

Infrastructure Charges Resolution (No. 9) 2022

Commenced 28 March 2022



© Sunshine Coast Regional Council 2009-current.
Sunshine Coast Council™ is a registered trademark
of Sunshine Coast Regional Council.

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Regional Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

Sunshine Coast Regional Council Infrastructure Charges Resolution (No. 9) 2022

Contents

		Page
Part 1	Introduction.....	5
1.	Preliminary	5
1.1	Title	5
1.2	Planning Act 2016.....	5
1.3	Effect.....	5
1.4	Purpose of the resolution	5
1.5	Interpretation	5
2.	Application of the adopted infrastructure charge	9
2.1	Purpose	9
2.2	Effect of the Chapter 4 of the <i>Planning Act 2016</i> in the local government area	9
2.3	Application of the resolution to the local government area.....	9
2.4	Application to particular development.....	9
2.5	Categorisation of uses to development classes	10
3.	Assumptions about future development.....	10
3.1	Purpose	10
3.2	Development assumptions about future development.....	10
4.	Priority infrastructure area	10
4.1	Purpose	10
4.2	Priority infrastructure area	10
Part 2	Trunk infrastructure networks	10
5.	Trunk infrastructure plans.....	10
5.1	Purpose	10
5.2	Schedule of works for trunk infrastructure.....	10
5.3	Trunk infrastructure network systems and items	11
5.4	Trunk infrastructure plans.....	11
6.	Desired standard of service	11
6.1	Purpose	11
6.2	Desired standards of service for trunk infrastructure	11
7.	Establishment cost for trunk infrastructure networks.....	11
7.1	Purpose	11
7.2	Establishment costs for a trunk infrastructure network.....	11
Part 3	Levied charge	11

8.	Levied charge	11
8.1	Purpose	11
8.2	Calculation of the base charge	11
8.3	Levied Charge.....	13
8.4	Adopted charge rate.....	13
8.5	Credit for existing lawful uses or vacant lots	13
8.6	Additional credit for past contribution or charge.....	14
9.	Administration of adopted infrastructure charge.....	15
9.1	Purpose	15
9.2	Time of payment of a levied charge.....	15
9.3	Alternative to paying a levied charge	15
9.4	Automatic increase provision	15
10.	Allocation of adopted charge	15
10.1	Purpose	15
10.2	Allocation of the adopted charge to Council and the distributor-retailer	15
10.3	Allocation of Council’s proportion to trunk infrastructure networks.....	16
Part 4	Establishment cost for offsets or refunds	17
11.	Establishment Cost.....	17
11.1	Purpose	17
11.2	Establishment cost for works	17
11.3	Recalculation of an establishment cost for works.....	17
11.4	Recalculation of an establishment cost for land.....	19
12.	Conversion applications.....	19
12.1	Purpose	19
12.2	Application of section.....	19
12.3	Conversion criteria.....	20
Part 5	Schedule of adopted charges	20
13.	Schedule of adopted charges	20
13.1	Purpose	20
13.2	Table 13.1 Schedule of Adopted Charges – material change of use or building work	20
13.3	Table 13.2 Schedule of Adopted Charges – reconfiguring a lot.....	31

Sunshine Coast Regional Council

Infrastructure Charges Resolution (No. 9) 2022

Part 1 Introduction

1. Preliminary

1.1 Title

This infrastructure charges resolution may be cited as the *Sunshine Coast Regional Council Infrastructure Charges Resolution (No. 9) 2022*.

1.2 Planning Act 2016

- (1) The resolution is made under s 113 of the *Planning Act 2016*.
- (2) The resolution is to be read in conjunction with the following:
 - (a) the Planning Regulation;
 - (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 from the 28 March 2022

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 adopted infrastructure charge for the purpose of determining a levied charge for funding part of the establishment cost of the following trunk infrastructure networks:
 - (i) transport network;
 - (ii) parks and land for community facilities network;
 - (iii) stormwater network;
 - (iv) water supply network;
 - (v) sewerage network.
- (b) stating other matters relevant to the adopted infrastructure charge.

1.5 Interpretation

- (1) ***In this resolution:***

adopted charge rate means the charge to be applied for the purpose of calculating a levied charge as stated in section 8.4 (Adopted charge rate).

applicable local planning instruments means the following:

- (a) *Caloundra City Plan 2004*;
- (b) *Maroochy Plan 2000*;
- (c) *Sunshine Coast Planning Scheme 2014*

base date means the date stated in the LGIP and Netserv Plan from which Council and distributor-retailer has estimated the establishment cost for a trunk infrastructure network.

bedroom means an area of a building or structure which:

- (a) is designed or intended for use for sleeping; or
- (b) can be used for sleeping such as a den, library, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

breakup agreement means the agreement between Council and the distributor-retailer for the charges breakup of the maximum adopted charges that applies to each of the parties.

commercial lot means a lot located in the Principal Centre, Major Centre, District Centre and Local Centre Zones and Specialised Centre Zone.

Council means Sunshine Coast Regional Council.

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.

credit means the amount the adopted charge is reduced by taking into account the existing lawful uses on the site or vacant lots in section 8.5 or previous payments as calculated in section 8.6 (Additional credit for past contribution or charge).

distributor-retailer means the Northern SEQ Distributor-Retailer Authority (trading as Unitywater).

dwelling unit means habitable rooms and other spaces used or intended for use as one self-contained residential unit, comprising at least bathroom, toilet and kitchen facilities as well as other living and sleeping space to accommodate one or more persons.

establishment cost see schedule 2 (Dictionary) of the *Planning Act 2016*.

gross floor area (GFA)¹ 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 wall²), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall³;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

impervious area means the area of the premises that is impervious to rainfall. This includes all roofed, decked, paved, concrete, asphalt or bitumen sealed areas.

industrial lot means a lot located in the Low Impact, Medium Impact, High Impact and Waterfront and Marine Industry Zones.

lawful use see schedule 2 (Dictionary) of the *Planning Act 2016*.

¹ GFA includes the area of shipping containers or similar structures used as permanent structures and approved for permanent use e.g. mini storage facilities.

² where there are no external walls, the measurement is taken to the outside of the supporting columns, or for a cantilevered roof, the edge of the roofline. Should the roofline extend beyond the floor, then the floor extent will be the basis for measurement.

³ For example: a public access mall in a shopping centre

March 28, 2022

levied charge means a charge for trunk infrastructure for which the *Planning Act 2016* applies, calculated under the resolution.

local government infrastructure plan (LGIP) means the local government infrastructure plan for the specified local government planning scheme/s

Netserv Plan means the distributor-retailer's infrastructure and business approach to provide safe, reliable and secure water supply and sewerage services and its growth and investment strategy for the next 30 years.

other lot means a lot that is not a residential lot, industrial lot or commercial lot.

PA means the *Planning Act 2016*

planned date means the date scheduled for the provision of trunk infrastructure stated in the schedule of works for trunk infrastructure referenced in the LGIP.

Planning Regulation means the Planning Regulation 2017 made under the Planning Act 2016.

prescribed form means a form prescribed by Council.

priority infrastructure area see section 4.2 (Priority infrastructure area).

residential lot means a lot located in the Low Density, Medium Density, High Density and Tourist Accommodation Zones, Emerging Community Zone, Limited Development (Landscape Residential) Zone, Rural Zone or Rural Residential Zone.

specified local government planning scheme means the: Caloundra City Plan 2004; Maroochy Plan 2000 and the Sunshine Coast Planning Scheme 2014.

storey means a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not:-

- (a) a lift shaft, stairway or meter room;
- (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or

March 28, 2022

(c) a combination of the above.

A mezzanine is a storey.

A roofed structure on or part of a roof that does not solely accommodate building plant and equipment is a storey.

suite means a single room or a set of connecting rooms that can operate as a single occupancy or single tenancy.

- (2) A term defined in the *Planning Act 2016* which is used in the resolution has the meaning given in the *Planning Act 2016*.
- (3) If a term is not defined in the resolution, specified local government planning scheme or the *Planning Act 2016* 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 commencement date.⁴

2. Application of the adopted infrastructure charge

2.1 Purpose

Section 2 states the following:

- (a) that Chapter 4 of the *Planning Act 2016* has effect in the local government area;
- (b) that the resolution is intended to apply to development in the local government area;
- (c) that the resolution applies to particular development;
- (d) the categorisation of uses under an applicable local planning instrument to charge categories under the Schedule 16 of the Planning Regulation.

2.2 Effect of the Chapter 4 of the *Planning Act 2016* in the local government area

Chapter 4 of the *Planning Act 2016* applies to all of the local government area.

2.3 Application of the resolution to the local government area

The resolution applies to all development in the local government area.

2.4 Application to particular development

Council may levy an infrastructure charge on the following development:

- (a) a reconfiguring a lot;

⁴ 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.

- (b) a material change of use of premises;
- (c) the carrying out of building work.

2.5 Categorisation of uses to development classes

- (1) A use under an applicable local planning instrument as stated in column 1 of Table 13.1 (Schedule of adopted charges – material change of use or building work) is included within the Planning Regulation Schedule 16 charge category stated in column 2 of Table 13.1 Schedule of adopted charges – material change of use or building work;
- (2) Council and the distributor-retailer are to allocate a use not otherwise stated under subsection (1) to an applicable development class based on an assessment of use and demand.

3. Assumptions about future development

3.1 Purpose

Section 3 states the assumptions about the type, scale, location and timing of future development.

3.2 Development assumptions about future development

- (a) the type, scale, location and timing of future development is identified in the LGIP;
- (b) development inconsistent with the type, scale, location and timing identified in the LGIP will be subject to assessment for conditions for extra trunk infrastructure costs in Subdivision 2 Chapter 4 of the PA.

4. Priority infrastructure area

4.1 Purpose

Section 4 states the priority infrastructure area for Council.

4.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

Part 2 Trunk infrastructure networks

5. Trunk infrastructure plans

5.1 Purpose

The LGIP and the Netserv Plan states the trunk infrastructure networks to be funded, in part, by the adopted infrastructure charge.

5.2 Schedule of works for trunk infrastructure

The trunk infrastructure networks comprise the land and works for trunk infrastructure detailed in the LGIP and the Netserv Plan.

5.3 Trunk infrastructure network systems and items

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure include the systems and items detailed in the LGIP and the Netserv Plan.

5.4 Trunk infrastructure plans

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure are conceptually identified in the trunk infrastructure plans detailed in the LGIP and Netserv Plan.

6. Desired standard of service

6.1 Purpose

Section 6 states the desired standard of service which is the standard guiding the delivery of a trunk infrastructure network.

6.2 Desired standards of service for trunk infrastructure

The desired standard of service for each infrastructure network is detailed in the LGIP and Netserv Plan.

7. Establishment cost for trunk infrastructure networks

7.1 Purpose

Section 7 states the establishment cost for an identified trunk infrastructure network.

7.2 Establishment costs for a trunk infrastructure network

The establishment costs for the trunk infrastructure networks are detailed in the LGIP and Netserv Plan.

Part 3 Levied charge

8. Levied charge

8.1 Purpose

Section 8 states the calculation of the infrastructure charge to be levied by the following:

- (a) Council under Chapter 4 of the *Planning Act 2016* for the transport, parks and land for community facilities and stormwater networks;
- (b) the distributor-retailer under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* for the sewerage and water supply networks.

8.2 Calculation of the base charge

- (1) A base charge for reconfiguring a lot is calculated as follows:

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

Where:

March 28, 2022

- BC_{RaL} is the base charge for reconfiguring a lot.
- AC_{RaL} is the adopted charge rate for reconfiguring a lot stated in section 8.4 (Adopted charge rate).
- Q_{RaL} is the total number of lots.
- C is the credit stated in section 8.5 (Credit for existing uses or vacant lots).

Note:

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

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

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

Where:

- BC_R is the base charge for a material change of use or building work for residential development.
- AC_R is the adopted charge rate for each defined use for a material change of use or building work for residential development stated in section 8.4 (Adopted charge rate).
- Q_R is the residential quantity for each defined use.
- C is the credit stated in section 8.5 (Credit for existing uses or vacant lots).

- (3) A base charge for a material change of use or building work for non-residential development is calculated as follows:

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

Where:

- BC is the base charge for the total development
- $BC_{NR} = (\text{sum of } (AC_4 \times Q_4) \text{ for each defined use}) - C_4$
- $BC_{SW} = (AC_{SW} \times Q_{SW}) - C_{SW}$
- BC_{NR} is the base charge for a material change of use or building work for non-residential development for the transport, public parks and land for community facilities, water supply and sewerage networks.
- BC_{SW} is the base charge for a material change of use or building work for non-residential development for the stormwater network.
- AC_4 is the adopted charge rate for each defined use for a material change of use or building work for non-residential development stated in section 8.4 (Adopted charge rate) for the transport, public parks and land for community facilities, water supply and sewerage networks.
- AC_{SW} is the adopted charge rate for a material change of use or building work for non-residential development stated in section 8.4 (Adopted charge rate) for the stormwater network.
- Q_4 is the non-residential quantity for each defined use.

March 28, 2022

- Q_{SW} is the impervious area of the development.
- C_4 is the credit stated in section 8.5 (Credit for existing uses or vacant lots) for the transport, public parks and land for community facilities, water supply and sewerage networks.
- C_{SW} is the credit stated in section 8.5 (Credit for existing uses or vacant lots) for the stormwater network.

8.3 Levied Charge

The base charge calculated in section 8.2 is indexed by the 3-yearly PPI average from the base date of March 2021 to the date of issuing the charge. The indexed base charge becomes the levied charge.

The levied charge cannot be more than the maximum adopted charge amount calculated at the date of issue of the levied charge.

8.4 Adopted charge rate

The adopted charge rate for:

- (a) a material change of use or building work for:
- (i) residential development, is stated in Table 13.1 (Schedule of adopted charges - material change of use or building work);
 - (ii) non-residential development other than Other uses, is stated in Table 13.1 (Schedule of adopted charges - material change of use or building work), which comprises the following:
 - (A) the adopted charge rate for the transport, public parks and land for community facilities, water supply and sewerage networks in column 4; and
 - (B) the adopted charge rate for the stormwater network in column 5;
 - (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii):
 - (A) the adopted charge rate for the transport, public parks and land for community facilities, water supply and sewerage networks in column 4, is to be determined by Council and the distributor-retailer based on an assessment of use and demand; and
 - (B) the adopted charge rate for the stormwater network in column 5.
- (b) reconfiguring a lot, is the amount stated in Table 13.2 (Schedule of adopted charges – reconfiguring a lot);

8.5 Credit for existing lawful uses or vacant lots

- (1) The credit for the premises is an amount which is the greater of the following:
- (a) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;

March 28, 2022

- (ii) non-residential development other than Other uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
 - (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by Council and the distributor-retailer;
- (b) where the premises is not subject to an existing lawful use:
- (i) for a Residential lot, or a lot where infrastructure charges were paid for a reconfiguring a lot approval, the amount stated in Table 13.2 (Schedule of adopted charges – reconfiguring a lot) applicable to each type of lot⁵;
 - (ii) for other types of lots, no credit applies;
- (c) where the premises was subject to a lawful use that is no longer taking place for:
- (i) residential development, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
 - (ii) non-residential development other than Other uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
 - (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by Council and the distributor-retailer;

The applicant is to provide satisfactory evidence as to the extent and lawfulness of any claim for a credit for a previous use no longer taking place. The lawful use must have been in existence within 10 years of the making of the development application.

8.6 Additional credit for past contribution or charge

For a past contribution and or charge that has been paid for a particular network under a previous charging regime that exceeds the network component of the Credit applied under section 8.5 an additional credit will be recognised.

The amount of the additional credit will be determined by converting the previous payment to an equivalent adopted charge as determined by Council and only relates to the amount over and above the standard credit applied under section 8.5.

The amount of the additional credit will not be more than the adopted charge amount for that network. The onus remains with the applicant to provide full details and

⁵ To qualify for a credit a residential lot must be on an individual title and be capable of having a dwelling house built on the lot that can comply with the Acceptable Outcomes criteria for setbacks of the Dwelling house code in the Sunshine Coast Planning Scheme.

evidence of any payments of contributions and or charges under a previous charging regime.

The additional credit for past contribution or charge as calculated above will be deducted from the levied charge from section 8.3. This new amount will become the final levied charge.

9. Administration of adopted infrastructure charge

9.1 Purpose

Section 9 states how a levied charge is to be administered.

9.2 Time of payment of a levied charge

A levied charge is payable at the following time:

- (a) if the charge applies to reconfiguring a lot that is assessable development - before Council approves the plan of subdivision for the reconfiguration;
- (b) if the charge applies to building work that is assessable development - before the certificate of classification or final inspection certificate for the building work is given;
- (c) if the charge applies to a material change of use - before the change of use happens;
- (d) if paragraphs (a), (b) and (c) do not apply - on the day stated in the infrastructure charges notice or negotiated infrastructure charges notice.

9.3 Alternative to paying a levied charge

Council may give consideration to entering 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 a levied charge.

9.4 Automatic increase provision

The levied charge is to be increased from the start date (the day the first charge notice is issued) to the date the charge is to be paid. The amount of the increase will be calculated by the change in the 3-yearly PPI average from the start date to the date the charge is to be paid.

The increased levied charge is limited to the maximum adopted charge that could have been issued at the time of payment.

10. Allocation of adopted charge

10.1 Purpose

Section 10 states how the adopted charge of Council is to be allocated in accordance with the breakup agreement.

10.2 Allocation of the adopted charge to Council and the distributor-retailer

- (1) The proportion of a levied charge to be allocated to Council and the distributor-retailer is in accordance with the breakup agreement. The charges breakup is stated in Table 10.1 (Allocation of the adopted charge to Council and the distributor-retailer). For non-residential development, this

March 28, 2022

proportion of the adopted charge excludes the stormwater component of the charge which is allocated wholly to Council.

- (2) The charges breakup means the distributor-retailers proportion is the proportion of the maximum adopted charges. Therefore, where the adopted charge rate in Table 13.1 results in a levied charge being calculated, which is less than a charge calculated using the maximum adopted charges, Council receives the difference after the distributor–retailer’s proportion is deducted.
- (3) Where the charge, as apportioned to either Council or the distributor-retailer results in a negative charge payable to either entity, the balance of any charge calculated is allocated wholly to the other entity.

Table 10.1 Allocation of the adopted charge to Council and the distributor-retailer

Column 1	Column 2	
Schedule 16 - Planning Regulation	Allocation of adopted infrastructure charge between council and the distributor-retailer	
Charge Category	SCRC %	Distributor-retailer %
Residential uses, Accommodation (short-term), Accommodation (long-term), Places of assembly, Educational facility, Indoor sport and recreation	54	46
Commercial (bulk goods), Commercial (retail), Commercial (office), Entertainment, Essential Services	84	16
Industry High impact rural	64	36
Other uses	The proportion split for the charge category for the prescribed amount selected for the use.	
Reconfiguring a lot	SCRC %	Distributor-retailer %
Residential lot, Other lot	54	46
Commercial lot	84	16
Industrial lot	64	36

10.3 Allocation of Council’s proportion to trunk infrastructure networks

The proportions of an adopted infrastructure charge to be allocated to a trunk infrastructure network for Council’s trunk infrastructure networks are stated in column 2 in Table 10.2 (Allocation of Council’s proportion of the levied charge to trunk infrastructure networks)

Table 10.2 Allocation of Council’s proportion of the levied charge to trunk infrastructure networks

Column 1	Column 2		
Development Type	Allocation of Council’s proportion of adopted infrastructure charge to trunk infrastructure networks		
	Transport (%)	Public parks and land for community facilities (%)	Stormwater (%)
Residential development, Residential lot or Other Lot	40	50	10
Reconfiguring a lot to create Commercial lots or Industrial lots	85	15	0
Non-residential development for: (a) material change of use; or (b) building work.	85	15	Calculated Separately

Part 4 Establishment cost for offsets or refunds

11. Establishment Cost

11.1 Purpose

Section 11 states the method to be used to calculate establishment cost for offsets and refunds.

11.2 Establishment cost for works

- (1) The establishment costs for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition shall be the establishment cost identified in the LGIP or Netserv Plan.
- (2) Council or the distributor-retailer may vary the establishment cost identified in the LGIP or Netserv Plan where these costs are found not to be a true representation of the cost of providing the trunk infrastructure due to changes in the scope of work and/or more detailed design information being available at the time of determining offsets or refunds.

11.3 Recalculation of an establishment cost for works

- (1) Where a notice is given by an applicant under s. 137 of PA for a recalculation of the establishment cost for the trunk infrastructure that is works the recalculated amount shall be the pre-market estimate of the work as determined below.

March 28, 2022

- (2) The pre-market estimate of work for the trunk infrastructure contribution is the estimate expressed in dollars of the design and construction of the work:
- (a) including the following:
 - (i) the cost of planning and designing the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) a cost under a construction contract for the work;
 - (iv) a portable long service leave payment for a construction contract;
 - (v) an insurance premium for the work;
 - (vi) a Council inspection fee for the commencement and end of the maintenance period for the work;
 - (vii) the cost of an approval for the work;
 - (b) excluding the following:
 - (i) a cost of carrying out temporary infrastructure;
 - (ii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
 - (iii) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (i) and (ii);
 - (iv) a part of the trunk infrastructure contribution provided by Council or a person other than the person seeking the infrastructure offset;
 - (v) a cost to the extent that GST is payable and an input tax credit can be claimed for the work.
 - (c) The applicant:
 - (i) must undertake a tender process in accordance with Council's Procurement Policy for any work contribution which is eligible for an Infrastructure Offset under this document;
 - (ii) must give Council a Notice which states the applicant's calculation of the pre-market estimate, which will include, as applicable;
 - A. a copy of the tender advertisement;
 - B. a copy of each tender received;
 - C. the applicant's preferred tenderer;
 - D. the applicant's reason for the preferred tenderer;
 - E. a copy of the proposed Work Contract issued by the applicant's preferred tenderer;
 - F. detailed plans and specifications showing the extent of the Work Contribution eligible for an Infrastructure Offset;
 - G. the applicant's calculation of the cost providing a Works Contribution to which an Infrastructure Offset applies;

March 28, 2022

- H. the total of the applicant's calculation of the Pre-Market Estimate.

11.4 Recalculation of an establishment cost for land

- (1) The recalculation of the establishment cost of trunk infrastructure that is land must be determined using the before and after method of valuation for estimating the current market value of land. This approach includes the following steps:
- (i) Council obtains a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
 - (ii) Council refers its valuation to the applicant.
 - (iii) Upon receipt of the registered valuer's assessment, the applicant must decide whether to:
 - a. accept the valuation; or
 - b. reject the valuation.
 - (iv) If the applicant accepts the valuation it must:
 - a. provide written notice to Council that it has agreed to the valuation
 - b. Council will index the agreed valuation based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice.
 - (v) If the applicant rejects the valuation Council must refer the valuation to a certified practicing valuer, the appointment of which must be agreed by both parties, to assess whether the valuation is consistent with current market value.
 - (vi) The valuation determined by the agreed certified practicing valuer is the establishment cost of the infrastructure.
 - (vii) Following receipt of the agreed certified practicing valuer's valuation, the local government must:
 - a. index the establishment cost of the infrastructure based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice.
 - b. provide written notice to the applicant stating the establishment cost of the infrastructure based on the indexed value of the agreed certified practicing valuer's valuation.

12. Conversion applications

12.1 Purpose

Section 12 states Council's and the distributor-retailer's criteria for consideration of conversion applications for non-trunk to trunk infrastructure.

12.2 Application of section

Section 12 applies where:

- (a) A condition of a development approval under s 145 of PA requires non-trunk infrastructure to be provided; and
- (b) The applicant considers that the non-trunk infrastructure should be identified as trunk infrastructure and therefore eligible for offsets and refunds.

12.3 Conversion criteria

- (1) Where an applicant makes an application for conversion of infrastructure required by a non-trunk infrastructure condition to be considered trunk infrastructure **all** of the following criteria must be met:
The non-trunk infrastructure:
 - (a) must have capacity significantly in excess of what is required to specifically service the proposed development in order to service other development in the area; and
 - (b) must meet all of the desired standards of service specifications of the LGIP and Netserv Plan; and
 - (c) must have a function and purpose consistent with other trunk infrastructure identified in the LGIP and Netserv Plan; and
 - (d) must not be consistent with non-trunk infrastructure for which conditions may be imposed in accordance with s 145 of PA; and
 - (e) must be the most cost effective option in terms of the type, size and location of the infrastructure. The most cost effective option means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standards of service; and
 - (f) must be servicing development consistent with the planning assumptions in terms of scale, type, timing and location outlined in the LGIP and Netserv Plan

Part 5 Schedule of adopted charges

13. Schedule of adopted charges

13.1 Purpose

Section 13 states the adopted charge rates for the defined uses under the specified local government planning scheme and adopted charge rates for proposed lots created by a reconfiguring a lot application.

13.2 Table 13.1 Schedule of Adopted Charges – material change of use or building work

Table 13.1 Schedule of adopted charges – material change of use or building work states the following:

- (a) the charge category for a defined use under an applicable local planning instrument;
- (b) the adopted charge rate for the transport, public parks and land for community facilities, stormwater and water supply and sewerage networks.

Table 13.1 Schedule of adopted charges – material change of use or building work

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
Development under Sunshine Coast Planning Scheme 2014					
Residential	Caretaker's accommodation	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Dwelling house	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Dwelling unit	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Dual occupancy	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Community residence	Accommodation (long-term)	for each suite with 3 or more bedrooms	\$30,677.65	-
			for each suite with 2 bedrooms	\$21,912.60	-
			for each suite with 1 bedroom	\$15,601.80	-
			for each bedroom that is not part of a suite	\$15,601.80	-
	Relocatable home park	Accommodation (long-term)	3 or more bedroom relocatable dwelling site	\$30,677.65	-
			2 bedroom relocatable dwelling site	\$21,912.60	-
			1 bedroom relocatable dwelling site	\$21,912.60	-
	Retirement facility	Accommodation (long-term)	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Rooming Accommodation	Accommodation (long-term)	for each suite with 3 or more bedrooms	\$30,677.65	-
			for each suite with 2 bedrooms	\$21,912.60	-
			for each suite with 1 bedroom	\$15,601.80	-
			for each bedroom that is not part of a suite	\$15,601.80	-
	Residential care facility ⁽³⁾	Essential services	m ² GFA	\$153.40	\$10.95
	Multiple dwelling	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Tourist park ⁽¹⁾	Accommodation (short-term)	tent site or caravan site ⁽⁶⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites	-
			tent site or caravan site ⁽⁶⁾	\$15,338.75 per 3 sites	
			Cabin (2 or less bedrooms)	\$10,956.25	
			Cabin (3 or more bedrooms)	\$15,338.75	-
	Resort complex	Accommodation (short-term)	2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
			bedroom (that is not part of a suite)	\$10,956.25	-
		Commercial retail (non-residential component, where available to external users)	m ² GFA	\$197.20	\$10.95
		Entertainment (non-residential component, where available to external users)	m ² GFA	\$219.10	\$10.95
		Places of Assembly (Function facility) (non-residential component, where available to external users)	m ² GFA	\$76.75	\$10.95
	Nature-based tourism ⁽¹⁾	Accommodation (short-term)	tent site or caravan site ⁽⁶⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites	-
			tent site or caravan site ⁽⁶⁾	\$15,338.75 per 3 sites	
			Cabin (2 or less bedrooms)	\$10,956.25	
			Cabin (3 or more bedrooms)	\$15,338.75	-
			2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
bedroom (that is not part of a suite)			\$10,956.25	-	
Short-term accommodation		Accommodation (short-term)	2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
			bedroom (that is not part of a suite)	\$10,956.25	-
			Cabin (2 or less bedrooms)	\$10,956.25	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
			Cabin (3 or more bedrooms)	\$15,338.75	
Business	Bar	Entertainment	m ² GFA	\$219.10	\$10.95
	Food and drink outlet	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Function facility	Places of Assembly	m ² GFA	\$76.75	\$10.95
	Hotel	Entertainment	m ² GFA	\$219.10	\$10.95
	Nightclub entertainment facility	Entertainment	m ² GFA	\$219.10	\$10.95
	Theatre	Entertainment	m ² GFA	\$219.10	\$10.95
	Tourist attraction	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Adult store	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Agricultural supplies store	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Garden centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Hardware and trade supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Market	Minor uses	Nil	Nil	Nil
	Outdoor sales	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Service station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shopping centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Car wash	Industry	m ² GFA	\$54.80	\$10.95
	Home based business	Minor uses	Nil	Nil	Nil
	Funeral parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
Health care services	Essential services	m ² GFA	\$153.40	\$10.95	
Office	Commercial (office)	m ² GFA	\$153.40	\$10.95	
Sales office	Commercial (office)	m ² GFA	\$153.40	\$10.95	
Veterinary services	Essential services	m ² GFA	\$153.40	\$10.95	
Industrial	Extractive industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	High impact industry	Industry	m ² GFA	\$76.75	\$10.95
	Low impact industry	Industry	m ² GFA	\$54.80	\$10.95
	Marine industry	Industry	m ² GFA	\$54.80	\$10.95
	Medium impact industry	Industry	m ² GFA	\$54.80	\$10.95

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Research and technology industry	Industry	m ² GFA	\$54.80	\$10.95
	Service industry	Industry	m ² GFA	\$54.80	\$10.95
	Special industry	Industry	m ² GFA	\$76.75	\$10.95
	Bulk landscape supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Transport depot	Industry	m ² GFA	\$54.80	\$10.95
	Warehouse	Industry	m ² GFA	\$54.80	\$10.95
Community	Cemetery	Minor uses	Nil	Nil	Nil
	Child care centre	Educational Facility	m ² GFA	\$153.40	\$10.95
	Community care centre	Essential services	m ² GFA	\$153.40	\$10.95
	Community use	Places of assembly	m ² GFA	\$76.75	\$10.95
	Crematorium	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Educational establishment	Educational Facility	m ² GFA	\$153.40	\$10.95
	Emergency services	Essential services	m ² GFA	\$153.40	\$10.95
	Hospital	Essential services	m ² GFA	\$153.40	\$10.95
	Place of worship	Places of assembly	m ² GFA	\$76.75	\$10.95
Sport and recreation	Club	Places of assembly	m ² GFA	\$76.75	\$10.95
	Indoor sport and recreation ⁽²⁾	Indoor sport and recreational facility	m ² GFA	\$219.10 non-court areas, \$21.85 court areas	\$10.95
	Major sport, recreation and entertainment facility ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Motor sport facility ⁽²⁾	Other uses			
	Outdoor sport and recreation ⁽²⁾	Other uses			
	Park	Minor uses	Nil	Nil	Nil
Rural Activity	Animal husbandry	Low impact rural	Nil	Nil	Nil
	Animal keeping	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Aquaculture	High impact rural	m ² GFA	\$21.85	-
	Intensive animal industry	High impact rural	m ² GFA	\$21.85	-
	Roadside stall	Minor uses	Nil	Nil	Nil
	Rural industry	Industry	m ² GFA	\$54.80	\$10.95
	Rural workers accommodation	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Cropping	Low impact rural	Nil	Nil	Nil
	Intensive horticulture	High impact rural	m ² GFA	\$16.26	-

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Permanent Plantation	Low impact rural	Nil	Nil	Nil
	Wholesale nursery	High impact rural	m ² GFA	\$21.85	-
	Winery	High impact rural	m ² GFA	\$21.85	-
Other	Air services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Environment Facility	Minor uses	Nil	Nil	Nil
	Major electricity infrastructure	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Parking station	Other uses			
	Port services	Other uses			
	Renewable energy facility	Other uses			
	Substation	Minor uses	Nil	Nil	Nil
	Telecommunications facility	Minor uses	Nil	Nil	Nil
Utility installation	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.			
Development under Maroochy Plan 2000					
Residential	Accommodation Building	Accommodation (short-term)	room	\$10,956.25	-
	Bed and Breakfast	Accommodation (short-term)	room	\$10,956.25	-
	Caravan Park ⁽¹⁾	Accommodation (short-term)	cabin/caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites, \$10,956.25 for a 2 or less bedroom cabin, \$15,338.75 for a 3 or more bedroom cabin.	-
	Caravan Park (Relocatable home park)	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Caretakers Residence	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Detached House (residential lot)	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Display Home	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Dual Occupancy	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
2 bedroom dwelling unit			\$21,912.60	-	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
			1 bedroom dwelling unit	\$21,912.60	-
	Home-Based Business	Minor uses	Nil	Nil	Nil
	Institutional Residence	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Integrated Tourist Facility	Accommodation (short-term)	room	\$10,956.25	-
	Motel (includes hotel accommodation)	Accommodation (short-term)	room	\$10,956.25	-
	Multiple Dwelling Units	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Residential Care facility ⁽³⁾	Essential services	m ² GFA	\$153.40	\$10.95
Retirement Village	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-	
		2 bedroom dwelling unit	\$21,912.60	-	
		1 bedroom dwelling unit	\$21,912.60	-	
Rural	Agriculture, Animal Keeping, Animal Husbandry, Forestry, Roadside stall, Stables	Low impact rural	Nil	Nil	Nil
	Aquaculture, Intensive Animal Husbandry, Intensive Horticulture, Wholesale Nursery	High impact rural	m ² GFA	\$21.85	Nil
	Rural Service Industry	Low impact rural	Nil	Nil	Nil
	Winery	High impact rural	m ² GFA	\$21.85	Nil
Commercial	Adult Product Shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Art & Craft Centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Convenience Restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Fast Food Store	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Funeral Parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
	Garden Centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Hotel (excluding hotel accommodation)	Entertainment	m ² GFA	\$219.10	\$10.95
	Market	Minor uses	NA	NA	NA
	Medical Centre	Essential services	m ² GFA	\$153.40	\$10.95
	Office	Commercial (office)	m ² GFA	\$153.40	\$10.95
Restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Shop (including General Store)	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shopping Complex	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Veterinary Clinic	Essential services	m ² GFA	\$153.40	\$10.95
Industrial	Car Washing Station	Industry	m ² GFA	\$54.80	\$10.95
	Environmentally Assessable Industry	Industry	m ² GFA	\$76.75	\$10.95
	Extractive Industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	General Industry	Industry	m ² GFA	\$54.80	\$10.95
	Landscape Supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Light Industry - Laundromat	Industry	m ² GFA	\$54.80	\$10.95
	Light Industry - Hot bread kitchen/retail bakery	Industry	m ² GFA	\$54.80	\$10.95
	Light Industry - All other uses	Industry	m ² GFA	\$54.80	\$10.95
	Sales or Hire Yard	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Service Station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Storage Yard	Industry	m ² GFA	\$54.80	\$10.95
	Transport Station	Industry	m ² GFA	\$54.80	\$10.95
	Vehicle Depot	Industry	m ² GFA	\$54.80	\$10.95
	Vehicle Repair Workshop	Industry	m ² GFA	\$54.80	\$10.95
	Warehouse	Industry	m ² GFA	\$54.80	\$10.95
Other	Child Care Centre	Education	m ² GFA	\$153.40	\$10.95
	Local Utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Major Utility	Other uses			
	Telecommunications Facility	Minor uses	Nil	Nil	Nil
	Cemetery	Minor uses	Nil	Nil	Nil
	Church	Places of assembly	m ² GFA	\$76.75	\$10.95
	Community Meeting Hall	Places of assembly	m ² GFA	\$76.75	\$10.10
	Crematorium	Places of assembly	m ² GFA	\$76.75	\$10.95
	Educational Establishment	Education	m ² GFA	\$153.40	\$10.95
	Emergency Services	Essential services	m ² GFA	\$153.40	\$10.95
	Hospital	Essential services	m ² GFA	\$153.40	\$10.95
	Amusement Centres	Entertainment	m ² GFA	\$219.10	\$10.95

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Gyms ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court area) \$21.85 (court areas)	\$10.95
	Indoor Sports Centre ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court area) \$21.85 (court areas)	\$10.95
	Licensed Club	Entertainment	m ² GFA	\$219.10	\$10.95
	Unlicensed Club	Places of assembly	m ² GFA	\$76.75	\$10.95
	Night Club	Entertainment	m ² GFA	\$219.10	\$10.95
	Theatre / Cinema	Entertainment	m ² GFA	\$219.10	\$10.95
	Outdoor Recreation ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Car Park	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Air Services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
Development under Caloundra City Plan 2004					
Residential	detached house	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	display dwelling	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	home-based business	Minor uses	Nil	Nil	Nil
	bed & breakfast	Accommodation (short-term)	room	\$10,956.25	-
	duplex dwelling	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	multiple dwelling	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	caravan and relocatable home park - (cabin/caravan/camping site only) ⁽¹⁾	Accommodation (short-term)	cabin/caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites, \$10,956.25 for a 2 or less bedroom cabin, \$15,338.75 for a 3 or more bedroom cabin.	
caravan and relocatable home park	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	(relocatable home park)		2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	accommodation building	Accommodation (short-term)	room	\$10,956.25	-
	motel	Accommodation (short-term)	room	\$10,956.25	-
	retirement community	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
retirement community ⁽³⁾ (residential care facility)	Essential services	m ² GFA	\$153.40	\$10.95	
Rural	animal husbandry - low impact	Low impact rural	Nil	Nil	Nil
	animal keeping	Low impact rural	Nil	Nil	Nil
	aquaculture	High impact rural	m ² GFA	\$21.85	Nil
	agriculture	Low impact rural	Nil	Nil	Nil
	rural service industry	Low impact rural	Nil	Nil	Nil
	rural holiday accommodation	Accommodation (short-term)	room	\$10,956.25	-
	native forest harvesting	Low impact rural	Nil	Nil	Nil
	animal husbandry - high impact	High impact rural	m ² GFA	\$21.85	Nil
	stable	Low impact rural	Nil	Nil	Nil
	rural produce stall	Low impact rural	Nil	Nil	Nil
Business and commercial	funeral parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
	veterinary surgery	Essential services	m ² GFA	\$153.40	\$10.95
	medical centre	Essential services	m ² GFA	\$153.40	\$10.95
	office	Commercial (office)	m ² GFA	\$153.40	\$10.95
	adult product shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	garden centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	market	Minor uses	Nil	Nil	Nil
	shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	shopping complex	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	art and craft centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	hotel	Entertainment	m ² GFA	\$219.10	\$10.95
function room	Entertainment	m ² GFA	\$219.10	\$10.95	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	nightclub	Entertainment	m ² GFA	\$219.10	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
Industrial	industry - general	Industry	m ² GFA	\$54.80	\$10.95
	industry - local service	Industry	m ² GFA	\$54.80	\$10.95
	warehouse	Industry	m ² GFA	\$54.80	\$10.95
	vehicle repair centre	Industry	m ² GFA	\$54.80	\$10.95
	outdoor sales or hire yard	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	landscape supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	car wash	Industry	m ² GFA	\$54.80	\$10.95
	extractive industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	vehicle depot	Industry	m ² GFA	\$54.80	\$10.95
	service station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	salvage yard	Industry	m ² GFA	\$54.80	\$10.95
	storage yard	Industry	m ² GFA	\$54.80	\$10.95
industry - high impact	Industry	m ² GFA	\$76.75	\$10.95	
Community	emergency service	Essential services	m ² GFA	\$153.40	\$10.95
	place of worship	Places of assembly	m ² GFA	\$76.75	\$10.95
	cemetery	Minor uses	Nil	Nil	Nil
	community centre	Places of assembly	m ² GFA	\$76.75	\$10.95
	child care centre	Education	m ² GFA	\$153.40	\$10.95
	education establishment	Education	m ² GFA	\$153.40	\$10.95
	hospital	Essential services	m ² GFA	\$153.40	\$10.95
Other	car park	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	marina	Other uses			
	telecommunication tower	Minor uses	Nil	Nil	Nil
	camping grounds ⁽¹⁾	Accommodation (short-term)	caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites	NA
	major utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	local utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	air services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
Sport and Recreation	indoor sport, recreation and entertainment ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court areas) \$21.85 (court areas)	\$10.95
	park	Minor uses	Nil	Nil	Nil
	outdoor sport, recreation and entertainment ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		

Note:

- (1) For short-term accommodation the total charge shall not exceed the maximum calculated in accordance with the prescribed amounts Schedule 16 of the Planning Regulation.
- (2) Sport and recreation uses are exempt from the “Public parks and land for community facilities” proportion of the levied charge, only for the proportion of the charge that relates to those specific uses.
- (3) For Residential care facility uses, the levied charge payable for Council’s “Road” and “Parks” networks proportion of the charge is reduced to 70% of the levied charge, only for the proportion of the charge that relates to those specific uses.
- (4) Nil charge for Council’s proportion of the charge for the development of air services at the Caloundra Aerodrome.
- (5) No charge will apply, for Council’s proportion of the charge, for the first 5 tent or caravan sites established on a site. Charges are payable for any tent or caravan site development exceeding 5 sites but only be applied to the number of sites exceeding 5. A credit for existing uses will not apply to any tent or caravan park site where a charge has not been previously paid under this provision.

13.3 Table 13.2 Schedule of Adopted Charges – reconfiguring a lot

Table 13.2 Schedule of adopted charges – reconfiguring a lot states the adopted charge rate per lot for the transport, public parks and land for community facilities, stormwater and water supply and sewerage networks for the various lot types.

Table 13.2 Schedule of adopted charges – reconfiguring a lot

Type**	Adopted charge rate per lot
Residential lot	\$30,677.65
Commercial lot	\$30,677.65
Industrial lot	\$30,677.65
Other lot	\$30,677.65

** refer to definition in Section 1.5



www.sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
T 07 5475 7272 F 07 5475 7277
Locked Bag 72 Sunshine Coast Mail Centre Qld 4560