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Sunshine Coast Regional Council Adopted Infrastructure Charges Resolution (No.56) 20114

Dated Commenced xx/xx/xxxx 22 May 2014



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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

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Part 1 Introduction

1. Preliminary

1.1 Short Title

This ~~e-infrastructure charges resolution~~ ~~adopted infrastructure charges resolution~~ may be cited as the Sunshine Coast Regional Council Sunshine Coast Regional Council Adopted Infrastructure Charges Resolution (No. 6) 2014-2014.

1.2 Sustainable Planning Act 2009

- (1) The resolution is made ~~pursuant to chapter 8, part 1 under s. 630, division 5A~~ of the Sustainable Planning Act 2009.¹
- (2) The resolution is to be read in conjunction with the following:
 - (a) the ~~State Planning Regulatory Provision (adopted charges)~~ State planning regulatory provision;
 - (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 ~~in parts of the local government area immediately after the infrastructure State planning regulatory provision first has effect from~~ the xx/xx/xxxx.²

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:

¹ See section 648D(1) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) and section 381(1) (Effect of local government resolution made before commencement of amending Act) of the Sustainable Planning Act 2009.

² See section 381(2)(b) (Effect of local government resolution made before commencement of amending Act) of the Sustainable Planning Act 2009.

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- (i) transport network;
 - (ii) public 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 Structure of the resolution

The resolution is structured in accordance with Table 1.1 (Structure of the resolution).

Table 1.1 Structure of the resolution

Column 1 Reference	Column 2 Description	Column 3 Sustainable Planning Act 2009
Part 1, section 1	Preliminary	Not applicable
Part 1, section 2	Application of the adopted infrastructure charge	section 648D(1)(a), (b) and (c)
Part 1, section 3	Assumptions about future development	sections 313, 314 and Schedule 3
Part 1, section 4	Priority infrastructure area	section 648B(4)(c) and Schedule 3
Part 2, section 5	Trunk infrastructure plans	section 648D(8) and Schedule 3
Part 2, section 6	Desired standard of service	section 648D(8) and Schedule 3
Part 2, section 7	Establishment cost for trunk infrastructure networks	section 648D(8) and Schedule 3
Part 3, section 8	Adopted infrastructure charge	section 648D(1)(a), (b) and (d)
Part 3, section 9	Administration of adopted infrastructure charge	sections 648H, 648K

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Part 3, section 10	Allocation of adopted infrastructure charge	section 648I
Part 4, section 11	Infrastructure offset	section 649
Part 4, section 12	Refund of an unused infrastructure offset	section 649
Part 5, section 13	Schedule of adopted charges	section 648D(1)(a), (b) and (d)
Part 5, section 14	Schedule of maps	section 648D(8)
Part 5, section 15	Schedule of works for trunk infrastructure	section 648D(8)
Part 5, section 16	Schedule of trunk infrastructure plans	section 648D(8)
Part 5, section 17	Schedule of future development assumptions	sections 313, 314 and Schedule 3

4.61.5 Interpretation

(1) *In this resolution:*

adopted charge rate means the charge to be applied for the purpose of calculating ~~a~~ ~~an~~ ~~adopted~~ ~~infrastructure~~ ~~levied~~ charge as stated in section 8.3 (Adopted charge rate).

adopted infrastructure charge means a charge for trunk infrastructure for which the infrastructure State planning regulatory provision applies, calculated under the resolution.

air services means the use of premises at Sunshine Coast Airport and Caloundra ~~Airport~~ ~~Aerodrome~~ on land owned and/or managed by Council for air services being the following:

- (a) the arrival and departure of aircraft;
- (b) the housing, servicing, maintenance and repair of aircraft;
- (c) the assembly and dispersal of passengers and/or goods on or from an aircraft;
- (d) any ancillary activities directly serving the needs of passengers and visitors to the use; and

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(e) associated training and education facilities.

The use also includes an associated activity being:

- (a) shop; or
- (b) fast food store; or
- (c) warehouse; or
- (d) vehicle repair centre.

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 ~~being June 2011 stated in the LGIP and Netserv Plan~~ from which ~~the Council Council~~ and distributor-retailer has estimated the establishment cost for a trunk infrastructure network ~~in the schedule of works for trunk infrastructure referenced in section 15 (Schedule of works for trunk infrastructure).~~

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, 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.

claimant see section 11.3(1) (Claim for an infrastructure offset).

consumer price index (CPI) means the Consumer Price Index: All Groups Index for Brisbane available from the Australian Bureau of Statistics.

Council means Sunshine Coast Regional Council.

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~~discount credit~~ means the amount to be applied for the purpose of calculating a then adopted infrastructure adopted charge is reduced by taking into account the existing uses on the site or previous payments 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 calculated in section 8.4 (Discount Credit for existing uses or previous payments).

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 3 (Dictionary) of the Sustainable Planning Act 2009.

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

~~infrastructure offset~~ see section 11.3(1) (Claim for an infrastructure offset).

~~infrastructure State planning regulatory provision~~ means the State Planning Regulatory Provision (adopted charges) 2012 made under the Sustainable Planning Act 2009.

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~~land dedication notice~~ see section 11.2 (Application of section).

~~lawful use~~ see schedule 3 (Dictionary) of the Sustainable Planning Act 2009.

~~levied charge~~ means a charge for trunk infrastructure for which the State planning regulatory provision applies, calculated under the resolution.

~~local government priority infrastructure plan (LGIP)~~ means the local government infrastructure plan priority infrastructure plan for the specified local government planning scheme/s as required by Section 627 & 982 of SPA and defined in Schedule 3 of the Sustainable Planning Act 2009.

~~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.

~~net present value (NPV)~~ means the value of a series of future cash flows discounted to reflect the true value of money at the prescribed rate.

~~planned date~~ means the date scheduled for the provision of trunk infrastructure stated in the schedule of works for trunk infrastructure referenced in section 15 (Schedule of works for trunk infrastructure) the LGIP.

~~prescribed form~~ means a form prescribed by the Council.

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

~~SPA~~ means the Sustainable Planning Act 2009

~~priority infrastructure plan~~ means the priority infrastructure plan for the specified local government planning scheme/s as required by Section 627 and defined in Schedule 3 of the Sustainable Planning Act 2009.

~~serviced premises~~ see section 12.2 (Application of section).

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

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State planning regulatory provision (SPRP) means the State Planning Regulatory Provision (adopted charges) 2012 made under the Sustainable Planning Act 2009.

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
- (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.

~~trunk infrastructure contribution see section 11.2 (Application of section).~~

~~unused infrastructure offset see section 12.2 (Application of section).~~

- (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 commencement date.³

2. Application of the adopted infrastructure charge

2.1 Purpose

Section 2 states the following:

- (a) that the ~~infrastructure~~ State planning regulatory provision ~~State planning regulatory provision~~ has effect in the local government area;

³ 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.

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- (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 development classes under the ~~State planning regulatory provision infrastructure-State-planning-regulatory provision.~~

2.2 Effect of the ~~infrastructure-State planning-planning regulatory provision provision~~ in the local government area

The ~~infrastructure-State~~ ~~planning~~ ~~regulatory~~ ~~provision~~ applies to all ~~of the~~ local government areas.

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

~~The~~ Council may levy an ~~adopted~~-infrastructure charge on the following development:

- (a) a reconfiguring a lot;
- (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) is included within the ~~State planning regulatory provision adopted infrastructure infrastructure-State planning regulatory provision development class~~ ~~charge category~~ stated in column 2 of Table 13.1 (Schedule of adopted charges).
- (2) ~~The~~ 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 for the purpose of the following:

- (a) code assessment under section 313(2)(f) (Code assessment—generally) of the *Sustainable Planning Act 2009*;
- (b) impact assessment under section 314(2)(k) (Impact assessment—generally) of the *Sustainable Planning Act 2009*.

3.2 Development inconsistent with assumptions about future development

Development is inconsistent with the assumptions about:

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- (a) the type of development, if the type of development of the premises is not consistent with the type of development for the area in which the premises is located as identified in the ~~applicable local planning instrument as referenced in section 17.1 (Future development assumptions)~~LGIP; or
- (b) the scale of the development, if the demand of the development of the premises exceeds the planned demand for the development of premises as referenced in ~~section 17.1 (Future development assumptions)~~the LGIP; or
- (c) the location of development, if the development is located outside the priority infrastructure area as referenced in section 4.2 (Priority Infrastructure Area); or
- (d) the timing of development, if the development results in trunk infrastructure being supplied earlier than planned for in the schedule of works for trunk infrastructure in ~~section 15 (Schedule of works for trunk infrastructure)~~the LGIP.

4. Priority infrastructure area

4.1 Purpose

Section 4 states the priority infrastructure area for ~~the~~ Council.

4.2 Priority infrastructure area

The priority infrastructure area is identified in the ~~Priority Infrastructure Plan~~LGIP for the specified local government planning scheme.

Part 2 Trunk infrastructure networks

5. Trunk infrastructure plans

5.1 Purpose

~~Section 5~~The LGIP 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 ~~Priority Infrastructure Plan, LGIP and the Netserv Plan for the specified local government planning scheme.~~

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 ~~Priority Infrastructure Plan, LGIP and the Netserv Plan, for the specified local government planning scheme.~~

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

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detailed in the ~~Priority Infrastructure Plan~~ GIP and ~~Netserv Plan for the specified local government planning scheme.~~

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 ~~Priority Infrastructure Plan~~ GIP for the specified local government planning scheme 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 ~~Priority Infrastructure Plan~~ GIP for the specified local government planning scheme and ~~Netserv Plan.~~

Part 3 Adopted infrastructure Levied charge

8. Adopted infrastructure Levied charge

8.1 Purpose

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

- (a) the Council under ~~section 648F (Adopted infrastructure charges notices) Chapter 8 Subdivision 3~~ of the Sustainable Planning Act 2009 for the transport, community purposes and stormwater networks;
- (b) the distributor-retailer under ~~section 755KB (Funding trunk infrastructure—levying charge on and from standard charge day) of the Sustainable Planning Act 2009~~ the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 for the sewerage and water supply networks.

8.2 Calculation of ~~adopted infrastructure~~ the levied charge

- (1) An ~~levied~~ adopted infrastructure charge ~~that may be levied~~ for reconfiguring a lot is calculated as follows:

$$AIC_{RCL} - LC_{RSL} = (AC_{RCL} - AC_{RSL} \times Q_{RCL} / Q_{RSL}) - DC$$

Where:

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$AIC_{RCL}LC_{Rcl}$ is the ~~adopted infrastructure levied~~ charge ~~that may be levied~~ for reconfiguring a lot.

$AC_{RCL}AC_{Rcl}$ is the adopted charge rate for reconfiguring a lot stated in section 8.3 (Adopted charge rate).

$Q_{RCL}Q_{Rcl}$ is the total no of lots.

DC is the ~~discount credit~~ stated in section 8.4 (~~Discount Credit for existing uses or previous payments~~).

Note:

- (a) for residential lot reconfiguration, the ~~adopted infrastructure levied~~ charge is apportioned across -all networks;
- (b) for non-residential lot reconfiguration, the ~~adopted infrastructure levied~~ charge apportionment ~~excludes~~ the stormwater charge component.

- (2) An ~~adopted infrastructure levied~~ charge ~~that may be levied~~ for a material change of use or building work for residential development is calculated as follows:

$$AIC_{R}LC_{R} = (\text{Sumsum of } (AC_{R} \times Q_{R}) \text{ for each defined use}) - DC$$

Where:

$AIC_{R}LC_{R}$ is the ~~adopted infrastructure levied~~ charge ~~that may be levied~~ 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 8.3 (Adopted charge rate).

Q_{R} is the residential quantity for each defined use.

DC is the ~~discount credit~~ stated in section 8.4 (~~Credit for existing uses or previous payments~~)(Discount).

- (3) An ~~adopted infrastructure levied~~ charge ~~that may be levied~~ for a material change of use or building work for non-residential development is calculated as follows:

$$AIC_{LC} = AIC_{NR}LC_{NR} + AIC_{SW}LC_{SW}$$

Where:

AIC_{LC} is the ~~adopted infrastructure levied~~ charge for the total development

$$AIC_{NR}LC_{NR} = (\text{Sum-sum of } (AC_{4} \times Q_{4}) \text{ for each defined use}) - D_{4}C_{4}$$

$$AIC_{SW}LC_{SW} = (AC_{SW} \times Q_{SW}) - D_{SW}C_{SW}$$

$AIC_{NR}LC_{NR}$ is the ~~adopted infrastructure levied~~ charge ~~that may be levied~~ 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..

$AIC_{SW}LC_{SW}$ is the ~~adopted infrastructure levied~~ charge ~~that may be levied~~ 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

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stated in section 8.3 (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 8.3 (Adopted charge rate) for the stormwater network.

Q_4 is the non-residential quantity for each defined use.

Q_{SW} is the impervious area of the development.

D_4C_4 is the ~~discount credit~~ stated in section 8.4 (~~Credit for existing uses or previous payments~~)(Discount) for the transport, public parks and land for community facilities, water supply and sewerage networks.

$D_{SW}C_{SW}$ is the ~~discount credit~~ stated in section 8.4 (~~Credit for existing uses or previous payments~~)(Discount) for the stormwater network.

~~(4) The adopted infrastructure charge calculated in sub-sections (1), (2) and (3) above is the resulting net adopted infrastructure charge applicable to the development.~~

~~The apportionment of the resulting net adopted infrastructure charge to each network is undertaken individually for each network by applying the network allocations to the new development and the discount for existing lawful development to obtain the net amount relevant to that network. Where this results in a negative network amount, the charge for that network is set at zero with the negative amount applied proportionally (as appropriate) to the other remaining networks.~~

8.3 Adopted charge rate

The adopted charge rate for:

- (a) reconfiguring a lot, is the amount stated for Residential (3 or more bedroom dwelling unit) in Table 13.1 (Schedule of adopted charges);
- (b) a material change of use or building work for:
 - (i) residential development, is stated in Table 13.1 (Schedule of adopted charges);
 - (ii) non-residential development other than specialised uses, is stated in Table 13.1 (Schedule of adopted charges), which comprises the following:
 - (A) the adopted charge rate for the transport, public parks and land for community facilities, water and sewerage networks in column 4; and
 - (B) the adopted charge rate for the stormwater network in column 5;
 - (iii) non-residential development being specialised 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 the Council and the distributor-

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retailer based on an assessment of use and demand; and

- (B) the adopted charge rate for the stormwater network in column 5.

8.4 DiscountCredit for existing uses or previous payments

(1) The discount-credit for the premises is an amount which is the greater of the following:

- (a) the amount of an adopted infrastructure charge previously paid for the development of the premises;
- (b) 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) for the lawful use;
 - (ii) non-residential development other than specialised uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges) for the lawful use;
 - (iii) non-residential development being specialised uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by ~~the~~ Council and the distributor-retailer;
- (c) where the premises is not subject to an existing lawful use:
 - (i) for a residential development or rural lot, the amount applicable for a residential lot stated for Residential (3 or more bedroom dwelling unit) in Table 13.1 (Schedule of adopted charges) applicable to a single residential lot⁴;
 - (ii) for non-residential development other types of lots, no discount-credit applies;
- (d) 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) for the lawful use;
 - (ii) non-residential development other than specialised uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges) for the lawful use;
 - (iii) non-residential development being specialised uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by Council and the distributor-retailer;

⁴ To qualify for a credit a residential or rural lot must 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.

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~~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.~~

- (e) ~~Any additional credit determined under section 8.5 (Additional credit for past contribution or charge)~~

8.5 Additional ~~discount-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 ~~Discount-Credit~~ applied under section 8.4 (~~Discount~~) an "additional ~~discount-credit~~" against the adopted charge for the particular network will be recognised.

The amount of the ~~discount-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 ~~discount-credit~~ applied under section 8.4 (~~Discount~~).

The amount of the ~~discount-credit~~ will not be more than the adopted charge amount for that network. The onus remains with the applicant to provide full details and evidence of any payments of contributions and or charges under a previous charging regime.

9. Administration of adopted infrastructure charge

9.1 Purpose

Section 9 states how ~~an adopted infrastructure charge levied by the Council~~ ~~levied charge~~ is to be administered.

9.2 Subsidy for an adopted infrastructure charge

~~The Council's policy statement in respect of a subsidy for an adopted infrastructure levied charge is stated in Policy Statement - Infrastructure Contributions (Charges) Rebates for Eligible Community Organisations in effect at the time of the resolution levying of a charge.~~

9.3 Time of payment of an adopted infrastructure ~~levied~~ charge

An ~~adopted infrastructure levied~~ charge is payable at the following time:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment ~~— before the Council Council approves the plan of subdivision for the reconfiguration;~~⁵
- (b) ~~— if the charge applies to building work that is assessable development or development requiring compliance assessment — ; before the time specified for the giving of the following:~~

⁵ See section 64(4)(3)(a) (~~When adopted infrastructure charges are payable~~) of the Sustainable Planning Act 2009.

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- (i) ~~the sooner of a final inspection certificate for a single detached class 1a building or a class 10 building/structure, or occupancy of the building/structure;~~
- (ii) ~~a certificate of classification for a building or structure of another class before the certificate of classification or final inspection certificate for the building work is given;~~⁶
- (c) if the charge applies to a material change of use ~~_~~ before the change of use happens;⁷
- (d) if paragraphs (a), (b) and (c) do not apply ~~_~~ on the day stated in the ~~adopted~~ infrastructure charges notice or negotiated ~~adopted~~ infrastructure charges notice.⁸

9.4 Alternatives to paying an ~~adopted infrastructure levied~~ charge

- (1) ~~The Council~~~~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 an ~~adopted infrastructure levied~~ charge.⁹
- (2) ~~The Council may, for development infrastructure that is land, give a notice in addition to or instead of an adopted infrastructure charges notice requiring the land to be given to the Council in fee simple (land dedication notice).~~¹⁰

9.5 Indexation of ~~adopted infrastructure charge~~ Automatic increase provision

The amount of the ~~adopted infrastructure levied~~ charge is to be indexed in accordance with relevant legislation from the date of the notice to the date of payment.

The ~~adopted levied~~ charge is first calculated at the ~~based~~ date of 1 July ~~2011~~ ~~2014~~ (March 2014 CPI) and indexed to the date of issue and ~~is~~ subject to further indexation until the date of payment. Indexation is applied using variations in the Consumer Price Index at the times applicable. The indexed ~~levied~~ charge amount is limited to the "maximum amount" possible to be issued under the State Planning Regulatory Provision (~~adopted charges~~) State planning regulatory provision.

10. Allocation of ~~adopted infrastructure adopted~~ charge

10.1 Purpose

Section 10 states how the ~~adopted infrastructure adopted~~ charge of the ~~Council~~~~Council~~ and the distributor-retailer is to be allocated to a trunk

⁶ See section 648H(3)(b) (When adopted infrastructure charges are payable) of the Sustainable Planning Act 2009.

⁷ See section 648H(3)(c) (When adopted infrastructure charges are payable) of the Sustainable Planning Act 2009.

⁸ See section 648H(3)(d) (When adopted infrastructure charges are payable) of the Sustainable Planning Act 2009.

⁹ See section 648K-639 (Agreements about, and alternatives to, paying an adopted infrastructure charge) of the Sustainable Planning Act 2009.

¹⁰ See section 648K (Agreements about, and alternatives to, paying an adopted infrastructure charge) of the Sustainable Planning Act 2009.

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~~infrastructure network for the purpose of determining an offset and refund in accordance with the breakup agreement.~~

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

- (1) ~~(4)~~—The proportion of an ~~adopted infrastructure~~adopted charge to be allocated to ~~the Council~~Council and the distributor-retailer ~~is in accordance with the breakup agreement.~~ The charges breakup is stated in Table 10.1 (Allocation of ~~adopted infrastructure~~the adopted charge to ~~the Council~~Council and the distributor-retailer). For non-residential development, this proportion of the ~~adopted~~adopted charge excludes the stormwater ~~network component of the charge~~ which is ~~calculated separately and allocated wholly~~100% to Council.
- (2) ~~The charges breakup means the proportion of the maximum adopted charges (s627 SPA). Therefore, where the adopted charge rate in Table 13.1 is less than the maximum adopted charge (SPRP) Council receives the difference after the distributor –retailer’s proportion is calculated.~~
- (3) ~~Where the adopted 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.~~

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~~(2) — However where development is not connected to the water and sewerage networks, the adopted infrastructure charge is to be allocated 100% to the Council.~~

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

<u>Column 1</u>	<u>Column 2</u>	
<u>Charge Category</u>	<u>Allocation of adopted infrastructure charge between council and the distributor-retailer</u>	
<u>Charge Category</u>	<u>SCRC %</u>	<u>Distributor-retailer %</u>
<u>Residential and non-residential development not otherwise specified below</u>	<u>54</u>	<u>46</u>
<u>Commercial</u>	<u>84</u>	<u>16</u>
<u>Industry</u>	<u>64</u>	<u>36</u>

Note: For non-residential development, the adopted infrastructure charge allocation excludes the stormwater charge which is allocated 100% to Council.

10.3 Allocation of Council's proportion adopted infrastructure charge to trunk infrastructure networks

The proportion of an adopted infrastructure charge to be allocated to a trunk infrastructure network for:

(a) distributor-retailer trunk infrastructure, is stated in column 3 in Table 10.2 (Allocation of adopted infrastructure charge to trunk infrastructure networks);

(b) Council's trunk infrastructure networks, is are stated in column 4-2 in Table 10.2 (Allocation of Council's proportion of the adopted infrastructure charge to trunk infrastructure networks). Sport and recreation uses are exempt from "Public parks and land for community facilities" proportion of the adopted charge.)

Table 10.2 Allocation of Council's proportion of the adopted infrastructure 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	40	50	10
Reconfiguring a lot to create non-residential lots	85	15	0
Non-residential development for: (a) material change of use; or (b) building work.	85	15	Calculated Separately

Column 1	Column 2	Column 3		Column 4		
Adopted charge	Trunk infrastructure networks to which an adopted charge applies	Allocation of distributor-retailer's proportion of adopted infrastructure charge to trunk infrastructure networks		Allocation of Council's proportion of adopted infrastructure charge to trunk infrastructure networks		
		Water supply (%)	Sewerage (%)	Transport (%)	Public parks and land for community facilities (%)	Stormwater (%)
Adopted charge for	All Networks	40	60	40	60	10
	No Sewerage	100	N/A	40	60	10



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residential development; (a) reconfiguring a lot; or (b) a material change of use or building work	No-Water Supply & No Sewerage	N/A	N/A	40	50	10
Adopted charge for non-residential development for (a) reconfiguring a lot	All Networks	40	60	85	15	N/A
	No-Sewerage	100	N/A	85	15	N/A
	No-Water Supply & No Sewerage	N/A	N/A	85	15	N/A
Adopted charge for non-residential development for (b) a material change of use or building work	All Networks	40	60	85	15	Calculated Separately 100% to Council
	No-Sewerage	100	N/A	85	15	
	No-Water Supply & No Sewerage	N/A	N/A	85	15	
Adopted charge for non-residential development for (c) being specialised uses or other development	As determined by the Council and the distributor-retailer.					Calculated Separately 100% to Council

Part 4 **Offset and refund for Council trunk infrastructure**
Establishment cost for offsets or refunds

11. Infrastructure offset
Establishment Cost

11.1 Purpose

Section 11 states the Council's policy for an infrastructure offset for a trunk infrastructure contribution 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

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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.

11.2 — Application of section

Section 11 applies where for a development, the Council has for a trunk infrastructure network:

(a) required the following (**trunk infrastructure contribution**):

- (i) the supply of land and/or work for trunk infrastructure in a condition of a development approval under section 648 (Conditions Councils may impose for necessary trunk infrastructure) of the Sustainable Planning Act 2009;
- (ii) the giving of part of the land the subject of a development application or request for compliance assessment in a notice given under section 648K(3) (Agreements about, and alternatives to, paying adopted infrastructure charge) of the Sustainable Planning Act 2009 (**land dedication notice**); and

(b) levied an adopted infrastructure charge in an adopted infrastructure charges notice or a negotiated adopted infrastructure charges notice for the same premises under section 648F (Adopted infrastructure charges notice) of the Sustainable Planning Act 2009.

11.3 — Claim for an infrastructure offset

(1) The person bound to provide the trunk infrastructure contribution and the adopted infrastructure charge for the development under the Sustainable Planning Act 2009 (**claimant**) may give a notice in the prescribed form to the Council which states the following:

- (a) that the claimant proposes to supply the trunk infrastructure contribution;
- (b) that the claimant seeks an offset for the supply of the trunk infrastructure contribution against an adopted infrastructure charge (**infrastructure offset**);
- (c) the claimant's estimate of the following:
 - (i) the planned estimate of the trunk infrastructure land contribution;
 - (ii) the planned or pre-market estimate of the trunk infrastructure works contribution;
 - (iii) the value of the infrastructure offset for the trunk infrastructure contribution.

(2) The Council is to give a notice in the prescribed form to the claimant which states the following:

- (a) whether an infrastructure offset is applicable or not;
- (b) if an infrastructure offset is not applicable, the reason;
- (c) if an infrastructure offset is applicable, the value of the infrastructure offset.

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11.411.3 **Recalculation of an infrastructure offset establishment cost for works**

- (1) The value of an infrastructure offset for the trunk infrastructure contribution which is:
- (a) land, is the planned estimate of the land; and
 - (b) work, is either of the following:
 - (i) the planned estimate of the work (where agreed by both parties);
 - or
 - (ii) the pre-market estimate of the work.
- (2) The planned estimate of land or work for the trunk infrastructure contribution is the value of the establishment cost of the trunk infrastructure contribution item stated in the schedule of works which is calculated having regard to the following:
- (a) if the trunk infrastructure contribution is for the whole of an item of trunk infrastructure—the establishment cost of the trunk infrastructure in the schedule of works for trunk infrastructure;
 - (b) if the trunk infrastructure contribution is for part of an item of trunk infrastructure in the schedule of works for trunk infrastructure—the proportion of the establishment cost of the trunk infrastructure in the schedule of works for trunk infrastructure applicable to the trunk infrastructure contribution having regard to the methodology used by the Council for the calculation of the establishment cost in the schedule of works for trunk infrastructure;
 - (c) if the trunk infrastructure is not in the schedule of works for trunk infrastructure but the Council has determined that the land or work delivers the same desired standard of service to the trunk infrastructure in the schedule of works for trunk infrastructure—the methodology specified by the Council for the calculation of the establishment cost in the schedule of works for trunk infrastructure.
- (3) Where a notice is given by an applicant under s. 657 of SPA 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.
- (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;

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(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 ~~the Council~~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 ~~claimant~~applicant:

- (i) must undertake a tender process in accordance with ~~the Council~~Council's Procurement Policy for any work contribution which is eligible for an Infrastructure Offset under this document;
- (ii) must give ~~the Council~~Council a Notice which states the ~~claimant's~~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 ~~claimant's~~applicant's preferred tenderer;
 - D. the ~~claimant's~~applicant's reason for the preferred tenderer;
 - E. a copy of the proposed Work Contract issued by the ~~claimant's~~applicant's preferred tenderer;
 - F. detailed plans and specifications showing the extent of the Work Contribution eligible for an Infrastructure Offset;
 - G. the ~~claimant's~~applicant's calculation of the cost providing a Works Contribution to which an Infrastructure Offset applies;
 - H. the total of the ~~claimant's~~applicant's calculation of the Pre-Market Estimate.

~~(4) The Council is to calculate the amount of the value of the infrastructure offset by indexing the value of the infrastructure offset in accordance with the consumer price index from the date of the notice given under section 11.3(2) (Claim for an infrastructure offset) to the date that the infrastructure offset is to be offset against an infrastructure charge.~~

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:~~

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- (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 it's 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.

11.5 — Application of an infrastructure offset

~~The Council is to offset the amount of the value of an infrastructure offset against an adopted infrastructure charge for the trunk infrastructure network to which the trunk infrastructure contribution relates if the trunk infrastructure contribution is supplied for the development by the claimant in accordance with the applicable development approval and land dedication notice.~~

12. Refund of an unused infrastructure offset Conversion applications

12.1 Purpose

~~Section 12 states the Council's and the distributor-retailer's policy for a refund of an unused infrastructure offset for a trunk infrastructure contribution criteria for consideration of conversion applications for non-trunk to trunk infrastructure.~~

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12.2 Application of section

Section 12 applies where:

- (a) ~~the development to which the trunk infrastructure contribution relates has been lawfully completed~~A condition of a development approval under S665 of SPA requires non-trunk infrastructure to be provided; and
- (b) ~~the trunk infrastructure contribution is planned under this document to service the development of other premises (serviced premise)~~The applicant considers that the non-trunk infrastructure should be identified as trunk infrastructure and therefore eligible for offsets and refunds;
- (c) ~~the amount of the value of an infrastructure offset has not been fully offset against an adopted infrastructure charge for the trunk infrastructure network to which the trunk infrastructure contribution relates under section 11.5 (Application of an infrastructure offset) (unused infrastructure offset).~~

12.3 Claim for a refund Conversion criteria

- (1) ~~(1) The claimant may give a notice in the prescribed form to the Council which states the following~~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) ~~(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 section 665 of SPA; 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~~that the development to which a trunk infrastructure contribution relates has been lawfully completed;

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- (b) that the claimant seeks a refund of the unused infrastructure offset;
- (c) the claimant's estimate of the unused infrastructure offset.
- (2) The Council is to give a notice in the prescribed form to the claimant which states the following:
 - (a) whether an unused infrastructure offset is applicable or not;
 - (b) if an unused infrastructure offset is not applicable, the reason;
 - (c) if an unused infrastructure offset is applicable, the value of the unused infrastructure offset.

Entitlement to a refund

- (1) The claimant is only entitled to a refund from the Council under an infrastructure agreement prepared by the Council at the cost of the claimant.
- (2) The refund is to accord with the following terms unless otherwise agreed in the infrastructure agreement:
 - (a) the refund is to be paid from the prescribed amount of an adopted infrastructure charge for the development of the serviced premises which is collected by the Council for a period of 5 years from the date of the notice under section 12.3(2) (Claim for a refund);
 - (b) the prescribed amount, is that portion of the adopted infrastructure charge allocated to the trunk infrastructure network of which the trunk infrastructure contribution forms part, which is equal to the proportion of the establishment cost of the trunk infrastructure contribution that can reasonably be apportioned to the serviced premises;
 - (c) the refund is not to exceed the value of the unused infrastructure offset.

Part 5 **Schedule of adopted charges, maps, works, plans for trunk infrastructure and future development assumptions**

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.

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13.2 Table 13.1 Schedule of Adopted Charges

Table 13.1 (Schedule of adopted charges) states the following:

- (a) the ~~development class~~ charge category for a defined use under an applicable local planning instrument;
- (b) the adopted charge rate for:
 - ~~(i) the transport, public parks and land for community facilities, stormwater and water supply and sewerage networks;~~
 - ~~(ii) the stormwater network;~~
- ~~(c) where connection to the water supply or sewerage networks is not provided, Table 13.1 (Schedule of adopted charges) the adopted charge in Column 4 is reduced by 20% for each network not provided.~~

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Table 13.1 Schedule of adopted charges

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure <i>per:</i>	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	3 or more bedroom unit	\$27,000/\$28,000	-
			2 bedroom dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit	\$13,000/\$14,000	-
	Dwelling house	Residential	3 or more bedroom unit dwelling	\$27,000/\$28,000	-
			2 bedroom dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit	\$13,000/\$14,000	-
	Dwelling unit	Residential	3 or more bedroom unit	\$27,000/\$28,000	-
			2 bedroom dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit	\$13,000/\$14,000	-
	Dual occupancy	Residential	3 or more bedroom unit	\$27,000/\$28,000	-
			2 bedroom dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit	\$13,000/\$14,000	-
	Community residence	Accommodation (long term)	Suite (with 3 or more bedrooms) unit	\$27,000/\$28,000	-
			Suite (with 2 bedrooms) dwelling unit	\$19,500/\$20,000	-
			Suite (with 1 bedroom) dwelling unit	\$13,000/\$14,000	-
	Relocatable home park	Accommodation (long term)	3 or more bedroom relocatable dwelling site/bedroom unit	\$27,000/\$28,000	-
			2 bedroom relocatable dwelling site/dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit/relocatable dwelling site	\$13,000/\$14,000	-
	Retirement facility ^{Q1}	Accommodation (long term)	3 or more bedroom unit	\$27,000/\$28,000	-
			2 bedroom dwelling unit	\$19,500/\$20,000	-
			1 bedroom dwelling unit	\$13,000/\$14,000	-
	Rooming Accommodation	Accommodation (long term)	Suite (with 3 or more bedrooms)3-or-more bedroom unit	\$27,000/\$28,000	-
			Suite (with 2 bedrooms)2 bedroom dwelling unit	\$19,500/\$20,000	-
			Suite (with 1 bedroom)4 bedroom dwelling unit	\$13,000/\$14,000	-
Residential care facility ^{Q2}	Essential services	m ² GFA	\$140	\$10	
Multiple dwelling	Residential	3 or more bedroom unit	\$27,000/\$28,000	-	
		2 bedroom dwelling unit	\$19,500/\$20,000	-	
		1 bedroom dwelling unit	\$13,000/\$14,000	-	
Tourist park ^{Q3}	Accommodation (short term)	tent site or caravan site	\$6,500 per site, \$10,000 per 1 or 2 sites, or \$14,000 per 3 sites	-	
		tent site or caravan site	\$15,000 per 2 sites	-	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure <i>per:</i>	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					
	Resort complex	Accommodation (short term)	Cabin (1 or 2 bedrooms)	\$7,000	-	
			Cabin (3 or more bedrooms)	\$6,500/10,000	-	
			1 or 2 bedroom suite	\$10,000	-	
			3 or more bedroom suite	\$14,000	-	
		bedroom (that is not part of a suite)	\$6,500/7,000	-		
		Commercial retail (non-residential component)	m ² GFA	180	\$10	
		Entertainment (non-residential component)	m ² GFA	\$200	\$10	
		Nature-based tourism ¹¹	Accommodation (short term)	tent site or caravan site	\$10,000 per 1 or 2 sites, or \$6,500 per site, \$10,000 per 2 sites, or \$14,000 per 3 sites	-
				tent site or caravan site/cabin	\$14,000 per 3 sites/\$6,500	-
				Cabin (1 or 2 bedrooms)	\$7,000	-
	Cabin (3 or more bedrooms)			\$10,000	-	
	1 or 2 bedroom suite			\$10,000	-	
	Short-term accommodation	Accommodation (short term)	3 or more bedroom suite	\$14,000	-	
			bedroom (that is not part of a suite)	\$6,500/7,000	-	
			1 or 2 bedroom suite/bedroom	\$10,000/\$6,500	-	
Business	Bar	Entertainment	m ² GFA	\$200	\$10	
	Food and drink outlet	Commercial (retail)	m ² GFA	\$180	\$10	
	Function facility	Entertainment	m ² GFA	\$200	\$10	
	Hotel	Entertainment	m ² GFA	\$200	\$10	
	Nightclub entertainment facility	Entertainment	m ² GFA	\$200	\$10	
	Theatre	Entertainment	m ² GFA	\$200	\$10	
	Tourist attraction	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.			
	Adult store	Commercial (retail)	m ² GFA	\$180	\$10	
	Agricultural supplies store	Commercial (bulk goods)	m ² GFA	\$140	\$10	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure REF:	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				
	Garden centre	Commercial (bulk goods)	m2 GFA	\$140	\$10
	Hardware and trade supplies	Commercial (bulk goods)	m2 GFA	\$140	\$10
	Market	Minor uses	Nil	Nil	Nil
	Outdoor sales	Commercial (bulk goods)	m2 GFA	\$140	\$10
	Service station	Commercial (retail)	m2 GFA	\$180	\$10
	Shop	Commercial (retail)	m2 GFA	\$180	\$10
	Shopping centre	Commercial (retail)	m2 GFA	\$180	\$10
	Showroom	Commercial (bulk goods)	m2 GFA	\$140	\$10
	Car wash	Industry	m2 GFA	\$50	\$10
	Home based business	Minor uses	Nil	Nil	Nil
	Funeral parlour	Places of assembly	m2 GFA	\$70	\$10
	Health care services	Essential services	m2 GFA	\$140	\$10
	Office	Commercial (office)	m2 GFA	\$140	\$10
	Sales office	Commercial (office)	m2 GFA	\$140	\$10
	Veterinary services	Essential services	m2 GFA	\$140	\$10
Industrial	Extractive industry	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	High impact industry	High impact industry	m2 GFA	\$70	\$10
	Low impact industry	Industry	m2 GFA	\$50	\$10
	Marine industry	Industry	m2 GFA	\$50	\$10
	Medium impact industry	Industry	m2 GFA	\$50	\$10
	Research and technology industry	Industry	m2 GFA	\$50	\$10
	Service industry	Industry	m2 GFA	\$50	\$10
	Special industry	High impact industry	m2 GFA	\$70	\$10
	Bulk landscape supplies	Commercial (bulk goods)	m2 GFA	\$140	\$10
	Transport depot	Industry	m2 GFA	\$50	\$10
Warehouse	Industry	m2 GFA	\$50	\$10	
Community	Cemetery	Minor uses	Nil	Nil	Nil
	Child care centre	Educational Facility	m2 GFA	\$140	\$10
	Community care centre	Essential services	m2 GFA	\$140	\$10
	Community use	Places of assembly	m2 GFA	\$70	\$10
	Crematorium	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the		

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure <i>ref:</i>	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				
			charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	Educational establishment	Educational Facility	m2 GFA	\$140	\$10
	Emergency services	Essential services	m2 GFA	\$140	\$10
	Hospital	Essential services	m2 GFA	\$140	\$10
	Place of worship	Places of assembly	m2 GFA	\$70	\$10
	Club	Places of assembly	m2 GFA	\$70	\$10
Sport and recreation	Indoor sport and recreation ²¹	Indoor sport and recreational facility	m2 GFA	\$200-150 non-court areas, \$20 court areas	\$10
	Major sport, recreation and entertainment facility ²²	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	Motor sport facility ²³	Specialised uses			
	Outdoor sport and recreation ²⁴	Specialised uses			
	Park	Minor uses	NI	NI	NI
Rural Activity	Animal husbandry	Low impact rural	NI	NI	NI
	Animal keeping	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	Aquaculture	High impact rural	m2 GFA	\$20	-
	Intensive animal industry	High impact rural	m2 GFA	\$20	-
	Roadside stall	Minor uses	NI	NI	NI
	Rural industry	Industry	m2 GFA	\$50	\$10
	Rural workers accommodation	Accommodation (short term)	bedroom	\$8,500/\$7,000	-
	Cropping	Low impact rural	NI	NI	NI
	Intensive horticulture	High impact rural	m2 GFA	\$20	-
	Permanent Plantation	Low impact rural	NI	NI	NI
Wholesale nursery	High impact rural	m2 GFA	\$20	-	
Winery	High impact rural	m2 GFA	\$20	-	
Other	Air services	Specialised uses	NI for Council proportion of the charge. For Unitywater proportion of the charge, the maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Unitywater determines should apply for the use at the time of assessment.		
	Environment Facility	Minor uses	NI	NI	NI
	Major electricity infrastructure	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	Parking station	Specialised uses			
	Port services	Specialised uses			
	Renewable energy facility	Specialised uses			
Substation	Minor uses	NI	NI	NI	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure REF:	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				
	Telecommunications facility	Minor uses	NI	NI	NI
	Utility installation	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
Development under Maroochy Plan 2000					
Residential	Accommodation Building	Short term accommodation	room	\$6,500\$7,000	-
	Bed and Breakfast	Short term accommodation	room	\$6,500\$7,000	-
	Caravan Park ⁽¹⁾	Short term accommodation	cabin/caravan/camping site	\$6,500\$7,000	-
	Caravan Park (Relocatable home park)	Long term accommodation	3 or more bedroom dwelling unit	\$27,000\$28,000	-
	Caravan Park (Relocatable home park)	Long term accommodation	2 bedroom dwelling unit	\$19,500\$20,000	-
			1 bedroom dwelling unit	\$13,000\$14,000	-
	Caretakers Residence	Residential	3 or more bedroom dwelling unit	\$27,000\$28,000	-
			2 bedroom dwelling unit	\$19,500\$20,000	-
			1 bedroom dwelling unit	\$13,000\$14,000	-
	Detached House (residential lot)	Residential	3 or more bedroom dwelling unit	\$27,000\$28,000	-
	Display Home	Residential	3 or more bedroom dwelling unit	\$27,000\$28,000	-
	Dual Occupancy	Residential	3 or more bedroom dwelling unit	\$27,000\$28,000	-
			2 bedroom dwelling unit	\$19,500\$20,000	-
			1 bedroom dwelling unit	\$13,000\$14,000	-
	Home-Based Business	Minor uses	NI	NI	NI
	Institutional Residence	Long term accommodation	3 or more bedroom dwelling unit	\$27,000\$28,000	-
			2 bedroom dwelling unit	\$19,500\$20,000	-
			1 bedroom dwelling unit	\$13,000\$14,000	-
	Integrated Tourist Facility	Short term accommodation	room	\$6,500\$7,000	-
	Motel (includes hotel accommodation)	Short term accommodation	room	\$6,500\$7,000	-
Multiple Dwelling Units	Residential	3 or more bedroom dwelling unit	\$27,000\$28,000	-	
		2 bedroom dwelling unit	\$19,500\$20,000	-	
		1 bedroom dwelling unit	\$13,000\$14,000	-	
Residential Care facility ⁽²⁴⁾	Essential services ⁽²⁴⁾	m ² GFA	\$140	\$10	
Retirement Village ⁽²⁴⁾	Long term accommodation ⁽⁴⁹⁾	3 or more bedroom dwelling unit	\$27,000\$28,000	-	
		2 bedroom dwelling unit	\$19,500\$20,000	-	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure <i>Def:</i>	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	\$13,000 \$14,000	-
Rural	Agriculture, Animal Keeping, Animal Husbandry, Forestry, Roadside stall, Stables	Low impact rural	Ni	Ni	Ni
	Aquaculture, Intensive Animal Husbandry, Intensive Horticulture, Wholesale Nursery	High impact rural	m ² GFA	\$20	Ni
	Rural Service Industry	Low impact rural	Ni	Ni	Ni
	Winery	High impact rural	m ² GFA	\$20	Ni
Commercial	Adult Product Shop	Commercial (retail)	m ² GFA	\$180	\$10
	Art & Craft Centre	Commercial (retail)	m ² GFA	\$180	\$10
	Convenience Restaurant	Commercial (retail)	m ² GFA	\$180	\$10
	Fast Food Store	Commercial (retail)	m ² GFA	\$180	\$10
	Funeral Parlour	Assembly	m ² GFA	\$70	\$10
	Garden Centre	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Hotel (excluding hotel accommodation)	Entertainment	m ² GFA	\$200	\$10
	Market	Minor uses	NA	NA	NA
	Medical Centre	Essential services	m ² GFA	\$140	\$10
	Office	Commercial (office)	m ² GFA	\$140	\$10
	Restaurant	Commercial (retail)	m ² GFA	\$180	\$10
	Shop (including General Store)	Commercial (retail)	m ² GFA	\$180	\$10
	Shopping Complex	Commercial (retail)	m ² GFA	\$180	\$10
	Showroom	Commercial (bulk goods)	m ² GFA	\$140	\$10
Veterinary Clinic	Essential services	m ² GFA	\$140	\$10	
Industrial	Car Washing Station	Industry	m ² GFA	\$50	\$10
	Environmentally Assessable Industry	High impact industry	m ² GFA	\$70	\$10
	Extractive Industry	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	General Industry	Industry	m ² GFA	\$50	\$10
	Landscape Supplies	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Light Industry - Laundromat	Industry	m ² GFA	\$50	\$10
	Light Industry - Hot bread kitchen/retail bakery	Industry	m ² GFA	\$50	\$10
Light Industry - All other uses	Industry	m ² GFA	\$50	\$10	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure REF:	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				
	Sales or Hire Yard	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Service Station	Commercial (retail)	m ² GFA	\$180	\$10
	Storage Yard	Industry	m ² GFA	\$50	\$10
	Transport Station	Industry	m ² GFA	\$50	\$10
	Vehicle Depot	Industry	m ² GFA	\$50	\$10
	Vehicle Repair Workshop	Industry	m ² GFA	\$50	\$10
	Warehouse	Industry	m ² GFA	\$50	\$10
Other	Child Care Centre	Education	m ² GFA	\$140	\$10
	Local Utility	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	Major Utility	Specialised uses			
	Telecommunications Facility	Minor uses	Nil	Nil	Nil
	Cemetery	Minor uses	Nil	Nil	Nil
	Church	Assembly	m ² GFA	\$70	\$10
	Community Meeting Hall	Assembly	m ² GFA	\$70	\$10
	Crematorium	Assembly	m ² GFA	\$70	\$10
	Educational Establishment	Education	m ² GFA	\$140	\$10
	Emergency Services	Essential services	m ² GFA	\$140	\$10
	Hospital	Essential services	m ² GFA	\$140	\$10
	Amusement Centres	Entertainment	m ² GFA	\$200	\$10
	Gyms ⁽²³⁾	Indoor sport & recreation facility ⁽²³⁾	m ² GFA	\$140-150 (excluding court area) \$20 (court areas)	\$10
	Indoor Sports Centre ⁽²³⁾	Indoor sport & recreation facility ⁽²³⁾	m ² GFA	\$140-150 (excluding court area) \$20 (court areas)	\$10
	Licensed Club	Entertainment	m ² GFA	\$200	\$10
	Unlicensed Club	Assembly	m ² GFA	\$70	\$10
	Night Club	Entertainment	m ² GFA	\$200	\$10
Theatre / Cinema	Entertainment	m ² GFA	\$200	\$10	
Outdoor Recreation ⁽¹⁸⁾	Specialised uses ⁽²⁴⁾	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.			
Car Park	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.			
Air Services ⁽¹⁴⁾	Specialised uses	Nil for Council proportion of the charge. For Unitywater proportion of the charge, the maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Unitywater determines should apply for the use at the time of assessment.			

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure <i>ref:</i>	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 Caloundra City Plan 2004					
Residential	detached house	Residential	3 or more bedroom dwelling	\$27,000 \$28,000	-
	display dwelling	Residential	3 or more bedroom dwelling	\$27,000 \$28,000	-
	home-based business	Minor uses	Nil	Nil	Nil
	bed & breakfast	Short term accommodation	room	\$6,500 \$7,000	-
	duplex dwelling	Long term accommodation	3 or more bedroom dwelling unit	\$27,000 \$28,000	-
			2 bedroom dwelling unit	\$19,500 \$20,000	-
			1 bedroom dwelling unit	\$13,000 \$14,000	-
	multiple dwelling	Residential	3 or more bedroom dwelling unit	\$27,000 \$28,000	-
			2 bedroom dwelling unit	\$19,500 \$20,000	-
			1 bedroom dwelling unit	\$13,000 \$14,000	-
	caravan and relocatable home park - (cabins/caravans/camping site only) ⁽¹⁾	Short term accommodation	cabin/caravan/camping site	\$6,500 \$7,000	-
	caravan and relocatable home park (relocatable home park)	Long term accommodation	3 or more bedroom dwelling unit	\$27,000 \$28,000	-
			2 bedroom dwelling unit	\$19,500 \$20,000	-
			1 bedroom dwelling unit	\$13,000 \$14,000	-
	accommodation building	Short term accommodation	room	\$6,500 \$7,000	-
motel	Short term accommodation	room	\$6,500 \$7,000	-	
retirement community ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom dwelling unit	\$27,000 \$28,000	-	
		2 bedroom dwelling unit	\$19,500 \$20,000	-	
		1 bedroom dwelling unit	\$13,000 \$14,000	-	
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	\$20	Nil
	agriculture	Low impact rural	Nil	Nil	Nil
	rural service industry	Low impact rural	Nil	Nil	Nil
	rural holiday accommodation	Short term accommodation	room	\$6,500 \$7,000	-
	native forest harvesting	Low impact rural	Nil	Nil	Nil
	animal husbandry - high impact	High impact rural	m ² GFA	\$20	Nil

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure BEC:	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				
	stable	Low impact rural	NI	NI	NI
	rural produce stall	Low impact rural	NI	NI	NI
Business and commercial	funeral parlour	Assembly	m ² GFA	\$70	\$10
	veterinary surgery	Essential services	m ² GFA	\$140	\$10
	medical centre	Essential services	m ² GFA	\$140	\$10
	office	Commercial (office)	m ² GFA	\$140	\$10
	adult product shop	Commercial (retail)	m ² GFA	\$180	\$10
	garden centre	Commercial (bulk goods)	m ² GFA	\$140	\$10
	market	Minor uses	NI	NI	NI
	shop	Commercial (retail)	m ² GFA	\$180	\$10
	shopping complex	Commercial (retail)	m ² GFA	\$180	\$10
	art and craft centre	Commercial (retail)	m ² GFA	\$180	\$10
	restaurant	Commercial (retail)	m ² GFA	\$180	\$10
	hotel	Entertainment	m ² GFA	\$200	\$10
	function room	Entertainment	m ² GFA	\$200	\$10
	nightclub	Entertainment	m ² GFA	\$200	\$10
	Showroom	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Industrial	industry - general	Industry	m ² GFA	\$50
industry - local service		Industry	m ² GFA	\$50	\$10
warehouse		Industry	m ² GFA	\$50	\$10
vehicle repair centre		Industry	m ² GFA	\$50	\$10
outdoor sales or hire yard		Commercial (bulk goods)	m ² GFA	\$140	\$10
landscape supplies		Commercial (bulk goods)	m ² GFA	\$140	\$10
car wash		Industry	m ² GFA	\$50	\$10
extractive industry		Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
vehicle depot		Industry	m ² GFA	\$50	\$10
service station		Commercial (retail)	m ² GFA	\$180	\$10
salvage yard		Industry	m ² GFA	\$50	\$10
storage yard		Industry	m ² GFA	\$50	\$10
industry - high impact		High impact industry	m ² GFA	\$70	\$10
Community	emergency service	Essential services	m ² GFA	\$140	\$10
	place of worship	Assembly	m ² GFA	\$70	\$10
	cemetery	Minor uses	NI	NI	NI
	community centre	Assembly	m ² GFA	\$70	\$10

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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				
	child care centre	Education	m ² GFA	\$140	\$10
	education establishment	Education	m ² GFA	\$140	\$10
	hospital	Essential services	m ² GFA	\$140	\$10
Other	car park	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	marina	Specialised uses			
	telecommunication tower	Minor uses	Nil	Nil	Nil
	camping grounds	Short term accommodation	cabin/caravan/camping site	\$6,500 \$7,000	NA
	major utility	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	local utility	Specialised uses	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		
	air services ⁽⁵⁴⁾	Specialised uses	Nil for Council proportion of the charge. For Unitywater proportion of the charge, the maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Unitywater determines should apply for the use at the time of assessment.		
Sport and Recreation	indoor sport, recreation and entertainment ⁽³⁾	Indoor sport & recreation facility ⁽³²⁾	m ² GFA	\$140-150 (excluding court areas) \$20 (court areas)	\$10
	park	Minor uses	Nil	Nil	Nil
	outdoor sport, recreation and entertainment ⁽³⁾	Specialised uses ⁽³²⁾	The maximum adopted charge is the charge (in column 4 & 5) for the charge category (in column 2) that Council determines should apply for the use at the time of assessment.		

Note:

- (1) ~~Where connection to the water supply or sewerage networks is not provided, Table 13.1 Column 4 adopted charges is reduced by 20% for each network not provided.~~(2) For short-term accommodation the total charge shall not exceed the maximum calculated in accordance with Column 3, in Schedule 1 – ~~Adopted infrastructure charges schedule of the State Planning Regulatory Provision (adopted charges)~~
- (12) For short-term accommodation the total charge shall not exceed the maximum calculated in accordance with Column 3, in Schedule 1 – ~~Adopted infrastructure charges schedule of the State Planning Regulatory Provision (adopted charges)~~~~State planning regulatory provision~~
- (32) Sport and recreation uses are exempt from "Public parks and land for community facilities" proportion of the adopted charge.
- (43) For Retirement and residential care developments, the net charge payable for Council "Road" and "Parks" networks is reduced to 70% of the standard calculated charge apportioned to those networks.
- (54) Refer to the definition in Section 1.6 (1).

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SCHEDULE OF MAPS

The maps defining the Priority Infrastructure Areas are detailed in the Priority Infrastructure Plan for the specified Local Government Planning Scheme/s.

SCHEDULE OF WORKS FOR TRUNK INFRASTRUCTURE

The schedule of works for trunk infrastructure are detailed in the Priority Infrastructure Plan for the specified Local Government Planning Scheme/s.

SCHEDULE OF TRUNK INFRASTRUCTURE PLANS

The plans for trunk infrastructure are detailed in the Priority Infrastructure Plan for the specified Local Government Planning Scheme/s.

SCHEDULE OF FUTURE DEVELOPMENT ASSUMPTIONS

Future development assumptions

(1) — The future development assumptions are detailed in the Priority Infrastructure Plan for the specified Local Government Planning Scheme/s.



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