i) assess whether the applicant's valuation is consistent with the current market value; and
- (ii) assess whether the applicant's valuation is correctly determined using the before and after method of valuation prescribed in Section 24.

*Editor's note—Redland City Council may request additional information from the applicant in order to undertake the assessment.*

- (4) If Redland City Council's nominated independent valuation expert's determination is that the applicant's valuation is not consistent with the current market value or is not correctly determined using the before and after method of valuation prescribed in Section 24 then the independent valuation expert must:
  - (a) provide the reasons for the independent valuation expert's determination; and
  - (b) provide a valuation using the before and after method of valuation stated in Section 24 (**amended valuation**).
- (5) Redland City Council is to decide whether to:
  - (a) accept the applicant's valuation; or
  - (b) propose an amended valuation based on subsection (4)(b).
- (6) If Redland City Council accepts the applicant's valuation, it is to:
  - (a) give written notice to the applicant stating that it has agreed to the applicant's valuation (**accepted valuation**);
  - (b) index the establishment cost for the required land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice; and
  - (c) issue an amended infrastructure charges notice to the applicant stating the establishment cost for the required land.

### **Amended valuation**

- (7) If Redland City Council proposes an amended valuation, it is to give a written notice to the applicant stating:
  - (a) that it rejects the applicant's valuation and give reasons for doing so; and
  - (b) the proposed amended valuation.
- (8) Within 20 business days of receipt of Redland City Council's written notice proposing the amended valuation under subsection (7), the applicant must give written notice to Redland City Council that it:
  - (a) accepts the amended valuation; or
  - (b) rejects the amended valuation and its reasons for doing so.

- (9) If the applicant accepts the amended valuation, Redland City Council must:
- (a) index the establishment cost for the land infrastructure using the CPI from the date of the amended valuation to the date stated in the amended infrastructure charges notice; and
  - (b) give an amended infrastructure charges notice to the applicant stating the establishment cost of the land infrastructure.
- (10) If the applicant rejects the amended valuation, then within 20 business days after receipt of a notice under subsection (8)(b), Redland City Council is to refer the applicant's valuation to a further independent valuation expert nominated by Redland City Council from its list of certified practising valuers as per subsection (12).

### **Final independent valuation**

- (11) Redland City Council may not refer the applicant's valuation to an independent valuation expert for final determination if the applicant has not paid to Redland City Council the prescribed fee under subsection (2)(b) including the costs of the independent valuation expert nominated by Redland City Council and the town planner engaged by Redland City Council.
- (12) If Redland City Council refers the applicant's valuation to a further independent valuation expert, Redland City Council is to:
- (a) give written notice to the applicant that it rejects the applicant's valuation and give reasons for doing so;
  - (b) give written notice to the applicant stating that it has referred the applicant's valuation to an independent valuation expert;
  - (c) give the following to the independent valuation expert:
    - (i) the applicant's valuation and the applicant's highest and best use advice;
    - (ii) the highest and best use advice prepared by an appropriately qualified town planner engaged by Redland City Council regarding the highest and best use of the original land and the remaining land if Redland City Council does not accept the applicant's highest and best use advice;
    - (iii) the valuation of the required land, if Redland City Council used the before and after method of valuation prescribed in Section 24 for the initial calculation of the establishment cost for the required land and considers that it is relevant to the independent valuation expert's assessment.
- (13) Within 20 business days after the independent valuation expert has been given the information under subsection (12)(c) the independent valuation expert is to (a ***Redland City Council's valuer's determination***):
- (a) provide the independent valuation expert's determination in relation to the matters stated in subsection (3)(a); and

- (b) if the independent valuation expert's determination is that the applicant's valuation is not consistent with the current market value or is not correctly determined using the before and after method of valuation prescribed in Section 24:
  - (i) provide the reasons for the independent valuation expert's determination; and
  - (ii) provide a valuation using the before and after method of valuation stated in Section 24.
- (14) Within 10 business days after its receipt of the relevant subsequent Redland City Council's valuer's determination, Redland City Council is to give written notice to the applicant stating that it adopts the applicable valuer's determination (**revised local government's valuation**).
- (15) If Redland City Council adopts the revised local government's valuation, Redland City Council is to:
  - (a) index the establishment cost for the required land using the CPI from the date of the revised local government's valuation to the date stated in the amended infrastructure charges notice; and
  - (b) issue an amended infrastructure charges notice to the applicant stating the establishment cost for the required land.

## 27. 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 under the Planning Act.*

- (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.

## 28. 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 Redland City Council in accordance with Section 20.
- (2) If a refund applies, the refund amount will be the establishment cost for the trunk infrastructure contribution less the levied charge for the development worked out in accordance with Section 14.

## 29. 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 Redland City Council a notice in the prescribed form which states the following:
  - (i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
  - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution;

*Editor's note—A relevant approval is a development approval under the Planning Act.*

- (b) for a refund—in addition to subsection (a), if the applicant is not the owner of the premises the subject of the relevant approval requiring the trunk infrastructure contribution, give to Redland City Council a written consent of the owner at the time the notice is given agreeing to the payment of the refund amount being made to the applicant, unless the applicant demonstrates to the reasonable satisfaction of Redland City Council that:
  - (i) the owner of the premises has unreasonably withheld consent; or
  - (ii) because of the number of owners, it is impracticable to get their consent; and
- (c) pay the prescribed fee.

*Editor's note—The prescribed fee may include Redland City Council's costs for determining the matters in subsection (1)(a) and (b).*

- (2) Redland City Council is to as soon as is reasonably practicable after receiving a notice under subsection (1):
  - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
  - (b) give to the applicant a notice stating the outcome of Redland City Council's determination.
- (3) Redland City Council, if satisfied of the matters in subsection (1)(a), is to unless otherwise provided for in an infrastructure agreement:
  - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the *Planning Act*;
  - (b) for a refund—give the refund to the applicant giving the notice under subsection (1)(a) when stated in the infrastructure charges notice.
- (4) Redland City Council has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Redland City Council to achieve the following policy objectives:
  - (a) to seek to integrate Redland City Council's land use and infrastructure plans;

- (b) to implement the respective infrastructure planning instruments as the basis for Redland City Council's trunk infrastructure funding;
  - (c) to implement infrastructure funding which is equitable and accountable and financially sustainable for Redland City Council.
- (5) Redland City Council's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Redland City Council and related matters is as follows:
- (a) for a trunk infrastructure contribution for identified necessary trunk infrastructure or different necessary trunk infrastructure which is provided before or in the planned date or period for the trunk infrastructure contribution stated in the LGIP:
    - (i) the following payment triggers achieve Redland City Council'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 year commencing in the 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 year commencing in the year following the end of the relevant planned date or period for the trunk infrastructure contribution;
    - (ii) each amount to be paid under in subsection (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 necessary trunk infrastructure or different necessary trunk infrastructure which is provided after the planned date or period for the trunk infrastructure contribution stated in the LGIP:
    - (i) the following payment triggers achieve Redland City Council's policy objectives:
      - A. or 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 year commencing in the year following the completion of the trunk infrastructure contribution;
- C. or 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 year commencing in the year following the completion of the trunk infrastructure contribution;
- (ii) each amount to be paid under subsection (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 other necessary trunk infrastructure:
- (i) Redland City Council is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the LGIP having regard to the method used by Redland City Council to work out the relevant planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the LGIP (***specified date or period***);
- (ii) Redland City Council is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the respective infrastructure planning instrument;
- (iii) the following payment triggers achieve Redland City Council's policy objectives:
- A. for a refund which is an amount that is \$1 million or less—the refund may be given 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 year commencing in the 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 year commencing in the year following the end of the specified date or period for the trunk infrastructure contribution;
- (iv) each amount to be paid under subsection (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) Redland City Council is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the respective infrastructure planning instrument;
- (ii) the payment trigger for a refund of 31 December of the financial year following the end of the planning horizon of the respective trunk infrastructure network in the LGIP achieves Redland City Council's policy objectives;
- (iii) the amount to be paid under subsection (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.

## Part 5 Conversion applications

### 30. Purpose of Part 5

Part 5 states the criteria to be applied by Redland City Council in assessing a conversion application to determine if development infrastructure is trunk infrastructure (**conversion criteria**).

### 31. Conversion criteria

(1) The criteria to be applied for deciding a conversion application are as follows:

- (a) the infrastructure has capacity to service other developments in the area;
- (b) the function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the LGIP, the resolution or Water Netserv Plan for the area;

*Editor's note: the infrastructure is taken to satisfy subsection (1)(b) if it complies with all of the applicable identified trunk infrastructure criteria in Schedule 5.*

- (c) the infrastructure is not consistent with non-trunk infrastructure for which a condition may be imposed under section 145 of the *Planning Act* or section 99BRDJ of the *SEQ Water Act*; and
- (d) the type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area. The most cost effective option is the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

### 32. Conversion applications

(1) If an applicant makes a conversion application, it must:

- (a) comply with section 139(2) of the *Planning Act*, or equivalent provision in an act that supersedes the *Planning Act*;
- (b) be provided to Council in writing using Council's prescribed form; and
- (c) be accompanied by the prescribed fee.

*Editor's note—The prescribed fee may include Redland City Council's costs for additional professional services in deciding the conversion application.*

## **Part 6                    Extra trunk infrastructure costs**

### **33.        Purpose of Part 6**

Part 6 states the method to be applied by Redland City Council for working out extra trunk infrastructure costs.

### **34.        Payment of extra trunk infrastructure costs**

The payment of extra trunk infrastructure costs for development is to be worked out and required in accordance with Section 130 of the *Planning Act*.

*Editor's note—See Subdivision 2, Division 3, Part 2, Chapter 4 of the Planning Act.*

## Schedule 1 Dictionary

**accepted valuation** see Section 26(6).

**adopted charge** see Section 6(1).

**amended valuation** see Section 26(4)(b).

**applicable area** see Section 6(4).

**applicable date** see Section 6(3).

**applicable use** see Section 6(5).

**applicant's highest and best use advice** see Section 26(2)(a)(ii).

**applicant's valuation** see Section 26(2)(a)(i).

**applied adopted charge** see Section 12(2)(a)12.

**automatic increase** see Section 12(3).

**basic work** means work to ensure the land is suitable for development for community facilities including site preparation (clearing, cut and fill) and connection to services.

**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 Redland City Council is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for its intended purpose;

- (c) Redland City Council determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

**consistent land establishment cost** see Section 23(1)(c).

**conversion application** has the meaning given in the *Planning Act*.

**conversion criteria** see Section 31.

**cost-based estimate** for required work see Section 22(2).

**court area** means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

**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 Redland City Council.

*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).

**demand credit** see Section 16(1).

**demand unit** see Section 16(2).

**Dependent retirement facility** means premises that provide supervised accommodation and supportive care for the daily living needs of seniors that are unable to live independently. They are administered and operated under the *Commonwealth Aged Care Act 1997*.

**development demand** see Section 16(1).

**development infrastructure** has the meaning given in Schedule 2 of the *Planning Act*.

**different necessary trunk infrastructure** see Section 19(1)(b)

**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 which 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 work normally associated with a dwelling."*

**establishment cost** for trunk infrastructure means the following:

- (a) for existing infrastructure:
  - (i) the current replacement cost of the infrastructure as reflected in Redland City Council's asset register; and
  - (ii) the current value of the land acquired for the infrastructure; or
- (b) for future infrastructure—all costs of land acquisition, financing, and design and construction, for the infrastructure.

**Equivalent Persons (EP)** means the basic unit of measurement used to equate an equivalent service demand to that of an average occupant of an average detached residential dwelling.

**Equivalent Tenements (ET)** means the basic unit of measurement used to indicate infrastructure demand for a property. The demand from each property is related to the type of development allowed on the property with a detached dwelling on a standard residential lot being 1 ET.

**existing lawful use** means an existing use which is lawful and already taking place on premises.

**extra demand** see Section 12(2)(b).

**extrinsic material for the LGIP** means the following:

- (a) extrinsic material for the planning assumptions;
- (b) extrinsic material for the applicable infrastructure network;
- (c) extrinsic material for the schedule of work model.

**financial year** means a period of one 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 a 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 and manoeuvring of motor vehicles;*
- (f) unenclosed private balconies whether roofed or not."*

**highest and best use advice** see Section 24(3)(b)(i).

**identified necessary trunk infrastructure criteria** see Section 19(1)(a).

**identified necessary trunk infrastructure** see Section 19(1)(a).

**impervious area** means the area of the premises that is impervious to rainfall or overland flow.

*Editor's note—Examples of areas which are not impervious to rainfall or overland flow—An area which is not sealed and comprises of compacted dirt, crusher dirt, road base, gravel, limestone or loose stone.*

**independent valuation expert** see Section 24(3)(c).

**Independent retirement facility** means premises where seniors live in independent living units or serviced units, and may share common lifestyle amenities. Personal care and support services may also be available for a fee. They are regulated by the *Retirement Villages Act 1999* and/or under a *Community Title* or *Community Strata Scheme*.

**infrastructure planning instrument** see Section 8.

**IPA planning scheme** means the *Redlands Planning Scheme 2006*.

**levied charge** see Section 12(1).

**LGIP** means the *Redland City Plan 2018 Local Government Infrastructure Plan*.

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**local government** means Redland City Council.

**local government area** means the area within the jurisdiction of Redland City Council.

**local government infrastructure planning instrument** see Section 8.

**local government trunk infrastructure networks** see Section 6(2)(a).

**mall** excludes a shaded walk area with a cover above all or part of the area.

*Editor's note—Examples of a cover—  
Shade sail, hard ceiling, roof.*

**market cost** see Section 25(2).

**offset** see Section 27(a).

**original land** see Section 24(2)(a).

**original land value** see Section 24(2)(a).

**other land** see Section 23(1)(b).

**other necessary trunk infrastructure** see Section 19(b)(c).

**planned cost** means:

- (a) for work, see Section 21(3)(a);
- (b) for land, see Section 23(3)(a);

**planned estimate—land** see Section 23(3).

**planned estimate—work** see Section 21(3).

**Planning Act** see Section 3(1)

**Planning Regulation** see Section 3(2)(a).

**planning scheme** means the *Redland City Plan 2018*.

**prescribed cost** see Section 25(3).

**prescribed fee** means a cost recovery fee prescribed by Redland City Council.

**prescribed financial contribution** see Section 12(2)(c).

**prescribed form** means a form prescribed by Redland City Council.

**prescribed proportion** see Section 28(2).

**prescribed trunk infrastructure** see Section 19(1)(d).

**previous lawful use** means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.

**proportional value** see Section 23(1)(c).

**rateable value** has the meaning in Section 74 (Rateable value of land) of the *Local Government Regulation 2012*.

**Redland City Council's valuer's determination** see Section 26(13)

**refund** see Section 27(b).

**remaining land** see Section 24(2).

**remaining land value** see Section 24(2)(b).

**required land** see Section 23(1).

**required work** see Section 21(1).

**resolution** means this adopted infrastructure charges resolution (No. 3.1).

**revised local government's valuation** see Section 26(4).

**Semi-dependent community residence** means residential accommodation exclusively for no more than six (6) persons who require assistance or support with daily living needs. They are administered and operated under the *Residential Services (Accreditation) Act 2002*.

**Semi-dependent retirement facility** means premises where seniors live in semi-independent living units or serviced units, and share some common facilities such as central dining. Residents may receive regular support for a range of daily activities that may include housekeeping, laundry and transportation. Personal healthcare services may also be provided. They are regulated by the *Retirement Villages Act 1999*.

**SEQ service provider** means Redland City Council which is a SEQ service provider and withdrawn council for the Southern SEQ Distributor-Retailer Authority (previously trading as Allconnex) under the SEQ Water Act.

**SEQ service provider infrastructure planning instrument** see Section 8.

**SEQ service provider trunk infrastructure networks** see Section 6(2)(b).

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

**SPA planning scheme** means the Redland City Plan 2018.

*Editor's note – the SPA planning scheme was aligned with the Planning Act.*

**specified date or period** see Section 29(5)(c)(i).

**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** has the meaning given in Schedule 2 of the *Planning Act*.

**trunk infrastructure contribution** see Section 19(1).

**trunk infrastructure network** see Section 6(2).

## Schedule 2 Adopted charges

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

Column 1 Demand unit	Column 2 SEQ service provider proportion of prescribed amount (\$ 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, public parks and land for community facilities and stormwater trunk infrastructure networks
Lot	4,400.90	293.40	24,645.25

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

<b>Column 1</b> <b>Use under</b> <b>Planning</b> <b>Regulation</b>  <i>Editor's note— See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Prescribed amount under</b> <b>Planning Regulation</b>  <i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>		<b>Column 3</b> <b>SEQ service provider</b> <b>proportion of prescribed</b> <b>amount (\$)</b>		<b>Column 4</b> <b>Local</b> <b>government</b> <b>adopted charge</b> <b>(\$)</b>
	<b>Demand</b> <b>unit</b>	<b>(\$ per demand</b> <b>unit)</b>	<b>Sewerage</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>wastewater</b> <b>service</b>	<b>Water supply</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>water service</b>	
<b>Residential charge category</b>					
Dwelling house	1 or 2 bedroom dwelling	20,956.80	3,143.50	209.60	17,603.70
	3 or more bedroom dwelling	29,339.55	4,400.90	293.40	24,645.25
Dual occupancy	1 or 2 bedroom dwelling	20,956.80	3,143.50	209.60	17,603.70
	3 or more bedroom dwelling	29,339.55	4,400.90	293.40	24,645.25
Caretaker's accommodation	1 or 2 bedroom dwelling	20,956.80	3,143.50	209.60	17,603.70
	3 or more bedroom dwelling	29,339.55	4,400.90	293.40	24,645.25
Multiple dwelling	1 or 2 bedroom dwelling	20,956.80	3,143.50	209.60	17,603.70
	3 or more bedroom dwelling	29,339.55	4,400.90	293.40	24,645.25

<b>Column 1</b> <b>Use under</b> <b>Planning</b> <b>Regulation</b>  <i>Editor's note— See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Prescribed amount under</b> <b>Planning Regulation</b>  <i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>		<b>Column 3</b> <b>SEQ service provider</b> <b>proportion of prescribed</b> <b>amount (\$)</b>		<b>Column 4</b> <b>Local</b> <b>government</b> <b>adopted charge</b> <b>(\$)</b>
	<b>Demand</b> <b>unit</b>	<b>(\$ per demand</b> <b>unit)</b>	<b>Sewerage</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>wastewater</b> <b>service</b>	<b>Water supply</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>water service</b>	
<b>Accommodation (short-term) charge category</b>					
Hotel (residential component)	Suite with 1 or 2 bedrooms	10,478.40	1,571.70	104.80	8,801.90
	Suite with 3 or more bedrooms	14,669.75	2,200.45	146.70	12,322.60
	Bedroom that is not within a suite	10,478.40	1,571.70	104.80	8,801.90
Resort complex (residential component)	Suite with 1 or 2 bedrooms	10,478.40	1,571.70	104.80	8,801.90
	Suite with 3 or more bedrooms	14,669.75	2,200.45	146.70	12,322.60
	Bedroom that is not within a suite	10,478.40	1,571.70	104.80	8,801.90
Short-term accommodation	Suite with 1 or 2 bedrooms	10,478.40	1,571.70	104.80	8,801.90
	Suite with 3 or more bedrooms	14,669.75	2,200.45	146.70	12,322.60
	Bedroom that is not within a suite	10,478.40	1,571.70	104.80	8,801.90

<b>Column 1</b> <b>Use under</b> <b>Planning</b> <b>Regulation</b>  <i>Editor's note— See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Prescribed amount under</b> <b>Planning Regulation</b>  <i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>		<b>Column 3</b> <b>SEQ service provider</b> <b>proportion of prescribed</b> <b>amount (\$)</b>		<b>Column 4</b> <b>Local</b> <b>government</b> <b>adopted charge</b> <b>(\$)</b>
	<b>Demand</b> <b>unit</b>	<b>(\$ per demand</b> <b>unit)</b>	<b>Sewerage</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>wastewater</b> <b>service</b>	<b>Water supply</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>water service</b>	
Tourist park	For each group of 2 tent or caravan sites or less	10,478.40	1,571.70	104.80	8,801.90
	For each group of 3 tent or caravan sites	14,669.75	2,200.45	146.70	12,322.60
	1 or 2 bedroom cabin	10,478.40	1,571.70	104.80	8,801.90
	3 or more bedroom cabin	14,669.75	2,200.45	146.70	12,322.60
<b>Accommodation (long-term) charge category</b>					
Community residence	Suite with 1 or 2 bedrooms	20,956.80	3,143.50	209.60	17,603.70
	Suite with 3 or more bedrooms	29,339.55	4,400.90	293.40	24,645.25
	Bedroom that is not within a suite	20,956.80	3,143.50	209.60	17,603.70

<b>Column 1</b> <b>Use under</b> <b>Planning</b> <b>Regulation</b>  <i>Editor's note— See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Prescribed amount under</b> <b>Planning Regulation</b>  <i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>		<b>Column 3</b> <b>SEQ service provider</b> <b>proportion of prescribed</b> <b>amount (\$)</b>		<b>Column 4</b> <b>Local</b> <b>government</b> <b>adopted charge</b> <b>(\$)</b>
	<b>Demand</b> <b>unit</b>	<b>(\$ per demand</b> <b>unit)</b>	<b>Sewerage</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>wastewater</b> <b>service</b>	<b>Water supply</b> <b>trunk</b> <b>infrastructure</b> <b>network for</b> <b>water service</b>	
Relocatable home park	1 or 2 bedroom relocatable dwelling site	20,956.80	3,143.50	209.60	17,603.70
	3 or more bedroom relocatable dwelling site	29,339.55	4,400.90	293.40	24,645.25
Retirement facility	Suite with 1 or 2 bedrooms	20,956.80	3,143.50	209.60	17,603.70
	Suite with 3 or more bedrooms	29,339.55	4,400.90	293.40	24,645.25
	Bedroom that is not within a suite	20,956.80	3,143.50	209.60	17,603.70
Rooming accommodation	Suite with 1 or 2 bedrooms	20,956.80	3,143.50	209.60	17,603.70
	Suite with 3 or more bedrooms	29,339.55	4,400.90	293.40	24,645.25
	Bedroom that is not within a suite	20,956.80	3,143.50	209.60	17,603.70

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

<b>Column 1 Use under Planning Regulation</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>	
	<b>Prescribed amount under Planning Regulation</b>	<b>SEQ service provider proportion of prescribed amount</b>		<b>Local government adopted charge</b>	<b>Prescribed amount under Planning Regulation</b>	<b>Local government adopted charge</b>
		<b>Sewerage</b>	<b>Water supply</b>	<b>Transport and public parks and land for community facilities</b>		
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>				<i>Editor's note— See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	
<b>Places of assembly charge category</b>						
Club	73.35	11.00	0.70	61.65	10.50	10.50
Community use	73.35	11.00	0.70	61.65	10.50	10.50
Function facility	73.35	11.00	0.70	61.65	10.50	10.50
Funeral parlour	73.35	11.00	0.70	61.65	10.50	10.50
Place of worship	73.35	11.00	0.70	61.65	10.50	10.50
<b>Commercial (bulk goods) charge category</b>						
Agricultural supply store	146.70	22.00	1.50	123.20	10.50	10.50
Bulk landscape supplies	146.70	22.00	1.50	123.20	10.50	10.50
Garden centre	146.70	22.00	1.50	123.20	10.50	10.50
Hardware and trade supplies	146.70	22.00	1.50	123.20	10.50	10.50
Outdoor sales	146.70	22.00	1.50	123.20	10.50	10.50

Column 1 Use under <i>Planning Regulation</i>	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)	
	Prescribed amount under <i>Planning Regulation</i>	SEQ service provider proportion of prescribed amount		Local government adopted charge	Prescribed amount under <i>Planning Regulation</i>	Local government adopted charge
		Sewerage	Water supply	Transport and public parks and land for community facilities		
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>				<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	
Showroom	146.70	22.00	1.50	123.20	10.50	10.50
<b>Commercial (retail) charge category</b>						
Food and drink outlet	188.60	28.30	1.90	158.40	10.50	10.50
Service industry	188.60	28.30	1.90	158.40	10.50	10.50
Service station	188.60	28.30	1.90	158.40	10.50	10.50
Shop	188.60	28.30	1.90	158.40	10.50	10.50
Shopping centre	188.60	28.30	1.90	158.40	10.50	10.50
<b>Commercial (office) charge category</b>						
Office	146.70	22.00	1.50	123.20	10.50	10.50
<b>Education facility other than an educational establishment for the Flying Start for Queensland Children program charge category</b>						
Child care centre	146.70	22.00	1.50	123.20	10.50	10.50
Community care centre	146.70	22.00	1.50	123.20	10.50	10.50
Educational establishment other than an educational establishment for the Flying	146.70	22.00	1.50	123.20	10.50	10.50

Column 1 Use under <i>Planning Regulation</i>	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)	
	Prescribed amount under <i>Planning Regulation</i>	SEQ service provider proportion of prescribed amount		Local government adopted charge	Prescribed amount under <i>Planning Regulation</i>	Local government adopted charge
		Sewerage	Water supply			
<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>				<i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	
Start for Children program						
<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)	209.55	31.40	2.10	176.05	10.50	10.50
Nightclub entertainment facility	209.55	31.40	2.10	176.05	10.50	10.50
Resort complex (non residential component)	209.55	31.40	2.10	176.05	10.50	10.50
Theatre	209.55	31.40	2.10	176.05	10.50	10.50
<b>Indoor sport and recreational facility charge category</b>						
	209.55	31.40	2.10	176.05	10.50	10.50

<b>Column 1</b> Use under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				<b>Column 3</b> Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Prescribed amount under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	SEQ service provider proportion of prescribed amount		Local government adopted charge	Prescribed amount under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	Local government adopted charge
		Sewerage	Water supply	Transport and public parks and land for community facilities		
Indoor sport and recreation facility	20.90 for court areas	3.10	0.20	17.60	10.50	10.50
<b>Industry charge category</b>						
Low impact industry	52.40	7.90	0.50	44.00	10.50	10.50
Medium impact industry	52.40	7.90	0.50	44.00	10.50	10.50
Research and technology industry	52.40	7.90	0.50	44.00	10.50	10.50
Rural industry	52.40	7.90	0.50	44.00	10.50	10.50
Warehouse	52.40	7.90	0.50	44.00	10.50	10.50
Marine industry	52.40	7.90	0.50	44.00	10.50	10.50
<b>High impact industry charge category</b>						
High impact industry	73.35	11.00	0.70	61.65	10.05	10.50
Special industry	73.35	11.00	0.70	61.65	10.05	10.50

<b>Column 1</b> Use under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> Trunk infrastructure networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)				<b>Column 3</b> Stormwater trunk infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	
	Prescribed amount under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	SEQ service provider proportion of prescribed amount		Local government adopted charge	Prescribed amount under <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	Local government adopted charge
		Sewerage	Water supply			
<b>Low impact rural charge category</b>						
Uses in the low impact rural charge category	The prescribed amount under the <i>Planning Regulation</i> and adopted charges under this resolution is nil.  <i>Editor's note—See Schedule 16, column 2 of the Planning Regulation.</i>					
<b>High impact rural charge category</b>						
Cultivating, in a confined area, aquatic animals or plants for sale	20.90	0	0.20	20.70	Nil charge	0
Intensive animal industry	20.90	0	0.20	20.70	Nil charge	0
Intensive horticulture	20.90	0	0.20	20.70	Nil charge	0
Wholesale nursery	20.90	0	0.20	20.70	Nil charge	0
Winery	20.90	0	0.20	20.70	Nil charge	0
<b>Essential services charge category</b>						
Correctional facility	146.70	22.00	1.50	123.20	10.50	10.50
Emergency services	146.70	22.00	1.50	123.20	10.50	10.50

<b>Column 1</b> <b>Use under</b> <b>Planning</b> <b>Regulation</b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Trunk infrastructure networks other than stormwater</b> <b>(\$ per demand unit of m<sup>2</sup> of GFA)</b>				<b>Column 3</b> <b>Stormwater trunk infrastructure network</b> <b>(\$ per demand unit of m<sup>2</sup> of impervious area)</b>	
	<b>Prescribed amount under Planning Regulation</b>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	<b>SEQ service provider proportion of prescribed amount</b>		<b>Local government adopted charge</b>	<b>Prescribed amount under Planning Regulation</b>  <i>Editor's note—See Table 1, Column 2 of Schedule 16 of the Planning Regulation.</i>	<b>Local government adopted charge</b>
		<b>Sewerage</b>	<b>Water supply</b>	<b>Transport and public parks and land for community facilities</b>		
Health care service	146.70	22.00	1.50	123.20	10.50	10.50
Hospital	146.70	22.00	1.50	123.20	10.50	10.50
Residential care facility	146.70	22.00	1.50	123.20	10.50	10.50
Veterinary services	146.70	22.00	1.50	123.20	10.50	10.50
<b>Minor uses charge category</b>						
Uses in the minor uses charge category	The prescribed amount under <i>Planning Regulation</i> and adopted charges under this resolution is nil.  <i>Editor's note—See Schedule 16, column 2 of the Planning Regulation.</i>  <i>Editor's note—The non-residential use 'Sales office' is deemed to be included in the 'Minor uses charge category' for the purposes of adopted charges under this resolution.</i>					
<b>Other uses charge category</b>						
Uses in the other uses charge category	The prescribed amount under the <i>Planning Regulation</i> and adopted charges under this resolution are those which are applicable to the charge category that Redland City Council decides should apply for the use.  <i>Editor's note—See Schedule 16, column 2 of the Planning Regulation.</i>					

## Schedule 3 Applicable uses under the planning scheme

<b>Column 1</b> Charge category under the <i>Planning Regulation</i>	<b>Column 2</b> Use under the <i>Planning Regulation</i>	<b>Column 3</b> Use under the <i>IPA</i> planning scheme	<b>Column 4</b> Use under the <i>SPA</i> planning scheme
<i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation.</i>	<i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<i>Editor's note—See Redlands Planning Scheme 2006.</i>	<i>Editor's note—See Redland City Plan 2018.</i>
<b>Residential use</b>			
Residential	Dwelling house	Dwelling house (including a Relatives Apartment)	Dwelling house
	Dual occupancy	Dual occupancy	Dual occupancy
	Caretaker's accommodation	Caretaker's dwelling	Caretaker's accommodation
	Multiple dwelling	Multiple dwelling; Apartment building	Multiple dwelling
	Other use	No defined use	Dwelling unit
Accommodation (short-term)	Hotel	Hotel (residential component);	Hotel (residential component)
	Resort complex	Tourist Accommodation	Resort complex (residential component)
	Short-term accommodation	Tourist accommodation	Short-term accommodation
	Tourist park	Tourist park	Tourist park
Accommodation (long-term)	Community residence	Aged persons and special needs housing (community residence)	Community residence
	Relocatable home park	Mobile home park	Relocatable home park
	Retirement facility	Aged persons and special needs housing (independent)	Retirement facility

<b>Column 1</b> Charge category under the <i>Planning Regulation</i>  <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> Use under the <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 3</b> Use under the <i>IPA</i> planning scheme  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 4</b> Use under the <i>SPA</i> planning scheme  <i>Editor's note—See Redland City Plan 2018.</i>
	Rooming accommodation	No defined use	Rooming accommodation
	Other use	No defined use	Educational establishment (on-site accommodation); Non-resident workforce accommodation ; Rural worker's accommodation
<b>Non-residential use</b>			
Places of assembly	Club	No defined use	Club
	Community use	Community facility	Community use
	Function facility	Indoor recreation facility (function or convention centre)	Function facility
	Funeral parlour	Funeral parlour	Funeral parlour
	Place of worship	Place of worship	Place of worship
Commercial (bulk goods)	Agricultural supplies store	Produce store	Agricultural supplies store
	Bulk landscape supplies	Landscape supply depot	Bulk landscape supplies
	Garden centre	Garden centre	Garden centre
	Hardware and trade supplies	Display and sales activity	Hardware and trade supplies
	Outdoor sales	Display and sales activity	Outdoor sales
	Showroom	Bulky goods showroom	Showroom
Commercial (retail)	Food and drink outlet	Refreshment establishment; Drive through restaurant	Food and drink outlet
	Service industry	Service industry	Service industry

<b>Column 1</b> Charge category under the <i>Planning Regulation</i>  <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> Use under the <i>Planning Regulation</i>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 3</b> Use under the <i>IPA</i> planning scheme  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 4</b> Use under the <i>SPA</i> planning scheme  <i>Editor's note—See Redland City Plan 2018.</i>
	Service station	Service station	Service station
	Shop	Shop; Retail warehouse	Shop
	Shopping centre	Shop	Shopping centre
	Other use	Shop (adult store); Car wash facility	Adult store; Car wash
Commercial (office)	Office	Commercial office	Office
Education facility other than an educational establishment for the Flying Start for Queensland Children Program	Child care centre	Child care centre	Child care centre
	Community care centre	Community facility (welfare centre, community health centre or respite care centre)	Community care centre
	Educational establishment	Education facility (if not for the Flying Start for Queensland Children Program)	Education establishment (if not for the Flying Start for Queensland Children Program)
Educational establishment for the Flying Start for Queensland Children Program	Educational establishment	Education facility (if for the Flying Start for Queensland Children Program)	Education establishment (if for the Flying Start for Queensland Children Program)
Entertainment	Hotel (non-residential component)	Hotel (non-residential component)	Hotel (non-residential component)
	Nightclub entertainment facility	Nightclub	Nightclub entertainment facility
	Resort complex	Indoor recreation facility (other than a theatre or cinema); Outdoor recreation facility	Resort complex

<b>Column 1</b> <b>Charge category under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1 of Schedule 16 of the <i>Planning Regulation</i>.</i>	<b>Column 2</b> <b>Use under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the <i>Planning Regulation</i>.</i>	<b>Column 3</b> <b>Use under the <i>IPA</i> planning scheme</b>  <i>Editor's note—See Redlands <i>Planning Scheme</i> 2006.</i>	<b>Column 4</b> <b>Use under the <i>SPA</i> planning scheme</b>  <i>Editor's note—See Redland City <i>Plan</i> 2018.</i>
	Theatre	Indoor recreation facility (theatre or cinema)	Theatre
	Other use	No defined use	Bar
Indoor sport and recreational	Indoor sport and recreation	Indoor recreation facility (sport and recreation)	Indoor sport and recreation
Industry	Low impact industry	Vehicle repair premises	Low impact industry
	Medium impact industry	General industry	Medium impact industry
	Research and technology industry	No defined use	Research and technology industry
	Rural industry	Rural enterprise	Rural industry
	Warehouse	Warehouse	Warehouse
	Marine industry	Marine services (other than a marina or ferry terminal)	Marine industry
	Other uses	Vehicle depot	Transport depot
High impact industry	High impact industry	Heavy industry	High impact industry
	Special industry	High impact industry	Special industry
Low impact rural	Animal husbandry	Agriculture (livestock production and dairying)	Animal husbandry
	Cropping	Agriculture (horticulture)	Cropping
	Permanent plantation	Forestry	Permanent plantation
	Wind farm	Utility installation (wind farm)	Renewable energy facility

<b>Column 1</b> <b>Charge category under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Use under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 3</b> <b>Use under the <i>IPA</i> planning scheme</b>  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 4</b> <b>Use under the <i>SPA</i> planning scheme</b>  <i>Editor's note—See Redland City Plan 2018.</i>
High impact rural	Cultivating, in a confined area, aquatic animals and plants for sale	Intensive agriculture (aquaculture)	Aquaculture
	Intensive animal industry	Intensive agriculture (livestock production)	Intensive animal industry
	Intensive horticulture	Intensive agriculture (horticulture)	Intensive horticulture
	Wholesale nursery	No defined use	Wholesale nursery
	Winery	General industry (food processing)	Winery
Essential services	Correctional facility	Institution	Correctional facility
	Emergency services	Emergency services	Emergency services
	Health care services	Health care centre	Health care services
	Hospital	Hospital	Hospital
	Residential care facility	Aged persons and special needs housing (residential care facility)	Residential care facility
	Veterinary services	Veterinary surgery	Veterinary services
Other uses	Air services	Airport	Air services
	Animal keeping	Animal keeping	Animal keeping
	Car park	Vehicle parking station	Parking station
	Crematorium	Funeral parlour (crematorium)	Crematorium
	Extractive industry	Extractive industry	Extractive industry

<b>Column 1</b> <b>Charge category under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1 of Schedule 16 of the <i>Planning Regulation</i>.</i>	<b>Column 2</b> <b>Use under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the <i>Planning Regulation</i>.</i>	<b>Column 3</b> <b>Use under the <i>IPA</i> planning scheme</b>  <i>Editor's note—See Redlands <i>Planning Scheme 2006</i>.</i>	<b>Column 4</b> <b>Use under the <i>SPA</i> planning scheme</b>  <i>Editor's note—See Redland City <i>Plan 2018</i>.</i>
	Major sport, recreation and entertainment facility	No defined use	Major sport, recreation and entertainment facility
	Motor sport	No defined use	Motor sport
	Non-resident workforce accommodation	No defined use	Non-resident workforce accommodation
	Outdoor sport and recreation	Outdoor recreation facility (including ancillary club)	Outdoor sport and recreation
	Port service	Marine services	Port services
	Tourist attraction	No defined use	Tourist attraction
	Utility installation	Utility installation; Minor utility; Passenger terminal (other than a port)	Utility installation
	Any other use not listed in column 2, including a use that is unknown	Brothel; Outdoor dining; Small lot house	Brothel; Environment facility; Major electricity infrastructure; Nature-based tourism; Substation
<b>Minor uses</b>	Advertising device	No defined use	No defined use
	Cemetery	Cemetery	Cemetery
	Home based business	Home business; Bed and breakfast	Home based business
	Landing	Marine services	Landing
	Market	Shop (market)	Market
	Outdoor lighting	No defined use	No defined use
	Park	Park	Park
	Roadside stall	Roadside stall	Roadside stall

<b>Column 1</b> <b>Charge category under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Use under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 3</b> <b>Use under the <i>IPA</i> planning scheme</b>  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 4</b> <b>Use under the <i>SPA</i> planning scheme</b>  <i>Editor's note—See Redland City Plan 2018.</i>
	Sales office	Display dwelling; Estate sales office	Sales office
	Telecommunications facility	Telecommunications facility	Telecommunications facility
	Temporary use	Temporary use	Temporary use
	Other use	No defined use	Outstation

## Schedule 4 Applied adopted charges for particular uses

<b>Column 1</b> <b>Charges category</b> <b>under the <i>Planning Regulation</i></b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Use under the <i>IPA</i> planning scheme</b>  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 3</b> <b>Use under the <i>SPA</i> planning scheme</b>  <i>Editor's note—See Redland City Plan 2018.</i>	<b>Column 4</b> <b>Applied local government adopted charge (\$ per demand unit)</b>	<b>Column 5</b> <b>Applied SEQ service provider proportion of prescribed amount (\$ per demand unit)</b>
Accommodation (long-term)	Aged persons and special needs housing (being semi-dependent retirement villages, nursing homes, respite centres, hostels, group homes and the like as defined in the planning scheme)	Community residence (being semi dependent as defined in this resolution) or Retirement facility (being semi-dependent as defined in this resolution)	7,873 per suite (with 1 or 2 bedrooms)	2,093 per suite (with 1 or 2 bedrooms)
			11,022 per suite (with 3 or more bedrooms)	2,930 per suite (with 3 or more bedrooms)
			7,873 per bedroom (for a bedroom which is not within a suite)	2,093 per bedroom (for a bedroom which is not within a suite)
	Aged persons and special needs housing (being dependent retirement villages, nursing homes, respite centres, hostels, group homes and the like as defined in the planning scheme)	Retirement facility (being dependent as defined in this resolution)	6,862 per suite (with 1 or 2 bedrooms)	1,824 per suite (with 1 or 2 bedrooms)
			9,607 per suite (with 3 or more bedrooms)	2,554 per suite (with 3 or more bedrooms)
			6,862 per bedroom (for a bedroom which is not within a suite)	1,824 per bedroom (for a bedroom which is not within a suite)
Commercial (bulk goods)	Produce store (if in the Rural Non-urban Zone) where not connected to a SEQ service provider trunk infrastructure network	Agricultural supplies store (if in the Rural Non-urban Zone) where not connected to a SEQ service provider trunk infrastructure network	52.40 per m <sup>2</sup> GFA plus 0 per impervious m <sup>2</sup> for stormwater	Nil

<b>Column 1</b> <b>Charges category under the Planning Regulation</b>  <i>Editor's note—See Table 1, Column 1 of Schedule 16 of the Planning Regulation.</i>	<b>Column 2</b> <b>Use under the IPA planning scheme</b>  <i>Editor's note—See Redlands Planning Scheme 2006.</i>	<b>Column 3</b> <b>Use under the SPA planning scheme</b>  <i>Editor's note—See Redland City Plan 2018.</i>	<b>Column 4</b> <b>Applied local government adopted charge (\$ per demand unit)</b>	<b>Column 5</b> <b>Applied SEQ service provider proportion of prescribed amount (\$ per demand unit)</b>
	Produce store (if in the Rural Non-urban Zone) where connected to a SEQ service provider trunk infrastructure network	Agricultural supplies store (if in the Rural Non-urban Zone) where connected to a SEQ service provider trunk infrastructure network	50.40 per m <sup>2</sup> GFA plus 0 per impervious m <sup>2</sup> for stormwater	2 per m <sup>2</sup> GFA

*Editor's note – The rates in this schedule are derived from typical charge for the respective use types calculated using the former Planning Scheme Policy 3 Contributions and Security Bonding (Redland Planning Scheme version 4.1) and indexed periodically.*

## Schedule 5 Identified trunk infrastructure criteria for conversion applications

Column 1 Trunk infrastructure network	Column 2 Identified trunk infrastructure criteria
<b>Local government trunk infrastructure networks</b>	
Transport trunk infrastructure network	<p><b>Local roads trunk infrastructure</b></p> <p>Trunk infrastructure for the local roads network includes land and work limited to the following infrastructure items identified in the LGIP:</p> <ul style="list-style-type: none"> <li>(a) new and upgraded major roads being arterial, sub-arterial and major collector roads; and</li> <li>(b) within a major road, associated intersections, traffic lights, islands, signage, barriers, road marking, lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths and cycleways within the road reserve and on road cycleways provided in accordance with Redland City Council guidelines.</li> </ul> <p>Trunk infrastructure for the local roads network does not include land and work for the following:</p> <ul style="list-style-type: none"> <li>(a) upgrades of a State-controlled road;</li> <li>(b) upgrades of a major road that is primarily related to serving a development of a premises, such as an acceleration or deceleration lane, turn lanes or traffic signals that primarily serve traffic entering or exiting the development project;</li> <li>(c) an existing trunk road infrastructure item;</li> <li>(d) upgrades of a local government road (non major road) other than a major road;</li> <li>(e) upgrades of a non major road, other than work for an intersection of a major road and a non major road if the work expands the capacity of the major road;</li> <li>(f) road infrastructure that is limited to performing one of the following functions: <ul style="list-style-type: none"> <li>(i) road infrastructure that is internal to a development; or</li> <li>(ii) road infrastructure that connects a development to the external road infrastructure network.</li> </ul> </li> </ul>

Column 1 Trunk infrastructure network	Column 2 Identified trunk infrastructure criteria																		
<b>Local government trunk infrastructure networks</b>																			
	<p data-bbox="710 412 1145 443"><b>Cycleways trunk infrastructure</b></p> <p data-bbox="710 477 1452 607">Trunk infrastructure for the cycleways and shared pathway network includes land and work for primary and strategic on-road and off-road linkages limited to the following infrastructure items identified in the LGIP:</p> <p data-bbox="710 640 1348 672">(a) Primary Cycle and Pedestrian Network; and</p> <table border="1" data-bbox="778 703 1442 2038"> <thead> <tr> <th colspan="2" data-bbox="778 703 1442 763"><b>PRIMARY CYCLING AND PEDESTRIAN NETWORK</b></th> </tr> <tr> <th data-bbox="778 763 1013 824">Network Type</th> <th data-bbox="1013 763 1442 824">Network Component</th> </tr> </thead> <tbody> <tr> <td data-bbox="778 824 1013 896"><i>On-Road</i></td> <td data-bbox="1013 824 1442 896"><i>Road Corridor linkages:</i></td> </tr> <tr> <td data-bbox="778 896 1013 1272"></td> <td data-bbox="1013 896 1442 1272"> <ul style="list-style-type: none"> <li data-bbox="1034 902 1433 1003">• Within major Council roads being arterial, sub-arterial and major collector roads</li> <li data-bbox="1034 1010 1433 1133">• Dedicated cycle lanes which provide a framework to connect principal and major centers city-wide</li> <li data-bbox="1034 1140 1433 1263">• South East Queensland Principal Cycle Network (Redland City) within local road reserves</li> </ul> </td> </tr> <tr> <td data-bbox="778 1272 1013 1332"><i>Off-Road</i></td> <td data-bbox="1013 1272 1442 1332"><i>Road Corridor Linkages</i></td> </tr> <tr> <td data-bbox="778 1332 1013 1854"></td> <td data-bbox="1013 1332 1442 1854"> <ul style="list-style-type: none"> <li data-bbox="1034 1339 1433 1440">• Within major Council roads being arterial, sub-arterial and major collector roads</li> <li data-bbox="1034 1447 1433 1507">• Shared path links to connect principal and major centers</li> </ul> <p data-bbox="1034 1514 1433 1574"><i>Road Corridor &amp; Open Space Linkages</i></p> <ul style="list-style-type: none"> <li data-bbox="1034 1603 1433 1727">• South East Queensland Principal Cycle Network (Redland City) within local road reserves</li> <li data-bbox="1034 1733 1433 1771">• Moreton Bay Cycleway</li> <li data-bbox="1034 1778 1433 1816">• Strategic tourist routes</li> </ul> </td> </tr> <tr> <th colspan="2" data-bbox="778 1854 1442 1915"><b>LOCAL CYCLING AND PEDESTRIAN NETWORK</b></th> </tr> <tr> <th data-bbox="778 1915 1013 1975">Network Type</th> <th data-bbox="1013 1915 1442 1975">Network Component</th> </tr> <tr> <td data-bbox="778 1975 1013 2038"><i>On-Road</i></td> <td data-bbox="1013 1975 1442 2038"><i>Road Corridor linkages:</i></td> </tr> </tbody> </table>	<b>PRIMARY CYCLING AND PEDESTRIAN NETWORK</b>		Network Type	Network Component	<i>On-Road</i>	<i>Road Corridor linkages:</i>		<ul style="list-style-type: none"> <li data-bbox="1034 902 1433 1003">• Within major Council roads being arterial, sub-arterial and major collector roads</li> <li data-bbox="1034 1010 1433 1133">• Dedicated cycle lanes which provide a framework to connect principal and major centers city-wide</li> <li data-bbox="1034 1140 1433 1263">• South East Queensland Principal Cycle Network (Redland City) within local road reserves</li> </ul>	<i>Off-Road</i>	<i>Road Corridor Linkages</i>		<ul style="list-style-type: none"> <li data-bbox="1034 1339 1433 1440">• Within major Council roads being arterial, sub-arterial and major collector roads</li> <li data-bbox="1034 1447 1433 1507">• Shared path links to connect principal and major centers</li> </ul> <p data-bbox="1034 1514 1433 1574"><i>Road Corridor &amp; Open Space Linkages</i></p> <ul style="list-style-type: none"> <li data-bbox="1034 1603 1433 1727">• South East Queensland Principal Cycle Network (Redland City) within local road reserves</li> <li data-bbox="1034 1733 1433 1771">• Moreton Bay Cycleway</li> <li data-bbox="1034 1778 1433 1816">• Strategic tourist routes</li> </ul>	<b>LOCAL CYCLING AND PEDESTRIAN NETWORK</b>		Network Type	Network Component	<i>On-Road</i>	<i>Road Corridor linkages:</i>
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Column 1 Trunk infrastructure network	Column 2 Identified trunk infrastructure criteria									
<b>Local government trunk infrastructure networks</b>										
	<table border="1"> <tr> <td data-bbox="778 405 1011 501"></td> <td data-bbox="1011 405 1442 501">Dedicated cycle lanes connecting township and suburb catchments</td> </tr> <tr> <td data-bbox="778 501 1011 689"></td> <td data-bbox="1011 501 1442 689">Dedicated on-road cycle lanes connecting local and district shopping centers, secondary schools and key employment nodes</td> </tr> <tr> <td data-bbox="778 689 1011 846"><i>Off-Road</i></td> <td data-bbox="1011 689 1442 846"><i>Road Corridor Linkages:</i></td> </tr> <tr> <td data-bbox="778 846 1011 891"></td> <td data-bbox="1011 846 1442 891">Shared paths connecting township and suburb catchments</td> </tr> </table>		Dedicated cycle lanes connecting township and suburb catchments		Dedicated on-road cycle lanes connecting local and district shopping centers, secondary schools and key employment nodes	<i>Off-Road</i>	<i>Road Corridor Linkages:</i>		Shared paths connecting township and suburb catchments	<p>(b) associated lighting, culverts, bridges, directional information signage and surface marking.</p> <p>Trunk infrastructure for the cycleways and shared pathway network does not include the following on-road and off-road cycleway and pedestrian infrastructure:</p> <p>(a) cycleways and pedestrian pathways within the road reserve of a State controlled road;</p> <p>(b) an existing trunk cycleway or shared pathway infrastructure item;</p> <p>(c) cycleway and shared pathway infrastructure that is limited to performing one of the following functions:</p> <p>(i) cycleway and shared pathway infrastructure that is internal to a development; or</p> <p>(ii) cycleway and shared pathway infrastructure that connects a development to the external cycleway and shared pathway infrastructure network.</p>
	Dedicated cycle lanes connecting township and suburb catchments									
	Dedicated on-road cycle lanes connecting local and district shopping centers, secondary schools and key employment nodes									
<i>Off-Road</i>	<i>Road Corridor Linkages:</i>									
	Shared paths connecting township and suburb catchments									
	<p><b>Public transport (bus stops)</b></p> <p>Trunk infrastructure for the bus stops network includes work limited to the following infrastructure items identified in the LGIP:</p> <p>(a) within major Council roads being arterial, sub-arterial and major collector roads, associated bay, shelter, gutter mesh, electrical connection, seating, and transport information signage provided in accordance with Redland City Council guidelines</p>									

<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Identified trunk infrastructure criteria</b>
<b>Local government trunk infrastructure networks</b>	
	<p>and Disability Standards for Accessible Public Transport; and</p> <p>(b) serving a minimum catchment of 800 EP within 400m of the bus stop.</p> <p>Trunk infrastructure for the bus stops network does not include work for the following:</p> <p>(a) an existing trunk bus stop infrastructure item;</p> <p>(b) public transport infrastructure that is limited to performing one of the following functions:</p> <p>(i) public transport infrastructure that is internal to a development; or</p> <p>(ii) public transport infrastructure that connects a development to the external public transport network.</p>
Public parks and land for community facilities trunk infrastructure network	<p><b>Public parks trunk infrastructure</b></p> <p>Trunk infrastructure for the public parks network being land and work for destination, community, neighbourhood and sporting parks for formal and informal recreation and sporting purposes limited to the infrastructure items identified in the LGIP.</p> <p>Trunk infrastructure for the public parks network does not include land and works for the following:</p> <p>(a) land and work for parks which exceed the desired standards of service stated in the LGIP;</p> <p>(b) an existing park infrastructure item;</p> <p>(c) parks infrastructure that is limited to performing one of the following functions:</p> <p>(i) parks infrastructure that is internal to a development; or</p> <p>(ii) parks infrastructure that connects a development to the external parks network.</p> <p><b>Land for community facilities trunk infrastructure</b></p> <p>Trunk infrastructure for the land for community facilities network including land and basic work associated with site</p>

<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Identified trunk infrastructure criteria</b>
<b>Local government trunk infrastructure networks</b>	
	<p>clearing and connection to services for community facilities limited to the infrastructure items identified in the LGIP.</p> <p>Trunk infrastructure for the land for community facilities network does not include land and basic work for the following:</p> <ul style="list-style-type: none"> <li>(a) an existing community facilities infrastructure item; or</li> <li>(b) land and basic work for community facilities infrastructure that performs one of the following functions:                             <ul style="list-style-type: none"> <li>(i) land and basic work for community facilities infrastructure that is internal to a development; or</li> <li>(ii) land and basic work for community facilities infrastructure that connects a development to the external land for community facilities network.</li> </ul> </li> </ul>
<b>Stormwater trunk infrastructure network</b>	<p><b>Stormwater trunk infrastructure</b></p> <p>Trunk infrastructure for the stormwater network being land and work limited to the following items identified in the LGIP:</p> <ul style="list-style-type: none"> <li>(a) stormwater infrastructure with capacity to service multiple premises not subject to the same or related development approval;</li> <li>(b) piped drainage necessary to service an upstream post development urbanised catchment greater than 1ha in size and associated manholes, culverts, inlets, outlets, and scour protection; and</li> <li>(c) regional stormwater quality improvement devices, retention basins, detention basins and gross pollutant traps.</li> </ul> <p>Trunk infrastructure for the stormwater network does not include land and work for the following:</p> <ul style="list-style-type: none"> <li>(a) trunk infrastructure already included in local road network;</li> <li>(b) an existing stormwater infrastructure item;</li> </ul>

Column 1 Trunk infrastructure network	Column 2 Identified trunk infrastructure criteria
<b>Local government trunk infrastructure networks</b>	
	<ul style="list-style-type: none"> <li>(c) minor stormwater piped drainage less than the minimum size stated in QUDM to be contributed to local governments;</li> <li>(d) inter-allotment drainage;</li> <li>(e) bank stabilisation, erosion protection and revegetation which is the direct result of the increase in demand caused by the development;</li> <li>(f) stormwater infrastructure that performs one of the following functions:                             <ul style="list-style-type: none"> <li>(i) stormwater infrastructure that is internal to a development; or</li> <li>(ii) stormwater infrastructure that connects a development to the external stormwater infrastructure network.</li> </ul> </li> </ul>

Column 1 Trunk infrastructure network	Column 2 Identified trunk infrastructure criteria
<b>SEQ service provider trunk infrastructure networks</b>	
Water supply trunk infrastructure network	<p>Water supply trunk infrastructure</p> <p>Trunk infrastructure for the water supply network including land and work limited to the following items identified in the LGIP:</p> <ul style="list-style-type: none"> <li>(a) water treatment plants;</li> <li>(b) the following distribution mains which satisfy the function and purpose of the water supply trunk infrastructure network:                             <ul style="list-style-type: none"> <li>(i) for the Mainland and Southern Moreton Bay Islands, all mains of 300 mm diameter or more and specific mains of smaller diameter required to complete the interconnection of the trunk network;</li> <li>(ii) for the North Stradbroke Island townships, mains of 200 mm diameter or more connecting water treatment plants to reservoir complexes or township boundaries, and mains connecting</li> </ul> </li> </ul>

<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Identified trunk infrastructure criteria</b>
<b>SEQ service provider trunk infrastructure networks</b>	
	<p>reservoir complexes and high level zones (either pump boosted zones or elevated reservoir zones); and</p> <p>(c) for a trunk distribution mains:</p> <ul style="list-style-type: none"> <li>(i) associated pump stations and fittings;</li> <li>(ii) associated pressure reducing and sustaining valves;</li> <li>(iii) associated monitoring systems; and</li> </ul> <p>(d) firefighting devices; and</p> <p>(e) storages.</p> <p>Trunk infrastructure for the water supply network does not include land and work for the following:</p> <ul style="list-style-type: none"> <li>(a) minor water reticulation mains less than 300 mm diameter on the mainland and 200 mm diameter on North Stradbroke Island;</li> <li>(b) an existing water supply infrastructure item;</li> <li>(c) water supply infrastructure that performs one of the following functions:                             <ul style="list-style-type: none"> <li>(i) water supply infrastructure that is internal to a development; or</li> <li>(ii) water supply infrastructure that connects a development to the external water supply infrastructure network.</li> </ul> </li> </ul>
Sewerage trunk infrastructure network	<p><b>Sewerage trunk infrastructure</b></p> <p>Trunk infrastructure for the sewerage network including land and work limited to the following items identified in the LGIP:</p> <ul style="list-style-type: none"> <li>(a) rising mains not associated with private sewerage pump stations; and</li> <li>(b) reuse transport mains; and</li> <li>(c) gravity sewers on the mainland which service a minimum 800 ET; and</li> </ul>

<b>Column 1</b> <b>Trunk infrastructure network</b>	<b>Column 2</b> <b>Identified trunk infrastructure criteria</b>
<b>SEQ service provider trunk infrastructure networks</b>	
	<ul style="list-style-type: none"> <li>(d) gravity sewers on the mainland which provide a connecting function between an upstream trunk maintenance structure and downstream trunk maintenance structure; and</li> <li>(e) gravity sewers on North Stradbroke Island which service a minimum 400 ET; and</li> <li>(f) gravity sewers on North Stradbroke Island which provide a connecting function between an upstream trunk maintenance structure and downstream trunk maintenance structure; and</li> <li>(g) pump stations (excluding private pump stations), manholes and fittings associated with a trunk gravity sewer; and</li> <li>(h) odour and corrosion control systems; and</li> <li>(i) monitoring systems associated with a trunk item; and</li> <li>(j) sewerage treatment plants, storage facilities, release systems and associated monitoring systems.</li> </ul> <p>Trunk infrastructure for the sewerage network does not include land and work for the following:</p> <ul style="list-style-type: none"> <li>(a) minor sewage reticulation mains augmenting another gravity sewer as specified under subparagraphs (d) or (f) above;</li> <li>(b) an existing sewer infrastructure item;</li> <li>(c) sewerage infrastructure that performs one of the following functions:                             <ul style="list-style-type: none"> <li>(i) sewerage infrastructure that is internal to a development; or</li> <li>(ii) sewerage infrastructure that connects a development to the external sewerage infrastructure network.</li> </ul> </li> </ul>

## Schedule 6 Planned cost for trunk infrastructure networks

Column 1 Trunk infrastructure network	Column 2 Land	Column 3 Work
<b>Local government trunk infrastructure networks</b>		
Local road network	The value of the land cost stated in the LGIP for the transport network.	<p>The value of the required work less the value of any existing road infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the transport network and this resolution:</p> <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>
Cycleways network	The value of the land cost stated in the LGIP for the transport network.	<p>The value of the required work less the value of any existing cycleway and shared path infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the transport network and this resolution:</p> <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>
Public transport (bus stops)	The value of the land cost stated in the LGIP for the transport network.	<p>The value of the required work less the value of any existing public transport (bus stop) infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the transport network and this resolution:</p> <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>

<b>Column 1 Trunk infrastructure network</b>	<b>Column 2 Land</b>	<b>Column 3 Work</b>
<b>Local government trunk infrastructure networks</b>		
Public parks network	The value of the land cost stated in the LGIP for the Public parks network.	The value of the required work less the value of any existing public parks infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the public parks network and this resolution: <ul style="list-style-type: none"> <li>(a) if only land preparation is required—the value of the site preparation;</li> <li>(b) if otherwise—the value of:                             <ul style="list-style-type: none"> <li>(i) direct construction and embellishment cost; and</li> <li>(ii) construction on cost stated in Schedule 7.</li> </ul> </li> </ul>
Land for community facilities network	The value of the land cost stated in the LGIP for the land for community facilities network.	The value of the required basic work stated in the LGIP for land for community facilities network and this resolution: <ul style="list-style-type: none"> <li>(a) site preparation; and connection to services (direct construction cost);</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>
Stormwater network	The value of the land cost stated in the LGIP for the stormwater network.	The value of the required work less the value of any existing stormwater infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the stormwater network and this resolution: <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>

Column 1 Trunk infrastructure network	Column 2 Land	Column 3 Work
<b>SEQ service provider trunk infrastructure networks</b>		
Water supply network	The value of the land cost stated in the LGIP for the water supply network.	The value of the required work less the value of any existing water supply infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the water supply network and this resolution: <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>
Sewerage network	The value of the land cost stated in the LGIP for the sewerage network.	The value of the required work less the value of any existing sewerage infrastructure which is replaced by the required work which are calculated by reference to the following stated in the LGIP for the sewerage network and this resolution: <ul style="list-style-type: none"> <li>(a) direct construction cost; and</li> <li>(b) construction on cost stated in Schedule 7.</li> </ul>

## Schedule 7 Maximum construction on costs for work

<b>Column 1</b> Trunk infrastructure network	<b>Column 2</b> Maximum construction on costs for work (Percentage of the construction cost for the work)
<b>Local government trunk infrastructure networks</b>	
Local road network	11
Cycleways network	11
Public parks network	11
Land for community facilities network	11
Stormwater network	11
<b>SEQ service provider trunk infrastructure networks</b>	
Water supply network	11
Sewerage network	11