



## Sunshine Coast Regional Council Infrastructure Charges Resolution (No. 6) 2014

Commenced xx/xx/xxxx



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**Sunshine Coast Regional Council**  
**Infrastructure Charges Resolution (No. 6) 2014**

**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. 6) 2014*.

**1.2 Sustainable Planning Act 2009**

- (1) The resolution is made under s. 630 of the *Sustainable Planning Act 2009*.
- (2) The resolution is to be read in conjunction with the following:
  - (a) the 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 from the xx/xx/xxxx.

**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) 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.

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## 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 8.3 (Adopted charge rate).

***air services*** means the use of premises at Sunshine Coast Airport and Caloundra 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
- (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 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



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- (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.

**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.

**credit** means the amount the adopted charge is reduced by taking into account the existing uses on the site or previous payments as calculated in section 8.4 (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.

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**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.

**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 infrastructure plan (LGIP)** means the local government infrastructure plan for the specified local government planning scheme/s as required by Section 627 & 982 of SPA.

**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.

**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.

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

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

**SPA** means the *Sustainable Planning Act 2009*

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

**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;



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- (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.

- (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.<sup>3</sup>

## 2. Application of the adopted infrastructure charge

### 2.1 Purpose

Section 2 states the following:

- (a) that the State planning regulatory provision 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 development classes under the State planning regulatory provision.

### 2.2 Effect of the State planning regulatory provision in the local government area

The State planning regulatory provision 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;

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<sup>3</sup> 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) 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 charge category stated in column 2 of Table 13.1 (Schedule of adopted charges).
- (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 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:

- (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 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 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 the LGIP.

## 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 for the specified local government planning scheme.

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## **Part 2 Trunk infrastructure networks**

### **5. Trunk infrastructure plans**

#### **5.1 Purpose**

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 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 8 Subdivision 3 of the *Sustainable Planning Act 2009* for the transport, community purposes 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 levied charge

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

$$LC_{RdL} = (AC_{RdL} \times Q_{RdL}) - C$$

Where:

$LC_{RdL}$  is the levied charge for reconfiguring a lot.

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

$Q_{RdL}$  is the total no of lots.

$C$  is the credit stated in section 8.4 (Credit for existing uses or previous payments).

Note:

- (a) for residential lot reconfiguration, the levied charge is apportioned across all networks;
  - (b) for non-residential lot reconfiguration, the levied charge apportionment excludes the stormwater charge component.
- (2) A levied charge for a material change of use or building work for residential development is calculated as follows:

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

Where:

$LC_R$  is the levied 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 8.3 (Adopted charge rate).

$Q_R$  is the residential quantity for each defined use.

$C$  is the credit stated in section 8.4 (Credit for existing uses or previous payments).

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

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

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Where:

LC is the levied charge for the total development

$LC_{NR} = (\text{sum of } (AC_4 \times Q_4) \text{ for each defined use}) - C_4$

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

$LC_{NR}$  is the levied 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..

$LC_{SW}$  is the levied 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 8.3 (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.

$C_4$  is the credit stated in section 8.4 (Credit for existing uses or previous payments) for the transport, public parks and land for community facilities, water supply and sewerage networks.

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

**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) 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 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 Credit for existing uses or previous payments

- (1) The 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 Council and the distributor-retailer;
  - (c) where the premises is not subject to an existing lawful use:
    - (i) for a residential 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 lot<sup>4</sup>;
    - (ii) for other types of lots, no 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;

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.

<sup>4</sup> 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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- (e) Any additional credit determined under section 8.5 (Additional credit for past contribution or charge)

**8.5 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 8.4 an "additional credit" against the adopted charge for the particular network will be recognised.

The amount of the 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 8.4.

The amount of the 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 a levied charge is to be administered.

**9.2 Subsidy for an adopted infrastructure charge**

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

**9.3 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 or development requiring compliance assessment - before Council approves the plan of subdivision for the reconfiguration;<sup>5</sup>
- (b) if the charge applies to building work that is assessable development or development requiring compliance assessment - before the certificate of classification or final inspection certificate for the building work is given;<sup>6</sup>
- (c) if the charge applies to a material change of use - before the change of use happens;<sup>7</sup>
- (d) if paragraphs (a), (b) and (c) do not apply - on the day stated in the infrastructure charges notice or negotiated infrastructure charges notice.<sup>8</sup>

<sup>5</sup> See section 638(a) of the *Sustainable Planning Act 2009*.

<sup>6</sup> See section 638(b) of the *Sustainable Planning Act 2009*.

<sup>7</sup> See section 638(c) of the *Sustainable Planning Act 2009*.

<sup>8</sup> See section 638(d) of the *Sustainable Planning Act 2009*.

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**9.4 Alternative to paying a levied charge**

- (1) 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.<sup>9</sup>

**9.5 Automatic increase provision**

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

The levied charge is first calculated at the base date of 1 July 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 is limited to the "maximum amount" possible to be issued under the State planning regulatory provision.

**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 adopted 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 proportion of the adopted charge excludes the stormwater component of the charge which is allocated wholly 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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<sup>9</sup> See section 639 of the *Sustainable Planning Act 2009*.

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

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

**10.3 Allocation of Council's proportion to trunk infrastructure networks**

The proportion 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<br>Development Type   | Column 2<br>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:<br>(a) material change of use; or<br>(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. 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;
  - (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;

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- (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;
    - 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



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- 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 S665 of SPA 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 section 665 of SPA; and



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- (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.

#### **13.2 Table 13.1 Schedule of Adopted Charges**

Table 13.1 (Schedule of adopted charges) 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.

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**Table 13.1 Schedule of adopted charges**

| Column 1<br>Use under an applicable local planning instrument |  | Column 2<br>Charge Category | Column 3<br>Unit of measure per:            | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|--|-----------------------------|---|--|---|
| Use class   | Defined use                              |                             |   |  |   |
| <b>Development under Sunshine Coast Planning Scheme 2014</b>  |  |                             |   |  |   |
| Residential   | Caretaker's accommodation                | Residential                 | 3 or more bedroom unit                      | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit                     | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit                     | \$14,000   | -   |
|   | Dwelling house                           | Residential                 | 3 or more bedroom dwelling                  | \$28,000   | -   |
|   | Dwelling unit                            | Residential                 | 3 or more bedroom unit                      | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit                     | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit                     | \$14,000   | -   |
|   | Dual occupancy                           | Residential                 | 3 or more bedroom unit                      | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit                     | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit                     | \$14,000   | -   |
|   | Community residence                      | Accommodation (long term)   | Suite (with 3 or more bedrooms)             | \$28,000   | -   |
|   |  |                             | Suite (with 2 bedrooms)                     | \$20,000   | -   |
|   |  |                             | Suite (with 1 bedroom)                      | \$14,000   | -   |
|   | Relocatable home park                    | Accommodation (long term)   | 3 or more bedroom relocatable dwelling site | \$28,000   | -   |
|   |  |                             | 2 bedroom relocatable dwelling site         | \$20,000   | -   |
|   |  |                             | 1 bedroom relocatable dwelling site         | \$14,000   | -   |
|   | Retirement facility <sup>(2)</sup>       | Accommodation (long term)   | 3 or more bedroom unit                      | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit                     | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit                     | \$14,000   | -   |
|   | Rooming Accommodation                    | Accommodation (long term)   | Suite (with 3 or more bedrooms)             | \$28,000   | -   |
|   |  |                             | Suite (with 2 bedrooms)                     | \$20,000   | -   |
|   |  |                             | Suite (with 1 bedroom)                      | \$14,000   | -   |
|   | Residential care facility <sup>(3)</sup> | Essential services          | m <sup>2</sup> GFA                          | \$140  | \$10  |
|   | Multiple dwelling                        | Residential                 | 3 or more bedroom unit                      | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit                     | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit                     | \$14,000   | -   |
|   | Tourist park <sup>(1)</sup>              | Accommodation (short term)  | tent site or caravan site                   | \$10,000 per 1 or 2 sites                                | -   |
|   |  |                             | tent site or caravan site                   | \$14,000 per 3 sites                                     | -   |
|   |  |                             | Cabin (1 or 2 bedrooms)                     | \$7,000  | -   |
|   |  |                             | Cabin (3 or more bedrooms)                  | \$10,000   | -   |
| Resort complex  | Accommodation (short term)               | 1 or 2 bedroom suite        | \$10,000                                    | -  |   |
|   |  | 3 or more bedroom suite     | \$14,000                                    | -  |   |

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| Column 1<br>Use under an applicable local planning instrument |                                     | Column 2<br>Charge Category                   | Column 3<br>Unit of measure per:   | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|-------------------------------------|---|--|--|---|
| Use class   | Defined use                         |   |  |  |   |
|   |                                     |   | bedroom (that is not part of a suite)  | \$7,000  | -   |
|   |                                     | Commercial retail (non-residential component) | m <sup>2</sup> GFA   | 180  | \$10  |
|   |                                     | Entertainment (non-residential component)     | m <sup>2</sup> GFA   | \$200  | \$10  |
|   | Nature-based tourism <sup>(1)</sup> | Accommodation (short term)                    | tent site or caravan site  | \$10,000 per 1 or 2 sites, or                            | -   |
|   |                                     |   | tent site or caravan site  | \$14,000 per 3 sites                                     | -   |
|   |                                     |   | Cabin (1 or 2 bedrooms)  | \$7,000  | -   |
|   |                                     |   | Cabin (3 or more bedrooms)   | \$10,000   | -   |
|   |                                     |   | 1 or 2 bedroom suite   | \$10,000   | -   |
|   |                                     |   | 3 or more bedroom suite  | \$14,000   | -   |
|   |                                     |   | bedroom (that is not part of a suite)  | \$7,000  | -   |
|   | Short-term accommodation            | Accommodation (short term)                    | 1 or 2 bedroom suite   | \$10,000   | -   |
|   |                                     |   | 3 or more bedroom suite  | \$14,000   | -   |
|   |                                     |   | bedroom (that is not part of a suite)  | \$7,000  | -   |
|   | Business                            | Bar   | Entertainment  | m <sup>2</sup> GFA                                       | \$200   |
| Food and drink outlet   |                                     | Commercial (retail)                           | m <sup>2</sup> GFA   | \$180  | \$10  |
| Function facility   |                                     | Entertainment                                 | m <sup>2</sup> GFA   | \$200  | \$10  |
| Hotel   |                                     | Entertainment                                 | m <sup>2</sup> GFA   | \$200  | \$10  |
| Nightclub entertainment facility                              |                                     | Entertainment                                 | m <sup>2</sup> GFA   | \$200  | \$10  |
| Theatre   |                                     | Entertainment                                 | m <sup>2</sup> 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 <sup>2</sup> GFA   | \$180  | \$10  |
| Agricultural supplies store                                   |                                     | Commercial (bulk goods)                       | m <sup>2</sup> GFA   | \$140  | \$10  |
| Garden centre   |                                     | Commercial (bulk goods)                       | m <sup>2</sup> GFA   | \$140  | \$10  |
| Hardware and trade supplies                                   |                                     | Commercial (bulk goods)                       | m <sup>2</sup> GFA   | \$140  | \$10  |
| Market  |                                     | Minor uses                                    | Nil  | Nil  | Nil   |
| Outdoor sales   |                                     | Commercial (bulk goods)                       | m <sup>2</sup> GFA   | \$140  | \$10  |

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| Column 1<br>Use under an applicable local planning instrument |                                  | Column 2<br>Charge Category | Column 3<br>Unit of measure per:   | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|----------------------------------|-----------------------------|--|--|---|
| Use class   | Defined use                      |                             |  |  |   |
|   | 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 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   |   |

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| Column 1<br>Use under an applicable local planning instrument |   | Column 2<br>Charge Category  | Column 3<br>Unit of measure per:  | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|---|--|---|--|---|
| Use class   | Defined use   |  |   |  |   |
| Sport and recreation  | Club  | Places of assembly   | m2 GFA  | \$70   | \$10  |
|   | Indoor sport and recreation <sup>(2)</sup>                        | Indoor sport and recreational facility   | m2 GFA  | \$150 non-court areas, \$20 court areas                  | \$10  |
|   | Major sport, recreation and entertainment facility <sup>(2)</sup> | 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 <sup>(2)</sup>                               | Specialised uses   |   |  |   |
|   | Outdoor sport and recreation <sup>(2)</sup>                       | Specialised uses   |   |  |   |
|   | Park  | Minor uses   | Nil   | Nil  | Nil   |
| Rural Activity  | Animal husbandry  | Low impact rural   | Nil   | Nil  | Nil   |
|   | 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   | Nil   | Nil  | Nil   |
|   | Rural industry  | Industry   | m2 GFA  | \$50   | \$10  |
|   | Rural workers accommodation                                       | Accommodation (short term)   | bedroom   | \$7,000  | -   |
|   | Cropping  | Low impact rural   | Nil   | Nil  | Nil   |
|   | Intensive horticulture  | High impact rural  | m2 GFA  | \$20   | -   |
|   | Permanent Plantation  | Low impact rural   | Nil   | Nil  | Nil   |
|   | Wholesale nursery   | High impact rural  | m2 GFA  | \$20   | -   |
| Winery  | High impact rural   | m2 GFA   | \$20  | -  |   |
| Other   | Air services  | Specialised uses   | Nil for Council proportion of the charge.<br>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   | Nil   | Nil  | Nil   |
|   | 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   | Nil   | Nil  | Nil   |
|   | Telecommunications facility                                       | Minor uses   | Nil   | Nil  | Nil   |
| 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. |   |  |   |
| <b>Development under Maroochy Plan 2000</b>                   |   |  |   |  |   |
| Residential   | Accommodation Building  | Short term accommodation   | room  | \$7,000  | -   |

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| Column 1<br>Use under an applicable local planning instrument |  | Column 2<br>Charge Category     | Column 3<br>Unit of measure per: | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|--|---------------------------------|----------------------------------|--|---|
| Use class   | Defined use  |                                 |                                  |  |   |
|   | Bed and Breakfast  | Short term accommodation        | room                             | \$7,000  | -   |
|   | Caravan Park <sup>(1)</sup>  | Short term accommodation        | cabin/caravan/camping site       | \$7,000  | -   |
|   | Caravan Park (Relocatable home park)   | Long term accommodation         | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                                 | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                                 | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | Caretakers Residence   | Residential                     | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                                 | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                                 | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | Detached House (residential lot)   | Residential                     | 3 or more bedroom dwelling       | \$28,000   | -   |
|   | Display Home   | Residential                     | 3 or more bedroom dwelling       | \$28,000   | -   |
|   | Dual Occupancy   | Residential                     | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                                 | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                                 | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | Home-Based Business  | Minor uses                      | Nil                              | Nil  | Nil   |
|   | Institutional Residence  | Long term accommodation         | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                                 | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                                 | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | Integrated Tourist Facility  | Short term accommodation        | room                             | \$7,000  | -   |
|   | Motel (includes hotel accommodation)   | Short term accommodation        | room                             | \$7,000  | -   |
|   | Multiple Dwelling Units  | Residential                     | 3 or more bedroom dwelling unit  | \$28,000   | -   |
| 2 bedroom dwelling unit                                       |  |                                 | \$20,000                         | -  |   |
| 1 bedroom dwelling unit                                       |  |                                 | \$14,000                         | -  |   |
| Residential Care facility <sup>(3)</sup>                      | Essential services   | m <sup>2</sup> GFA              | \$140                            | \$10   |   |
| Retirement Village <sup>(3)</sup>                             | Long term accommodation  | 3 or more bedroom dwelling unit | \$28,000                         | -  |   |
|   |  | 2 bedroom dwelling unit         | \$20,000                         | -  |   |
|   |  | 1 bedroom dwelling unit         | \$14,000                         | -  |   |
| 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 <sup>2</sup> GFA               | \$20   | Nil   |



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| Column 1<br>Use under an applicable local planning instrument |  | Column 2<br>Charge Category | Column 3<br>Unit of measure per:   | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|--|-----------------------------|--|--|---|
| Use class   | Defined use                                      |                             |  |  |   |
|   | Rural Service Industry                           | Low impact rural            | Nil  | Nil  | Nil   |
|   | Winery   | High impact rural           | m <sup>2</sup> GFA   | \$20   | Nil   |
| Commercial  | Adult Product Shop                               | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Art & Craft Centre                               | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Convenience Restaurant                           | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Fast Food Store                                  | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Funeral Parlour                                  | Assembly                    | m <sup>2</sup> GFA   | \$70   | \$10  |
|   | Garden Centre                                    | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | Hotel (excluding hotel accommodation)            | Entertainment               | m <sup>2</sup> GFA   | \$200  | \$10  |
|   | Market   | Minor uses                  | NA   | NA   | NA  |
|   | Medical Centre                                   | Essential services          | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | Office   | Commercial (office)         | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | Restaurant                                       | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Shop (including General Store)                   | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Shopping Complex                                 | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Showroom   | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
| Veterinary Clinic   | Essential services                               | m <sup>2</sup> GFA          | \$140  | \$10   |   |
| Industrial  | Car Washing Station                              | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Environmentally Assessable Industry              | High impact industry        | m <sup>2</sup> 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 <sup>2</sup> GFA   | \$50   | \$10  |
|   | Landscape Supplies                               | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | Light Industry - Laundromat                      | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Light Industry - Hot bread kitchen/retail bakery | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Light Industry - All other uses                  | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Sales or Hire Yard                               | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | Service Station                                  | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | Storage Yard                                     | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Transport Station                                | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | Vehicle Depot                                    | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
| Vehicle Repair Workshop                                       | Industry   | m <sup>2</sup> GFA          | \$50   | \$10   |   |

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| Column 1<br>Use under an applicable local planning instrument |   | Column 2<br>Charge Category        | Column 3<br>Unit of measure per:  | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|---|------------------------------------|---|--|---|
| Use class   | Defined use                                       |                                    |   |  |   |
|   | Warehouse   | Industry                           | m <sup>2</sup> GFA  | \$50   | \$10  |
|   | Child Care Centre                                 | Education                          | m <sup>2</sup> 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 <sup>2</sup> GFA  | \$70   | \$10  |
|   | Community Meeting Hall                            | Assembly                           | m <sup>2</sup> GFA  | \$70   | \$10  |
|   | Crematorium                                       | Assembly                           | m <sup>2</sup> GFA  | \$70   | \$10  |
|   | Educational Establishment                         | Education                          | m <sup>2</sup> GFA  | \$140  | \$10  |
|   | Emergency Services                                | Essential services                 | m <sup>2</sup> GFA  | \$140  | \$10  |
|   | Hospital  | Essential services                 | m <sup>2</sup> GFA  | \$140  | \$10  |
|   | Amusement Centres                                 | Entertainment                      | m <sup>2</sup> GFA  | \$200  | \$10  |
| Other   | Gyms <sup>(2)</sup>                               | Indoor sport & recreation facility | m <sup>2</sup> GFA  | \$150 (excluding court area)<br>\$20 (court areas)       | \$10  |
|   | Indoor Sports Centre <sup>(2)</sup>               | Indoor sport & recreation facility | m <sup>2</sup> GFA  | \$150 (excluding court area)<br>\$20 (court areas)       | \$10  |
|   | Licensed Club                                     | Entertainment                      | m <sup>2</sup> GFA  | \$200  | \$10  |
|   | Unlicensed Club                                   | Assembly                           | m <sup>2</sup> GFA  | \$70   | \$10  |
|   | Night Club  | Entertainment                      | m <sup>2</sup> GFA  | \$200  | \$10  |
|   | Theatre / Cinema                                  | Entertainment                      | m <sup>2</sup> GFA  | \$200  | \$10  |
|   | Outdoor Recreation <sup>(2)</sup>                 | 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.  |  |   |
|   | 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 <sup>(4)</sup>                       | Specialised uses                   | Nil for Council proportion of the charge.<br>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. |  |   |
|   | <b>Development under Caloundra City Plan 2004</b> |                                    |   |  |   |
| Residential   | detached house                                    | Residential                        | 3 or more bedroom dwelling  | \$28,000   | -   |
|   | display dwelling                                  | Residential                        | 3 or more bedroom dwelling  | \$28,000   | -   |
|   | home-based business                               | Minor uses                         | Nil   | Nil  | Nil   |
|   | bed & breakfast                                   | Short term accommodation           | room  | \$7,000  | -   |
|   | duplex dwelling                                   | Long term                          | 3 or more bedroom   | \$28,000   | -   |

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| Column 1<br>Use under an applicable local planning instrument |  | Column 2<br>Charge Category | Column 3<br>Unit of measure per: | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|--|-----------------------------|----------------------------------|--|---|
| Use class   | Defined use  |                             |                                  |  |   |
|   |  | accommodation               | dwelling unit                    |  |   |
|   |  |                             | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | multiple dwelling  | Residential                 | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | caravan and relocatable home park - (cabin/caravan/camping site only) <sup>(1)</sup> | Short term accommodation    | cabin/caravan/camping site       | \$7,000  | -   |
|   | caravan and relocatable home park (relocatable home park)                            | Long term accommodation     | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit          | \$20,000   | -   |
|   |  |                             | 1 bedroom dwelling unit          | \$14,000   | -   |
|   | accommodation building   | Short term accommodation    | room                             | \$7,000  | -   |
|   | motel  | Short term accommodation    | room                             | \$7,000  | -   |
|   | retirement community <sup>(3)</sup>  | Long term accommodation     | 3 or more bedroom dwelling unit  | \$28,000   | -   |
|   |  |                             | 2 bedroom dwelling unit          | \$20,000   | -   |
| 1 bedroom dwelling unit                                       |  |                             | \$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 <sup>2</sup> 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                             | \$7,000  | -   |
|   | native forest harvesting   | Low impact rural            | Nil                              | Nil  | Nil   |
|   | animal husbandry - high impact   | High impact rural           | m <sup>2</sup> GFA               | \$20   | Nil   |
|   | stable   | Low impact rural            | Nil                              | Nil  | Nil   |
|   | rural produce stall  | Low impact rural            | Nil                              | Nil  | Nil   |
| Business and commercial                                       | funeral parlour  | Assembly                    | m <sup>2</sup> GFA               | \$70   | \$10  |
|   | veterinary surgery   | Essential services          | m <sup>2</sup> GFA               | \$140  | \$10  |
|   | medical centre   | Essential services          | m <sup>2</sup> GFA               | \$140  | \$10  |
|   | office   | Commercial (office)         | m <sup>2</sup> GFA               | \$140  | \$10  |
|   | adult product shop   | Commercial (retail)         | m <sup>2</sup> GFA               | \$180  | \$10  |

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| Column 1<br>Use under an applicable local planning instrument |                            | Column 2<br>Charge Category | Column 3<br>Unit of measure per:   | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|----------------------------|-----------------------------|--|--|---|
| Use class   | Defined use                |                             |  |  |   |
|   | garden centre              | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | market                     | Minor uses                  | Nil  | Nil  | Nil   |
|   | shop                       | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | shopping complex           | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | art and craft centre       | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | restaurant                 | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | hotel                      | Entertainment               | m <sup>2</sup> GFA   | \$200  | \$10  |
|   | function room              | Entertainment               | m <sup>2</sup> GFA   | \$200  | \$10  |
|   | nightclub                  | Entertainment               | m <sup>2</sup> GFA   | \$200  | \$10  |
|   | Showroom                   | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
| Industrial  | industry - general         | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | industry - local service   | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | warehouse                  | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | vehicle repair centre      | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | outdoor sales or hire yard | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | landscape supplies         | Commercial (bulk goods)     | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | car wash                   | Industry                    | m <sup>2</sup> 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 <sup>2</sup> GFA   | \$50   | \$10  |
|   | service station            | Commercial (retail)         | m <sup>2</sup> GFA   | \$180  | \$10  |
|   | salvage yard               | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
|   | storage yard               | Industry                    | m <sup>2</sup> GFA   | \$50   | \$10  |
| industry - high impact  | High impact industry       | m <sup>2</sup> GFA          | \$70   | \$10   |   |
| Community   | emergency service          | Essential services          | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | place of worship           | Assembly                    | m <sup>2</sup> GFA   | \$70   | \$10  |
|   | cemetery                   | Minor uses                  | Nil  | Nil  | Nil   |
|   | community centre           | Assembly                    | m <sup>2</sup> GFA   | \$70   | \$10  |
|   | child care centre          | Education                   | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | education establishment    | Education                   | m <sup>2</sup> GFA   | \$140  | \$10  |
|   | hospital                   | Essential services          | m <sup>2</sup> 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            |  |  |   |

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| Column 1<br>Use under an applicable local planning instrument |  | Column 2<br>Charge Category                       | Column 3<br>Unit of measure per:  | Column 4<br>Adopted charge rate (\$ per unit of measure) | Column 5<br>Adopted charge rate for stormwater (\$ per m <sup>2</sup> of impervious area) |
|---|--|---|---|--|---|
| Use class   | Defined use  |   |   |  |   |
|   | telecommunication tower                                    | Minor uses  | Nil   | Nil  | Nil   |
|   | camping grounds  | Short term accommodation                          | cabin/caravan/camping site  | \$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 <sup>(4)</sup>                                | Specialised uses                                  | Nil for Council proportion of the charge.<br>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 <sup>(3)</sup>  | Indoor sport & recreation facility <sup>(2)</sup> | m <sup>2</sup> GFA  | \$150 (excluding court areas)<br>\$20 (court areas)      | \$10  |
|   | park   | Minor uses  | Nil   | Nil  | Nil   |
|   | outdoor sport, recreation and entertainment <sup>(3)</sup> | Specialised uses <sup>(2)</sup>                   | 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) 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
- (2) Sport and recreation uses are exempt from "Public parks and land for community facilities" proportion of the adopted charge.
- (3) 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.
- (4) Refer to the definition in Section 1.6 (1).



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