

Western Downs Regional Council

Infrastructure Charges Resolution (No. 6)

2015

I certify that this document is a true copy of the Resolution adopted by Council on 18 November 2015:



Ross Musgrove
CHIEF EXECUTIVE OFFICER

Dated: 1/12/15

Western Downs Regional Council Infrastructure Charges Resolution (No. 6) 2015

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Western Downs Regional Council Infrastructure Charges Resolution (No. 6) 2015

Part 1 Introduction

1. Preliminary

1.1 Short Title

The Infrastructure Charges Resolution may be cited as *Infrastructure Charges Resolution (No. 6) 2015*.

1.2 Sustainable Planning Act 2009

- (1) The Resolution is made pursuant to the *Sustainable Planning Act 2009*.
- (2) The Resolution is to be read in conjunction with the following:
 - (a) the infrastructure State planning regulatory provision; and
 - (b) the applicable local planning instruments.
- (3) The Resolution is attached to but does not form part of the applicable local planning instruments.

1.3 Effect

The Resolution has effect on and from 20 November, 2015.

1.4 Purpose of the Resolution

The purpose of the Resolution is to assist with the implementation of the applicable local planning instruments by stating the following:

- (a) an infrastructure charge for the following trunk infrastructure networks:
 - (i) water network;
 - (ii) sewerage network;
 - (iii) stormwater network;
 - (iv) transport network;
 - (v) parks and community facilities network;
- (b) other matters relevant to the infrastructure charge.

1.5 Interpretation

- (1) The dictionary in Schedule 1 (Dictionary) of this Resolution defines particular words used in this Resolution.
- (2) A term defined in the *Sustainable Planning Act 2009* which is used in the Resolution has the meaning given in the *Sustainable Planning Act 2009*.
- (3) If a term is not defined in the Resolution or the *Sustainable Planning Act 2009*, the term is to, subject to Section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954*, have the meaning assigned to it by the edition of the Macquarie Dictionary that is current at the date the Resolution takes effect.¹

2. Application of the Resolution

2.1 Application to the Local Government Area

The Infrastructure Charge Resolution applies to the whole of the Local Government area, for applications decided by Council on or after 20 November 2015 and supersedes prior Infrastructure Charge Resolutions of Council.

2.2 Application to Particular Development

- (1) The Infrastructure Charge applies to all development classes listed in Column 1 of Table 2.1 (Development Classes and Particular Development) is included within the Development Class stated in Column 2 of Table 2.1 (Development Classes and Particular Development).
- (2) The Local Government is to allocate development not otherwise stated in Column 1 of Table 2.1 (Development Classes and Particular Development) to an applicable development class based on an assessment of use and demand.

¹ Section 14A(1) (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* provides that in the interpretation of a provision of the Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation.

Table 2.1 Development Classes and Particular Development

Column 1 Development under an Applicable Local Planning Instrument	Column 2 Development Class	Column 3 Unit of Measurement for Infrastructure Charge
Residential Development:		
Detached House, House	Dwelling	Per Dwelling Unit
Caretaker's Residence, Multiple Dwelling, Multi-unit Dwelling, Retirement Village, Rural Workers' Accommodation Units	Dwelling	Per Dwelling Unit
Bed and Breakfast, Bed and Breakfast Premises, Host Home Accommodation	Accommodation (short-term)	Per Dwelling Unit
Accommodation Building, Hotel, Caravan/Transportable Building Park, Camping Grounds, Caravan Park, Motel, Visitor Accommodation	Accommodation (short-term)	Per Suite/Site/Cabin
Hostel, Retirement Facility, Relocatable Home Park, Community Residence	Accommodation (long-term)	Per Dwelling Site/Suite
Community Facility, Outdoor Recreation, Passive Recreation, Place of Worship, Places of Assembly, Funeral Parlour	Places of Assembly	Per m ² of GFA
Retail Showroom, Car Depot, Industry Showroom, Showroom, Landscaping Supplies	Commercial (Bulk Goods)	Per m ² of GFA
Catering Premises, Commercial Premises, Major Shopping Centre, Plant Nursery, Public Bar, Restaurant, Shop, Shop (Drive Through), Shopping Centre, Stable, Service Station	Commercial (Retail)	Per m ² of GFA
Business Office, Medical Centre, Office, Professional Office, Sales Office	Commercial (Office)	Per m ² of GFA
Educational Establishment, Child Care Centre, Community Care Centre	Education Facility	Per m ² of GFA
Hotel (non-residential component), Nightclub, Theatre	Entertainment	Per m ² of GFA
Indoor Recreation, Indoor Sport and Entertainment	Indoor Sport and Recreational Facility	Per m ² of Courts plus Per m ² of GFA
General Engineering Works, General Industry, Heavy Vehicle Parking, Industry, Light Industry, Low Impact Industry, Railway Activities, Service Industry, Storage Facility, Vehicle Repair Workshop, Transit Centre, Transport Terminal, Transport Depot or Terminal, Warehouse	Industry	Per m ² of GFA
Hazardous Industry, High Impact Industry, Noxious Industry	High Impact Industry	Per m ² of GFA
Agriculture, Grazing, Animal Husbandry	Low Impact Rural	Nil Charge

Column 1 Development under an Applicable Local Planning Instrument	Column 2 Development Class	Column 3 Unit of Measurement for Infrastructure Charge
Intensive Livestock Operation, Intensive Animal Industry, Intensive Agriculture, Stock Sale Yard, Wholesale Nursery, Winery	High Impact Rural	Per m ² of GFA
Health Care Facility, Health Care Purposes, Public Utility, Public Purpose, Correctional Facility, Hospital	Essential Services	Per m ² of GFA
Advertising Billboard, Cemetery, Home Based Business, Home Business, Home Based Occupation, Minor Building Work, Park, Residential Outbuildings, Roadside Stall, Park, Telecommunications Facility	Minor Uses	Not applicable
Airport, Concrete Batching Plant, Laundromat, Crematorium, Outdoor Sport and Entertainment, Non-resident Workforce Accommodation, Car Park, Cattery or Kennel, Kennel/Cattery, Extractive Industry, Utility Installation, Tourist Facility or other uses as identified	Specialised Uses	Use and demand determined at time of assessment

2.3 Priority Infrastructure Area

The Priority Infrastructure Area is the Priority Infrastructure Area on Maps 1 Priority Infrastructure Area in Schedule 2 (Maps).

2.4 Charge Area

A Charge Area for the calculation of a charge is identified on Maps 2 Charge Areas in Schedule 2 (Maps).

Part 2 Infrastructure Charge

3. Infrastructure Charge

3.1 Purpose

This section states calculation of the infrastructure charges to be levied by the Local Government under Section 630 of the *Sustainable Planning Act 2009* for the water, sewerage, stormwater, transport and parks networks.

3.2 Calculation of Infrastructure Charge

- (1) An infrastructure charge is calculated as follows:

$$AIC = AC - C$$

Where:

AIC is the infrastructure charge that may be levied for development.

AC is the adopted charge for the trunk infrastructure networks to service the development stated in Section 3.3 (charge).

C is the credit for the existing lawful uses on the premises as stated in Section 3.4 (credit).

- (2) For the purpose of calculating the infrastructure charge under Subsection (1):
- (a) where development is not to be connected to a trunk infrastructure network, the levied charge for the development is to be reduced by the relevant proportion of the infrastructure charge allocated to that trunk infrastructure network as stated in Column 2 of Table 5.1 (Allocation of Infrastructure Charge to Trunk Infrastructure Networks); and
 - (b) where the premises is not connected to a trunk infrastructure network, the credit for the development is to be reduced by the relevant proportion of the infrastructure charge allocated to that trunk infrastructure network as stated in Column 2 of Table 5.1 (Allocation of Infrastructure Charge to Trunk Infrastructure Networks); and
 - (c) where development is outside the Priority Infrastructure Area, the Local Government may impose conditions for additional trunk infrastructure costs.

3.3 Charge Rates

- (1) The charge for reconfiguring a lot:
- (a) for residential development is stated in Table 3.3.1 (Charge for Reconfiguring a Lot in a Residential Planning Area);
 - (b) for non-residential development is stated in Table 3.3.2 (Charge for Reconfiguring a Lot in a Planning Area Other than a Residential Planning Area), which comprises the following:
 - (i) the charge for the water, sewerage, transport and parks networks stated in Column 2;
 - (ii) the charge for the stormwater network stated in Column 3.

Table 3.3.1 Charge for Reconfiguring a Lot in a Residential Planning Area (including Rural)

Column 1 Charge Area	Column 2 Charge	
	Charge (\$)	Measure of Development
Charge Area A	25,200.00	Per lot
Charge Area B	14,000.00	Per lot

Table 3.3.2 Charge for Reconfiguring a Lot in a Planning Area Other than a Residential Planning Area

Column 1 Planning Area	Column 2 Charge for Water, Sewerage, Transport and Parks networks			Column 3 Charge for Stormwater Network	
	Unit of Measure	Charge (\$)		Unit of Measure	Charge (\$)
		Charge Area A	Charge Area B		All Areas
Commercial Up to 1,000m ²	Per m ² of lot area	55	35	Per m ² of lot area	2
Commercial 1,001m ² to 10,000m ²	\$Charge total	\$55,000 plus 9.16666 x (AREA - 1,000)	\$35,000 plus 5.83333 x (AREA - 1,000)	Per m ² of lot area	2
Commercial Over 10,000m ²	Per m ² of lot area	13.75	8.75	Per m ² of lot area	2
Industrial Up to 2,000m ²	Per m ² of lot area	20	10	Per m ² of lot area	2

Industrial 2,001m ² to 20,000m ²	\$Charge total	\$40,000 plus 3.3333 x (AREA - 2,000)	\$20,000 plus 1.6666 x (AREA - 2,000)	Per m ² of lot area	2
Industrial Over 20,000m ²	Per m ² of lot area	5	2.5	Per m ² of lot area	2
Other	Nil Charge				

- (2) The charge for a Material Change of Use is stated in Table 3.3.3 (Charge for a Material Change of Use development).
- (3) Development being a specialised use or other development not otherwise specified is to be determined by the Local Government based on an assessment of use and demand.

Table 3.3.3 Charge for a Material Change of Use

Column 1 Use	Column 2 Charge for Water, Sewerage, Transport Parks and Stormwater Networks		
	Unit of Measure	Charge(\$)	
		Charge Area A	Charge Area B
1 bedroom Dwelling	Per Dwelling Unit	15,000.00	7,500.00
2 bedroom Dwelling	Per Dwelling Unit	18,000.00	9,000.00
3 or more bedroom Dwelling	Per Dwelling Unit	25,200.00	12,500.00
Accommodation (short-term) 1 bedroom Dwelling Unit	Per Dwelling Unit	7,500.00	5,000.00
Accommodation (short-term) 2 bedroom Dwelling Unit	Per Dwelling Unit	9,000.00	6,000.00
Accommodation (short-term) Caravan Park	Per Caravan Site	1,500.00	1,500.00
Accommodation (short-term) Caravan Park	Per Tent Site	No charge	No charge
Accommodation (short-term) 3 or more bedroom Dwelling Unit	Per Dwelling Unit	12,600.00	8,400.00
Accommodation (long-term) 1 bedroom Dwelling Unit	Per Dwelling Unit	13,000.00	8,500.00
Accommodation (long-term) 2 bedroom Dwelling Unit	Per Dwelling Unit	15,000.00	10,000.00
Accommodation (long-term) 3 or more bedroom Dwelling Unit	Per Dwelling Unit	19,000.00	12,500.00

Table 3.3.3 Charge for a Material Change of Use (Cont'd)

Column 1 Use	Column 2 Charge for Water, Sewerage, Transport and Parks Networks			Column 3 Charge for Stormwater Network	
	Unit of Measure	Charge (\$)		Unit of Measure	Charge (\$)
		Charge Area A	Charge Area B		All Charge Areas
Places of Assembly	Per m ² of GFA	59.50	35.00	Per m ² impervious area	4
Commercial (Bulk Goods)	Per m ² of GFA	119.00	70.00	Per m ² impervious area	4
Commercial (Retail)	Per m ² of GFA	153.00	90.00	Per m ² impervious area	4
Commercial (Office)	Per m ² of GFA	119.00	70.00	Per m ² impervious area	4
Education Facility	Per m ² of GFA	110.00	70.00	Per m ² impervious area	4
Entertainment	Per m ² of GFA	170.00	100.00	Per m ² impervious area	4
Indoor Sport and Recreational Facility	Per m ² of Courts plus Per m ² of GFA	170.00 17.00	100.00 10.00	Per m ² impervious area	4
Industry	Per m ² of GFA	42.50	25.00	Per m ² impervious area	4
High Impact Industry	Per m ² of GFA	59.50	35.00	Per m ² impervious area	4
Low Impact Rural	Nil Charge				
High Impact Rural	Per m ² of GFA	17.00	10.00	Per m ² impervious area	4
Essential Services	Per m ² of GFA	119.00	70.00	Per m ² impervious area	4
Specialised Uses	Use and demand determined at time of assessment				
Minor Uses	Nil Charge				

3.4 Credit

- (1) The credit for the premises is an amount which is the greater of the following:
 - (a) the amount of a previous infrastructure charge paid for the development of the premises;
 - (b) where an applicant can provide evidence of a previous financial contribution paid for trunk infrastructure for the premises, the amount of the financial contribution paid;
 - (c) where the premises is not subject to an existing lawful use, the amount stated for a charge in Table 3.3.1 (Charge for Reconfiguring a Lot in a Residential Planning Area) for each existing lot within the premises, proportional to the networks servicing the lot;
 - (d) where the premises is subject to an existing lawful use, or has been in the past or could be without the need for a further development permit, the amount stated for a charge for the lawful use, proportional to the networks servicing the lot, being the greater of:
 - (i) the amount stated for a charge in Table 3.3.1 (Charge for Reconfiguring a Lot in a Residential Planning Area) for each existing lot within the premises;
 - (ii) for residential development, the amount stated in Table 3.3.2 (Charge for a Material Change of Use for Residential Development);
 - (iii) for commercial development, the amount of \$40,320 for each existing commercial lot forming part of the development application where the premises' Development Class is Commercial
 - (iv) for industrial development, the amount of \$63,000 for each existing industrial lot forming part of the development application where the premises' Development Class is "Industry"; and
 - (v) for non-residential development, the amount stated in Column 2 in Table 3.3.3 (Charge for a Material Change of Use for Non-residential Development).

4. Administration of Infrastructure Charge

4.1 Purpose

Section 4 states how an infrastructure charge levied by the Local Government is to be administered.

4.2 Development Subject to Infrastructure Charge

The Local Government may levy an infrastructure charge on the following development:

- (a) a Reconfiguring a Lot;
- (b) a Material Change of Use of premises.

4.3 Subsidy for an Infrastructure Charge

The Local Government has not identified a subsidy for an infrastructure charge for a certain lot or use or type of lot or use.

4.4 Time of Payment of an Infrastructure Charge

- (1) An infrastructure charge is payable at the following time:
 - (a) if the charge applies to Reconfiguring a Lot — when the Local Government approves the plan of subdivision for the reconfiguration; or
 - (b) if the charge applies to a Material Change of Use — when the change of use happens; or
 - (c) if paragraphs (a) and (b) do not apply — on the day stated in the Infrastructure Charges Notice or Negotiated Infrastructure Charges Notice.
- (2) An automatic increase provision will be applied to the infrastructure charge levied by Council at the time of payment, where the increased charges are less than the maximum adopted charge set by the State Government for that type of development under the current State Planning Regulatory Provision (SPRP).

Where applicable, the Producer Price Index Australia (Table 17 Index No. 3101 Queensland A23333727L) will be applied, up to the maximum charge under the SPRP, for the period starting on the day the charge is levied and ending on the day it is paid.

4.5 Conditions for Necessary Trunk Infrastructure

- (1) Pursuant to Section 646 of the *Sustainable Planning Act 2009*, the Local Government may condition the construction of trunk infrastructure within the Priority Infrastructure Area necessary to service the premises.
- (2) The applicant will be entitled to an offset of levied charges equal to the value of the trunk infrastructure, calculated in accordance with Rawlinson's Australian Construction Handbook, or using the construction contract price for the trunk components, and consistent with Section 649. An applicant may make an application under Section 657 of the Act for the re-calculation of the establishment cost. This re-calculation will be made in accordance with the process outlined in Schedule 3: Method for Re-calculating Establishment Cost (Work Contribution).
- (3) Where the trunk infrastructure includes dedication of land in fee simple, the value of the offset will be equal to the valuation allocated by a registered valuer. An applicant may make an application under Section 657 of the Act for the re-calculation of the establishment cost. This re-calculation will be made in accordance with the process outlined in Schedule 4: Method for Re-calculating Establishment Cost (Land Contribution).
- (4) Where the value of the offset exceeds the value of the charge, a refund will be paid by the Local Government.

4.6 Trunk Infrastructure

- (1) Trunk infrastructure is defined as:
 - (a) infrastructure which is required to service multiple premises other than the subject premises; and
 - (b) generally consistent with Table 4.1 Definition of Trunk Infrastructure; and
 - (c) meets the desired standard of service in Schedule 5; and
 - (d) is shown on the plans for trunk infrastructure in Schedule 6.

Table 4.1 Definition of Trunk Infrastructure

Network	System	Items
Water	Bulk Supply	Water sources (dams, bores, bulk supply mains, desalination facilities); Raw water mains (including associated pump stations and fittings); Water treatment facilities (including recycled water treatment facilities).

Network	System	Items
	Distribution	Reservoirs and storage facilities; Re-chlorination facilities; Distribution mains generally $\geq 200\text{mm}$ diameter; Associated pump stations and fittings; Associated monitoring and control systems.
Sewer	Reticulation	Rising mains; Gravity sewers generally $\geq 225\text{mm}$ diameter; Associated pump stations, manholes and fittings; Odour and corrosion control systems; Associated monitoring and control systems.
	Sewerage Treatment	Sewerage treatment plants; Storage facilities; Release systems; Associated monitoring and control systems.
Stormwater Management	Quantity	Major natural waterways; Regional overland flow paths/channels (natural and constructed) Piped drainage (including pipes $\geq 600\text{mm}$ diameter, culverts, manholes, inlets and outlets); Regional detention and retention facilities.
	Quality	Regional wetlands; Riparian corridors for rivers; Bank stabilisation, erosion protection and revegetation of rivers.
Transport	Local Government	Urban collector roads; Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local road drainage, on-road.
Public Parks	Public Parks	Land, works and embellishments for district and Local Government-wide parks for formal and informal recreational and sporting purposes.

4.7 Conversion Applications

- (1) In accordance with Section 658 of the Act, this section applies where:
 - (a) a development approval requires the construction of non-trunk infrastructure; and
 - (b) the construction of the non-trunk infrastructure has not commenced.
- (2) An applicant may apply, in writing, to the Local Government to have non-trunk infrastructure converted to trunk and eligible for an offset. The Local Government will consider the application, and may request further information, based on the following criteria. All criteria in (3) must be met for a conversion application to be approved.
- (3) The infrastructure:

- (a) has capacity to service multiple other developments in the area; and
- (b) services development consistent with the planning assumptions; and
- (c) services development completely inside the PIA; and
- (d) is owned or is to be owned by the Local Government or distributor-retailer; and
- (e) is not temporary infrastructure; and
- (f) the function and purpose of the infrastructure is consistent with other trunk infrastructure in the Planning Scheme area identified in Table 4.1; and
- (g) the infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with Section 665 of the Act; and
- (h) the type, size and location of the infrastructure is the most cost effective option (based on the life cycle cost of the infrastructure to service future urban development in the area) for servicing multiple uses in the area. That is, the infrastructure could have been planned without knowing the detailed layout of lot reconfigurations or the design details for Material Change of Use applications in the area.

4.8 Alternatives to Paying an Infrastructure Charge

- (1) The Local Government may enter into an Infrastructure Agreement involving an alternative to the way a payment is to be made or an infrastructure contribution provided in a form other than paying an infrastructure charge.
- (2) The Local Government may, for development infrastructure that is land, give a notice in addition to, or instead of, an Infrastructure Charges Notice requiring the land to be given to the Local Government in fee simple.

5. Allocation of Infrastructure Charge to Trunk Infrastructure Networks

5.1 Purpose

Section 5 states how the infrastructure charge is to be allocated to a trunk infrastructure network for the following purposes:

- (a) calculating the charge for development; and
- (b) calculating the credit for development.

5.2 Allocation of Infrastructure Charge

The infrastructure charge is to be allocated to a trunk infrastructure network as stated in Table 5.1 (Allocation of Infrastructure Charge to Trunk Infrastructure Networks).

Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks

Column 1 Trunk Infrastructure Network	Allocation of Infrastructure Charge (%)			
	Column 2 All Networks	Column 3 Water, Sewer, Transport, Parks	Column 4 Water, Stormwater, Transport, Parks	Column 5 Stormwater, Transport, Parks
Water Network	26	37	35	N/A
Sewerage Network	26	37	N/A	N/A
Stormwater Network	30	N/A	41	62
Transport Network	9	13	12	19
Parks Network	9	13	12	19
Total (%)	100	100	100	100

Schedule 1 Dictionary

In this Resolution:

applicable local planning instruments means the following:

- (a) Planning Scheme for Chinchilla Shire 2006;
- (b) Planning Scheme for Murilla Shire 2006;
- (c) that part of the Planning Scheme for Taroom Shire 2006 within the Local Government area;
- (d) Dalby Town Planning Scheme 2007;
- (e) Tara Shire Council Planning Scheme 2006;
- (f) Planning Scheme for Wambo Shire 2005.

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.

charge means the charge to be applied for the purpose of calculating an infrastructure charge as stated in Section 3.3 (charge).

charge area see Section 2.4 (Charge Areas).

credit means the amount to be applied for the purpose of calculating an infrastructure charge which takes into account the existing usage of the trunk infrastructure networks by the premises on, or in relation to, which development is carried out as stated in Section 3.4 (Credit).

Dwelling Unit means a single dwelling within a premises which is self-contained.

gross floor area (GFA) means 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.

impervious area means the total roofed area plus paved areas including concrete, sealed, paved or gravelled surfaces.

infrastructure State planning regulatory provision (SPRP) means the State planning regulatory provision (adopted charges) made under the *Sustainable Planning Act 2009*.

lawful use refer to Schedule 3 (Dictionary) of the *Sustainable Planning Act 2009*.

planning area means an area of an applicable local planning instrument identified in Column 2 of Table 1.2 (Planning Areas) for the planning areas stated in Column 1 of Table 1.2 (Planning Areas).

Table 1.2 Planning Areas

Column 1 Planning Area	Column 2 Area of Applicable Local Planning Instrument					
	Planning Scheme for Chinchilla Shire 2006	Planning Scheme for Murilla Shire 2006	Planning Scheme for Taroom Shire 2006	Dalby Town Planning Scheme 2007	Tara Shire Council Planning Scheme 2006	Planning Scheme for Wambo Shire 2005
Commercial	Commercial, Mixed Use, Small Town	Commercial, Mixed Use, Small Town	Commercial, Small Town	Town Centre, Commerce and Trade	Commercial	Bunya Mountains, Commercial, Mixed Use, Small Town
Industrial	Industrial	Industrial	Industrial	Industry, Light Industry	Industrial	Industrial
Rural	Rural, Rural Residential	Rural	Rural	Rural, Rural Residential	Rural, Rural Residential	Rural, Rural Residential
Residential	Urban	Urban	Urban	Residential	Residential	Urban
Other	Open Space and Recreation	Open Space and Recreation	Open Space and Recreation	Open Space	Community Facilities	Open Space and Recreation

PPI index means the 3 year moving average quarterly average Producer Price Index for construction (6247.0 – index number 3101) available from the Australian Bureau of Statistics.

Priority Infrastructure Area Refer to Section 2.3 (Priority Infrastructure Area).

non-resident workers means employees who reside in areas for extended periods when employed on projects directly associated with mining, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.

Schedule 2 Maps

Maps 1 Planning Scheme with PIA

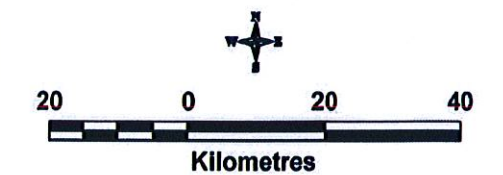
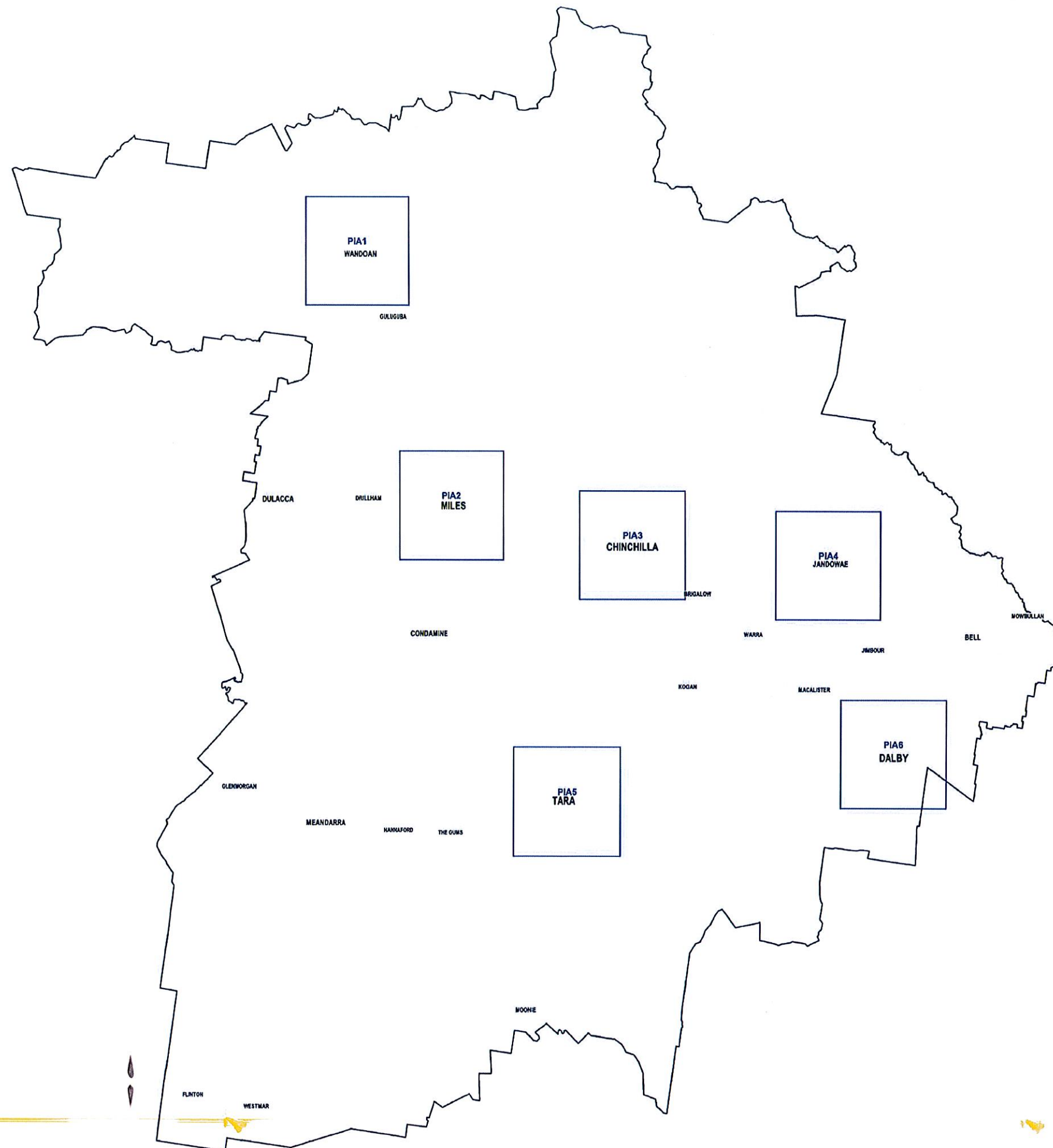
Index Map	PIP - 001	Date: 21/10/2015
Wandoan	PIP - 001.1	Date: 21/10/2015
Miles	PIP - 001.2	Date: 21/10/2015
Chinchilla	PIP - 001.3	Date: 21/10/2015
Jandowae	PIP - 001.4	Date: 21/10/2015
Tara	PIP - 001.5	Date: 21/10/2015
Dalby	PIP - 001.6	Date: 21/10/2015

Maps 2 Charge Areas

Charge Areas Overview Map 2015	Ref#: 20151103.1	Date: 03/11/2015
Charge Areas Chinchilla 2015	Ref#: 20151103.2	Date: 03/11/2015
Charge Areas Dalby 2015	Ref#: 20151103.3	Date: 03/11/2015
Charge Areas Miles 2015	Ref#: 20151103.4	Date: 03/11/2015
Charge Areas Wandoan 2015	Ref#: 20151103.5	Date: 03/11/2015
Charge Areas Tara 2015	Ref#: 20151103.6	Date: 03/11/2015
Charge Areas Bell 2015	Ref#: 20151103.7	Date: 03/11/2015
Charge Areas Jandowae 2015	Ref#: 20151103.8	Date: 03/11/2015
Charge Areas Warra 2015	Ref#: 20151103.9	Date: 03/11/2015
Charge Areas Condamine 2015	Ref#: 20151103.10	Date: 03/11/2015
Charge Areas Meandarra 2015	Ref#: 20151103.11	Date: 03/11/2015

Planning Scheme with PIA

Index Map

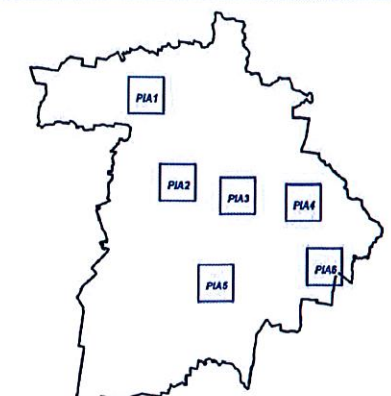


Approx Scale: 1:1,000,000 (A3)

Western Downs Regional Council
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Planning Scheme with PIA

Wandoan

Legend

-  Rural Zone
-  Township Zone
-  Rural Residential Zone
-  Recreation and Open Space Zone
-  Community Facilities Zone
-  Low Density Residential Zone
-  Emerging Community Zone
-  Low Impact Industry Zone
-  Major Centre Zone
-  Specialised Centre Zone
-  Medium Density Residential Zone
-  Medium Impact Industry Zone
-  Low Density Residential Zone
-  Local Centre Zone
-  District Centre Zone
-  Priority Infrastructure Area
-  Cadastral Boundaries
-  Watercourses



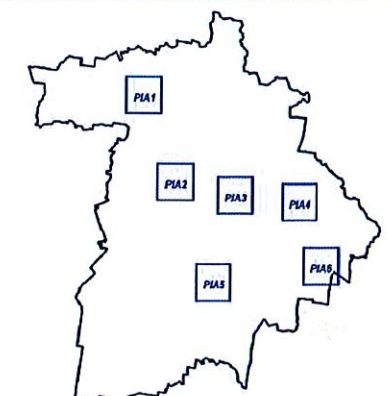
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Approx Scale: 1:10,000 (A3)

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Planning Scheme with PIA

Miles

Legend

-  Rural Zone
-  Township Zone
-  Rural Residential Zone
-  Recreation and Open Space Zone
-  Community Facilities Zone
-  Low Density Residential Zone
-  Emerging Community Zone
-  Low Impact Industry Zone
-  Major Centre Zone
-  Specialised Centre Zone
-  Medium Density Residential Zone
-  Medium Impact Industry Zone
-  Low Density Residential Zone
-  Local Centre Zone
-  District Centre Zone
-  Priority Infrastructure Area
-  Cadastral Boundaries
-  Watercourses



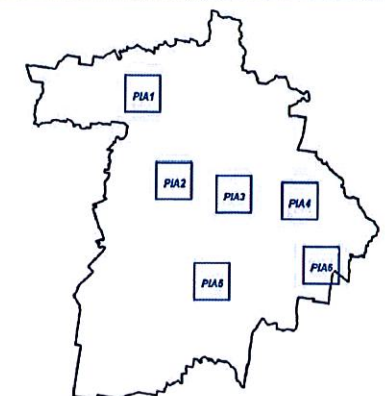
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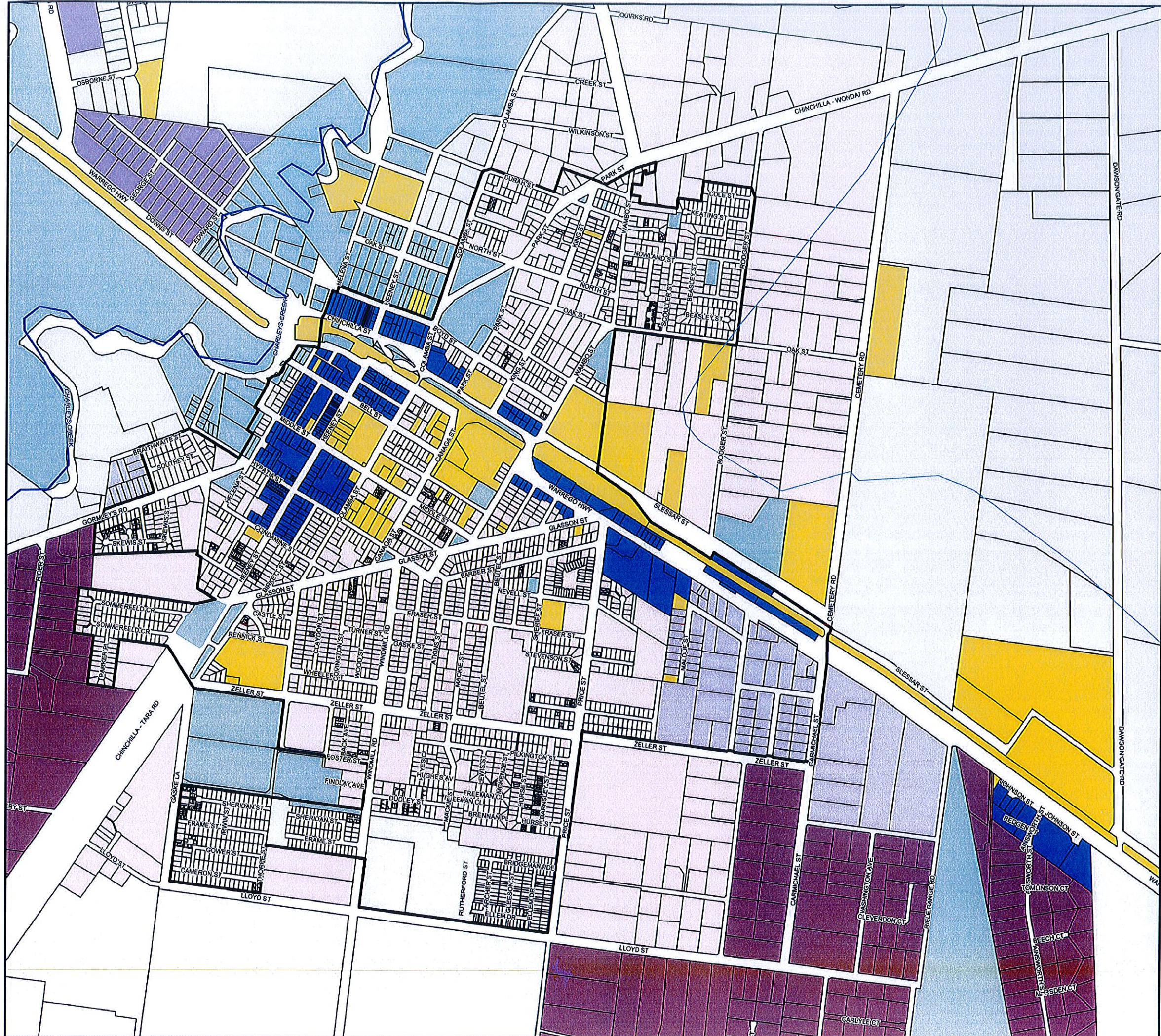
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Planning Scheme with PIA

Chinchilla

Legend

- Rural Zone
- Township Zone
- Rural Residential Zone
- Recreation and Open Space Zone
- Community Facilities Zone
- Low Density Residential Zone
- Emerging Community Zone
- Low Impact Industry Zone
- Major Centre Zone
- Specialised Centre Zone
- Medium Density Residential Zone
- Medium Impact Industry Zone
- Low Density Residential Zone
- Local Centre Zone
- District Centre Zone
- Priority Infrastructure Area
- Cadastral Boundaries
- Watercourses



300 0 300 600

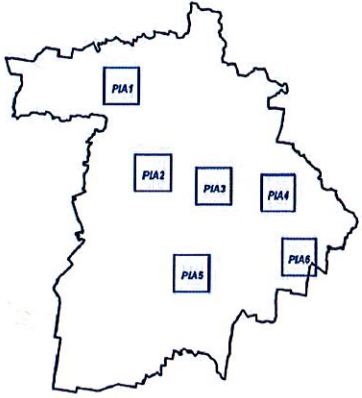
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Planning Scheme with PIA

Jandowae

Legend

-  Rural Zone
-  Township Zone
-  Rural Residential Zone
-  Recreation and Open Space Zone
-  Community Facilities Zone
-  Low Density Residential Zone
-  Emerging Community Zone
-  Low Impact Industry Zone
-  Major Centre Zone
-  Specialised Centre Zone
-  Medium Density Residential Zone
-  Medium Impact Industry Zone
-  Low Density Residential Zone
-  Local Centre Zone
-  District Centre Zone
-  Priority Infrastructure Area
-  Cadastral Boundaries
-  Watercourses



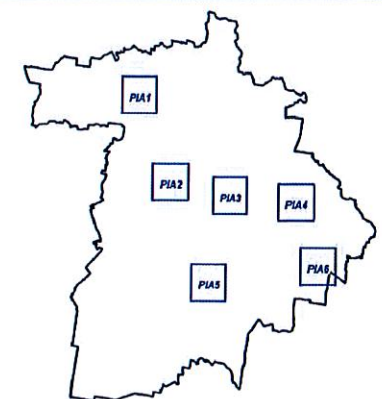
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Planning Scheme with PIA

Tara

Legend

-  Rural Zone
-  Township Zone
-  Rural Residential Zone
-  Recreation and Open Space Zone
-  Community Facilities Zone
-  Low Density Residential Zone
-  Emerging Community Zone
-  Low Impact Industry Zone
-  Major Centre Zone
-  Specialised Centre Zone
-  Medium Density Residential Zone
-  Medium Impact Industry Zone
-  Low Density Residential Zone
-  Local Centre Zone
-  District Centre Zone
-  Priority Infrastructure Area
-  Cadastral Boundaries
-  Watercourses



200 0 200 400

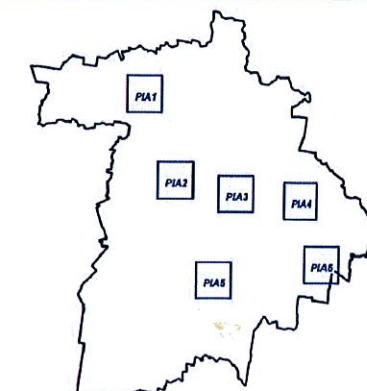
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Planning Scheme with PIA

Dalby

Legend

-  Rural Zone
-  Township Zone
-  Rural Residential Zone
-  Recreation and Open Space Zone
-  Community Facilities Zone
-  Low Density Residential Zone
-  Emerging Community Zone
-  Low Impact Industry Zone
-  Major Centre Zone
-  Specialised Centre Zone
-  Medium Density Residential Zone
-  Medium Impact Industry Zone
-  Low Density Residential Zone
-  Local Centre Zone
-  District Centre Zone
-  Priority Infrastructure Area
-  Cadastral Boundaries
-  Watercourses



400 0 400 800

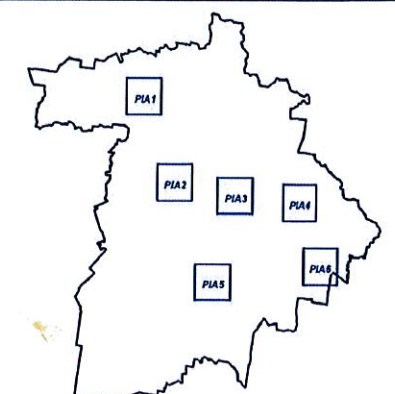
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Legend

- Charge Area A
- Charge Area B
- WDRC Boundary

Charge Areas Overview Map 2015

WESTERN DOWNS REGIONAL COUNCIL

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Date:03/11/2015



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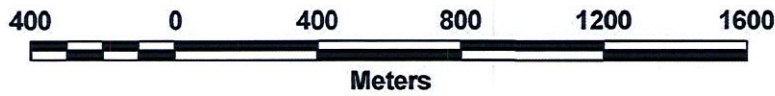


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Charge Areas Chinchilla 2015





Legend

Charge Area A

Charge Area B

Charge Areas Dalby 2015

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500 0 500 1000 1500 2000
Meters

Ref#:20151103.3

Date:03/11/2015



Legend

- Charge Area A
- Charge Area B

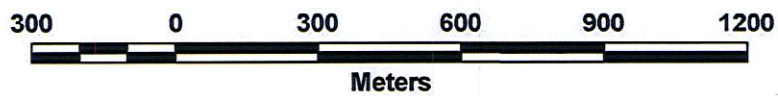
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Charge Areas Miles 2015



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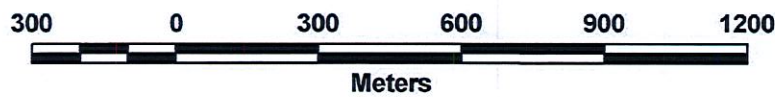
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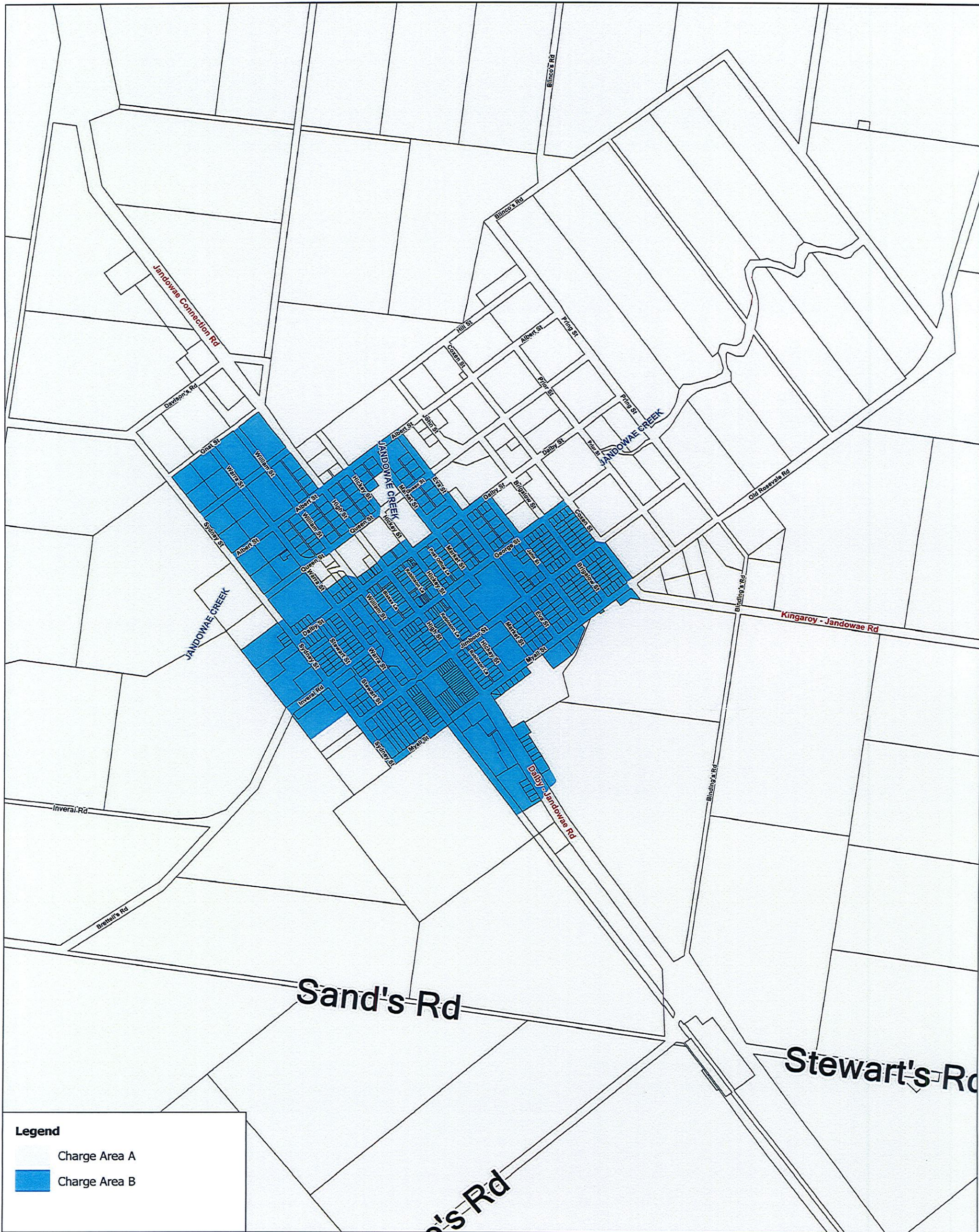
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Date:03/11/2015



Charge Areas Wandoan 2015





Legend

Charge Area A

Charge Area B

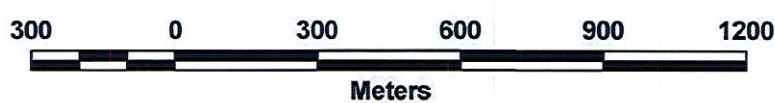
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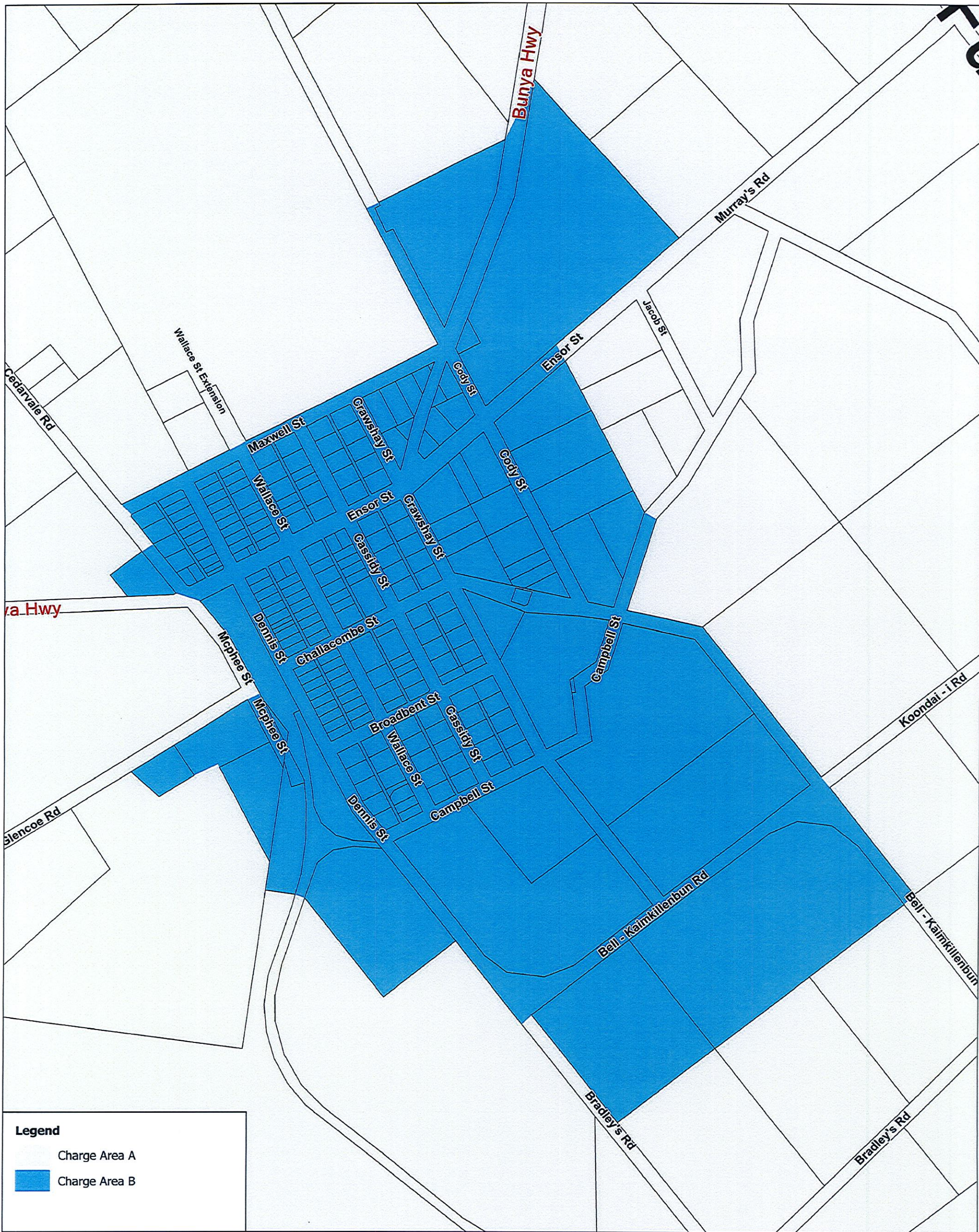
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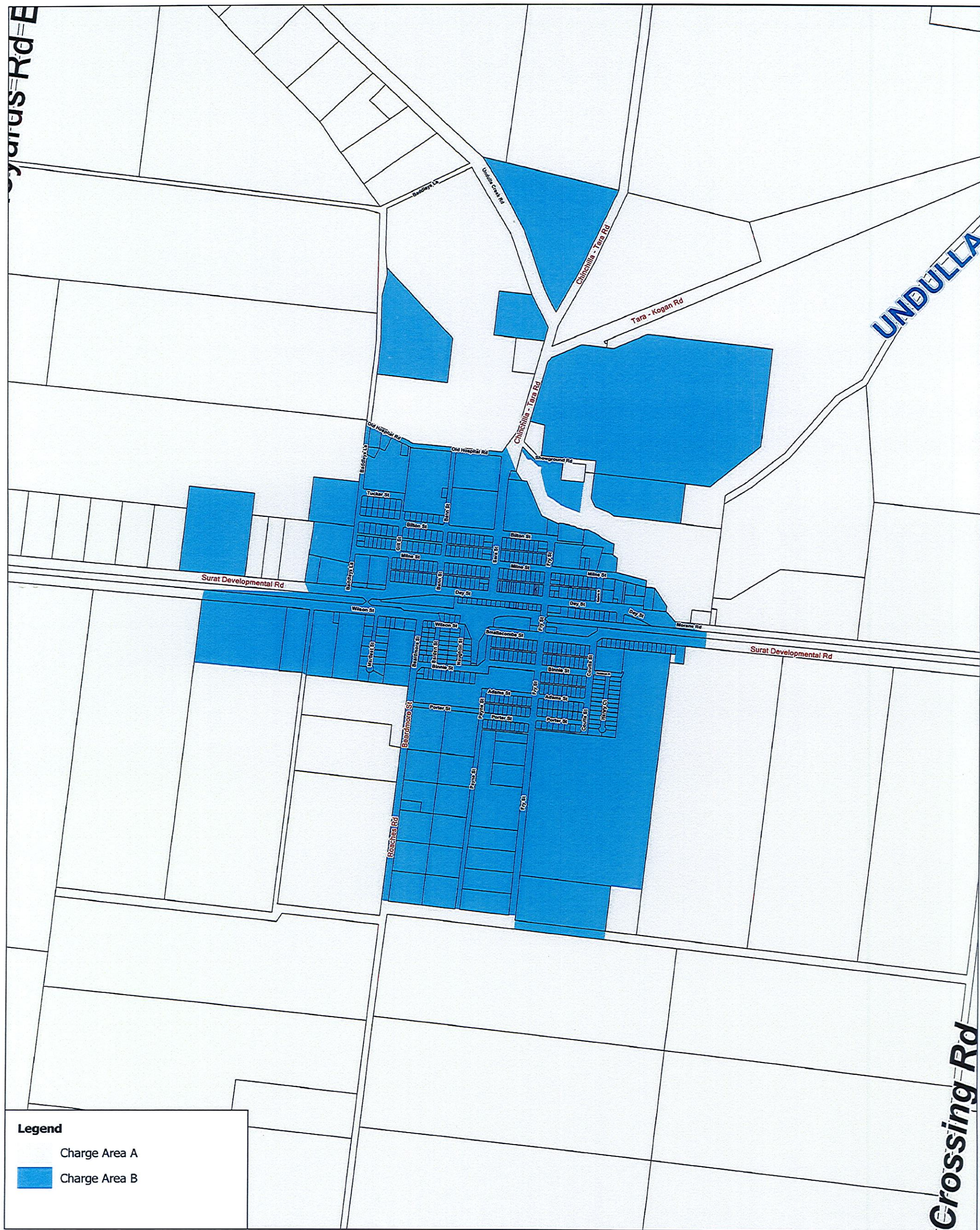
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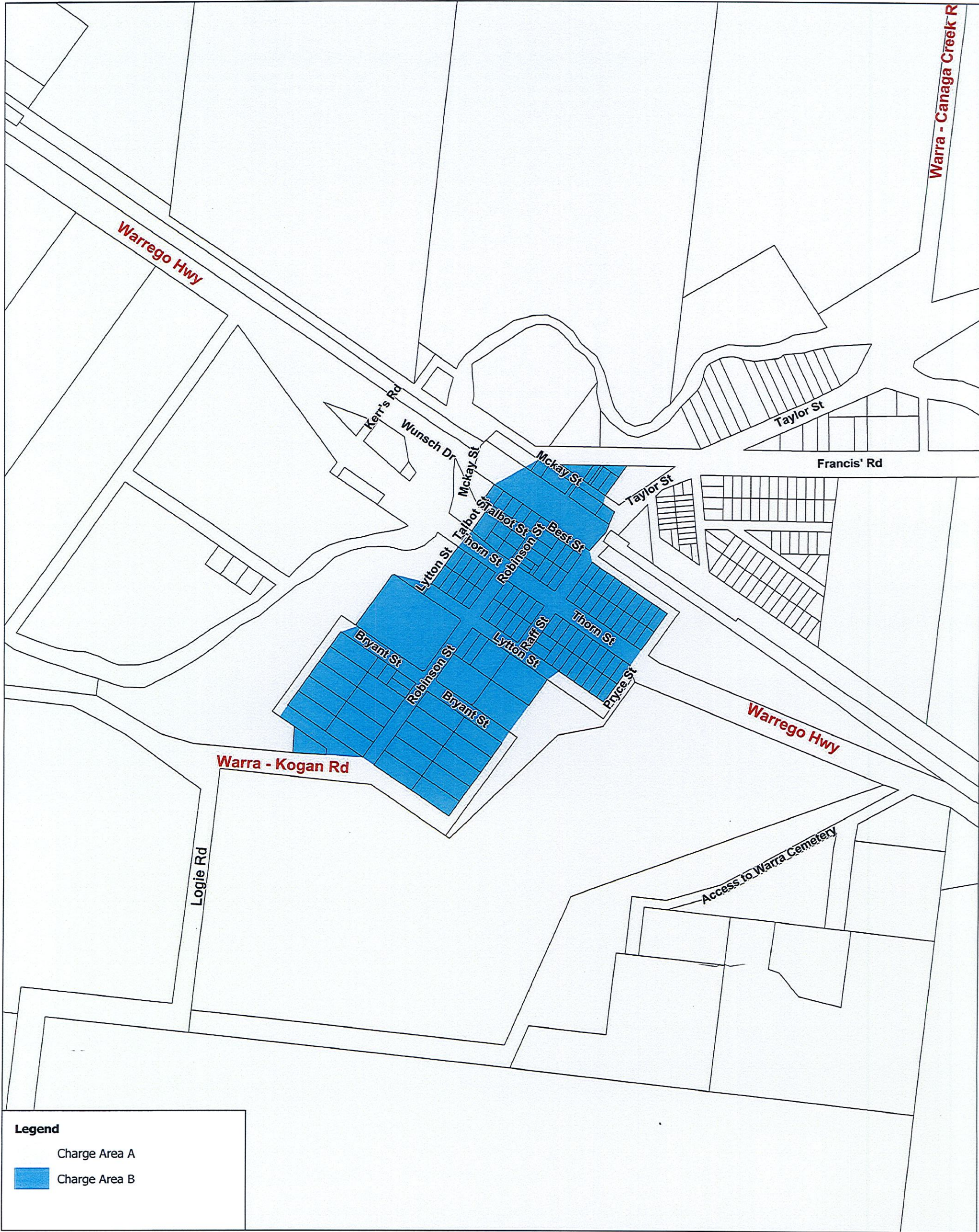


Charge Areas Jandowae 2015









Legend

Charge Area A

Charge Area B

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Ref#:20151103.9 Date:03/11/2015

Charge Areas Warra 2015

Meters

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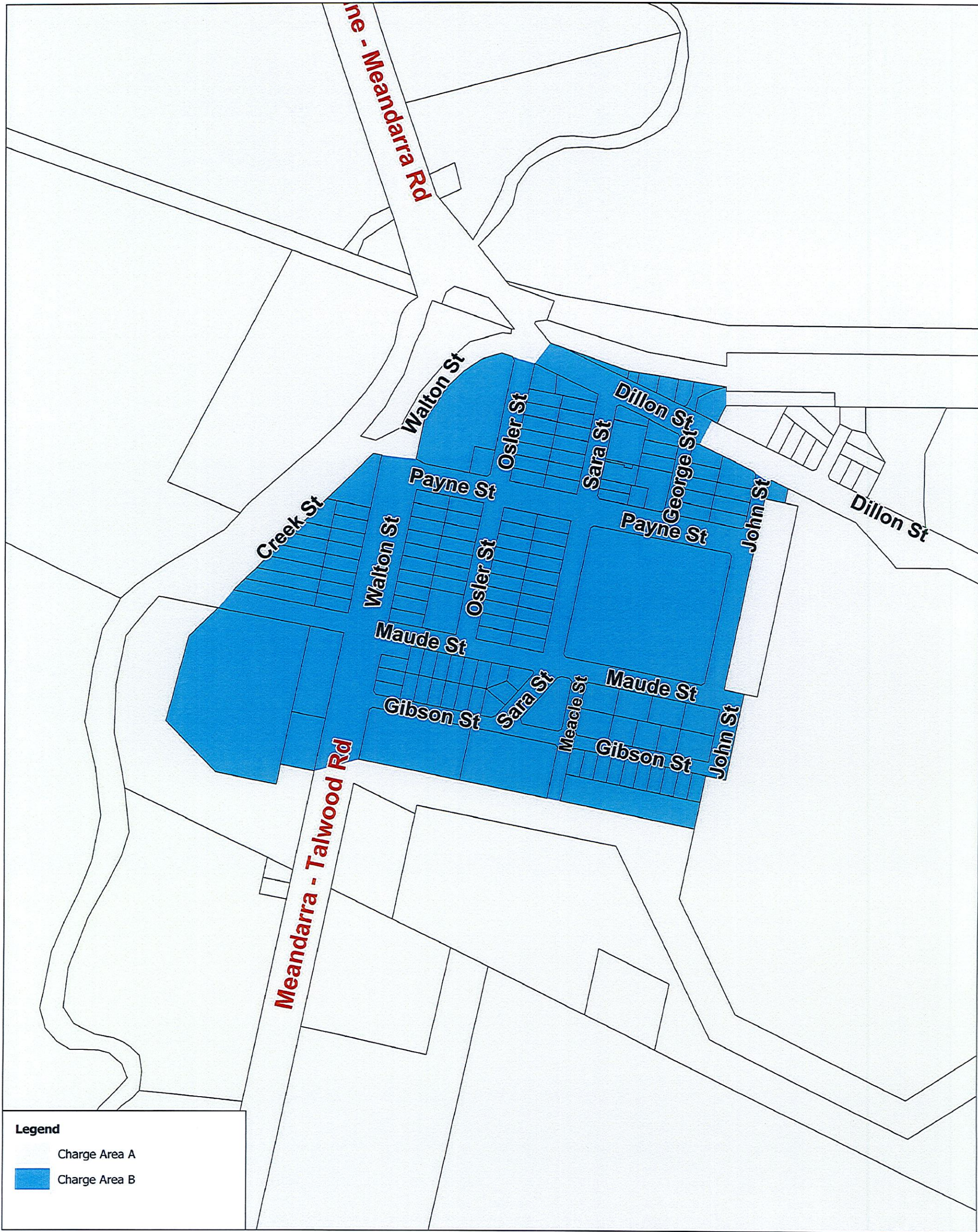
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Date:03/11/2015



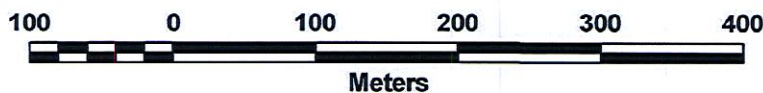


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Charge Areas Meandarra 2015



Schedule 3 Method for Re-calculating Establishment Cost (Work Contribution)

- (1) The following methodology will be followed when re-calculating the value of a Work Contribution:
- (a) The Local Government must provide to the applicant, the scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure (the scope of works).
 - (b) The applicant must, at their cost, provide to the Local Government:
 - (i) a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities).
 - (ii) a first principles estimate prepared by a qualified and registered Quantity Surveyor or RPEQ for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate).
 - (c) The Local Government may accept the bill of quantities and cost estimate provided by the applicant.
 - (d) The Local Government may negotiate with the applicant prior to accepting the bill of quantities and cost estimate provided by the applicant.
 - (e) If the Local Government accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
 - (f) If the Local Government does not accept the bill of quantities and cost estimate provided by the applicant, it must, at its cost, have an assessment undertaken by an appropriately qualified person to:
 - (i) determine whether the bill of quantities is in accordance with the scope of works;
 - (ii) determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - (iii) provide a new cost estimate using a first principles estimating approach.
 - (g) If the Local Government rejected the bill of quantities and the cost estimate provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities and cost estimate and its reasons for doing so.

- (h) Where a written notice of the Local Government's proposed bill of quantities and cost estimate has been given, the applicant may negotiate and agree with the Local Government regarding a cost estimate. The agreed cost estimate is the establishment cost of the infrastructure.
- (i) If agreement cannot be reached, the Local Government must refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
 - (i) assess whether the bill of quantities is in accordance with the scope of works;
 - (ii) assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - (iii) provide an amended cost estimate using a first principles estimating approach.

The independent assessor is to be appointed by the Local Government, at its discretion, in consultation with the applicant. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

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

- (j) The Local Government must give an amended Infrastructure Charges Notice (ICN) to the applicant stating:
 - (i) the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the Producer Price Index – Road and Bridge Construction Index for Queensland;
 - (ii) that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index – Road and Bridge Construction Index for Queensland.
- (2) The specific inclusions for determining the value of the work component (works contribution) of an infrastructure contribution are:
 - (a) limited to the construction of the trunk infrastructure to the standard of the network provider, without any associated works;

- (b) the cost of pre-construction and construction period professional services including planning, survey, geotechnical investigations, design, project management, contract administration and environmental. The maximum allowance for the professional services shall be:
- | | | | | | | |
|---|--|-----|-----|-----|-----|----|
| ▪ | Planning | ... | ... | ... | ... | 2% |
| ▪ | Survey | ... | ... | ... | ... | 2% |
| ▪ | Geotechnical Investigation | ... | ... | ... | ... | 2% |
| ▪ | Design | ... | ... | ... | ... | 8% |
| ▪ | Project Management and Contract Administration | | | | | 6% |
| ▪ | Environmental | ... | ... | ... | ... | 1% |
- (c) any cost under a construction contract (excluding for latent conditions, provisional items and sums) for the work not covered by any of the other inclusions listed herein;
- (d) contingency of no more than 10% of the value of the supply and installation/construction components of the works;
- (e) a portable long service leave payment for a construction contract;
- (f) any insurance premium for the work; and
- (g) the cost of the development or compliance approvals for the work.
- (3) The specific exclusions for determining the value of the work component of an infrastructure item are:
- (a) professional fees not associated with planning, survey, geotechnical investigations, design, project management, contract administration and environmental studies;
- (b) the cost of carrying out any necessary temporary infrastructure;
- (c) the cost of carrying out any other infrastructure which is not part of the required trunk infrastructure item;
- (d) the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (a) and (b);
- (e) any part of the required Trunk Infrastructure Contribution provided at no cost to the claimant;
- (f) the GST component of the costs for the required trunk infrastructure item if an input tax credit can be claimed for the work.

Schedule 4 Method for Re-calculating Establishment Cost (Land Contribution)

The following methodology will be followed when re-calculating the value of a Land Contribution.

- (1) The establishment cost of trunk infrastructure that is land must be determined using the before and after method for estimating the current market value of land (the before and after method of valuation). The before and after method of valuation must be given effect through the following procedural requirements:
 - (a) The applicant, at their own cost, must provide to the Local Government, a valuation of the specified land undertaken by a certified practising valuer using the before and after method of valuation (the valuation).
 - (b) The Local Government may accept the valuation.
 - (c) If the Local Government accepts the valuation, the valuation is the establishment cost of the infrastructure.
 - (d) If the Local Government does not accept the valuation provided by the applicant, it must, at its own cost, have a valuation undertaken by a certified practising valuer.
 - (e) If the Local Government rejected the valuation provided by the applicant, it must provide written notice to the applicant and propose a new valuation and its reasons for doing so.
 - (f) Where a written notice of the Local Government's proposed valuation has been given, the applicant may negotiate and agree with the Local Government regarding a valuation. The agreed valuation is the establishment cost of the infrastructure.
 - (g) If agreement cannot be reached, the Local Government must have a valuation undertaken by an independent, certified practising valuer to assess the market value of the specified land.

The independent, certified practising valuer is to be appointed by the Local Government, in its discretion, in consultation with the applicant. The Local Government will request the applicant provide two valuers for the Local Government's consideration. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

The amended valuation determined by the independent certified practising valuer is the establishment cost of the infrastructure.

- (h) The Local Government must give an amended ICN to the applicant stating:
 - (i) the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the land value index;
 - (ii) that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the land value index;
- (2) The specific inclusions for determining the establishment cost of the land component of an infrastructure contribution are limited to the value of the land.
- (3) The specific exclusions for determining the establishment cost of the land component of an infrastructure item are:
 - (a) registration fees;
 - (b) Stamp Duty;
 - (c) Goods and Services Tax;
 - (d) costs associated with the preparation of a Survey Plan; and
 - (e) legal fees associated with preparing registration documents.

Schedule 5 Desired Standards of Service

Water Supply Network Desired Standards of Service

Table S5.1 Water Supply Network Desired Standards of Service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Local Government standards in Planning Scheme and Planning Scheme policies Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia Codes IPWEA standards Customer service standards Local Government standards in Planning Scheme and Planning Scheme policies
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The <i>Australian Drinking Water Guidelines 2011</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • Water Supply Code of Australia—Water Services Association of Australia—WSA 03–2002 • The <i>Australian Drinking Water Guidelines 2011</i> developed by the National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage</i>—Department of Natural Resources and Mines (NRM) • Local Government standards in Planning Scheme policies

Sewerage Network Desired Standards of Service

Table S5.2 Sewerage Network Desired Standards of Service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Local Government standards in Planning Scheme and Planning Scheme policies • Customer service standards • Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2009 – Department of Environment and Heritage Protection (where local guidelines do not exist) • National Water Quality Guidelines - National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent re-use	Re-use effluent wherever possible.	<ul style="list-style-type: none"> • Guidelines for Sewerage Systems: Reclaimed Water - February 2000 • Queensland Water Recycling Guidelines - December 2005

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Infrastructure design/planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • Planning Guidelines for Water Supply and Sewerage - NRM • Sewerage Code of Australia - Water Services Association of Australia - WSA 02—2002 • Sewerage Pumping Station Code of Australia - Water Services Association of Australia - WSA 04—2005 • Local Government standards in Planning Scheme and Planning Scheme policies

Stormwater Network Desired Standards of Service

Table S5.3 Stormwater Network Desired Standards of Service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual - NRM • Local Government standards in Planning Scheme and Planning Scheme policies
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2009 - Environmental Protection Agency (EPA) (where local guidelines do not exist) • National Water Quality Guidelines - National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • Section 21 Environmental Protection [Water] Policy 2009 • Queensland Urban Stormwater Quality Planning Guidelines 2010 • Local Government standards in Planning Scheme and Planning Scheme policies

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none">• Queensland Urban Drainage Manual - NRM• Local Government standards in Planning Scheme and Planning Scheme policies• Natural Channel Design Guidelines