

Sunshine Coast Regional Council

Sunshine Coast Regional Council Adopted Infrastructure Charges Resolution (No. 5) 2011

Dated 22 May 2014

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*Sunshine Coast Regional Council
Adopted Infrastructure Charges Resolution (No. 5) 2011*

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Part 1 Introduction

1. Preliminary

1.1 Short title

The adopted infrastructure charges resolution may be cited as *Sunshine Coast Regional Council Adopted Infrastructure Charges Resolution (No. 5) 2011*.

1.2 Sustainable Planning Act 2009

- (1) The resolution is made pursuant to chapter 8, part 1, 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);
 - (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.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 funding part of the establishment cost of the following trunk infrastructure networks:
 - (i) transport network;

¹ See section 648D(1) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) and section 881(1) (Effect of local government resolution made before commencement of amending Act) of the *Sustainable Planning Act 2009*.

² See section 881(2)(b) (Effect of local government resolution made before commencement of amending Act) of the *Sustainable Planning Act 2009*.

- (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
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)

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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

1.6 Interpretation

(1) In this resolution:

adopted charge rate means the charge to be applied for the purpose of calculating an adopted infrastructure 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 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 being June 2011 from which the Council 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.

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

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

Council means Sunshine Coast Regional Council.

discount means the amount to be applied for the purpose of calculating an adopted infrastructure charge which takes into account the existing usage of the trunk infrastructure networks by the premises on or in relation to which development is carried out as calculated in section 8.4 (Discount).

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 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*.

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

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

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).

prescribed form means a form prescribed by the Council.

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

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.

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:

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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- (a) that the infrastructure 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 infrastructure State planning regulatory provision.

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

The infrastructure State planning regulatory provision applies to all local government areas.

2.3 Application of the resolution to the local government area

The resolution applies to 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 infrastructure State planning regulatory provision development class 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*;

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- (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 applicable local planning instrument as referenced in section 17.1 (Future development assumptions); 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); 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).

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 for the specified local government planning scheme.

Part 2 Trunk infrastructure networks

5. Trunk infrastructure plans

5.1 Purpose

Section 5 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 for the specified local government planning scheme.

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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 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 detailed in the Priority Infrastructure 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 for the specified local government planning scheme.

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 cost for a trunk infrastructure network

The establishment cost for the trunk infrastructure networks are detailed in the Priority Infrastructure Plan for the specified local government planning scheme.

Part 3 Adopted infrastructure charge

8. Adopted infrastructure 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) of the *Sustainable Planning Act 2009* for the transport, community purposes and stormwater networks;

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- (b) the distributor-retailer under section 755KB (Funding trunk infrastructure—levying charge on and from standard charge day) of the *Sustainable Planning Act 2009* for the sewerage and water supply networks.

8.2 Calculation of adopted infrastructure charge

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

$$AIC_{ROL} = (AC_{ROL} \times Q_{ROL}) - D$$

Where:

AIC_{ROL} is the adopted infrastructure charge that may be levied for reconfiguring a lot.

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

Q_{ROL} is the total no of lots.

D is the discount stated in section 8.4 (Discount).

Note:

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

$$AIC_R = \text{Sum}(AC_R \times Q_R) - D$$

Where:

AIC_R is the adopted infrastructure 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.

D is the discount stated in section 8.4 (Discount).

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

$$AIC = AIC_{NR} + AIC_{SW}$$

Where:

AIC is the adopted infrastructure charge for the total development

$$AIC_{NR} = (\text{Sum of } (AC_4 \times Q_4) \text{ for each defined use}) - D_4$$

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

AIC_{NR} is the adopted infrastructure 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} is the adopted infrastructure charge that may be levied for a material change of use or building work for non-residential development for the stormwater network.

AC₄ 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.

Q₄ is the non-residential quantity for each defined use.

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

D₄ is the discount stated in section 8.4 (Discount) for the transport, public parks and land for community facilities, water supply and sewerage networks.

D_{SW} is the discount stated in section 8.4 (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.

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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-retailer based on an assessment of use and demand; and
 - (B) the adopted charge rate for the stormwater network in column 5.

8.4 Discount

- (1) The discount for the premises is an amount which is the greater of the following:
 - (a) the amount of an adopted infrastructure charge 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 residential development, 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;
 - (ii) for non-residential development, no discount applies;

8.5 Additional discount for past contribution or charge

- (1) 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 applied under section 8.4 (Discount) an "additional discount" against the adopted charge for the particular network will be recognised. The amount of the discount 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 applied under section 8.4 (Discount). The amount of the discount 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 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 charge is stated in *Policy Statement - Infrastructure Contributions (Charges) Rebates for Eligible Community Organisations* in effect at the time of the resolution.

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9.3 Time of payment of an adopted infrastructure charge

An adopted infrastructure 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 approves the plan of subdivision for the reconfiguration;⁴
- (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:
 - (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;⁵
- (c) if the charge applies to a material change of use—before the change of use happens;⁶
- (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.⁷

9.4 Alternatives to paying an adopted infrastructure charge

- (1) The 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 charge.⁸
- (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*).⁹

9.5 Indexation of adopted infrastructure charge

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

⁴ See section 648H(a) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

⁵ See section 648H(b) (When adopted infrastructure charges are payable) of the *Sustainable Planning Act 2009*.

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

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

⁸ See section 648K (Agreements about, and alternatives to, paying an adopted infrastructure charge) of the *Sustainable Planning Act 2009*.

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

The adopted charge is first calculated at the based date of 1 July 2011 and indexed to the date of issue and 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 charge amount is limited to the “maximum amount” possible to be issued under the State planning regulatory provision (adopted charges).

10. Allocation of adopted infrastructure charge

10.1 Purpose

Section 10 states how the adopted infrastructure charge of the Council and the distributor-retailer is to be allocated to a trunk infrastructure network for the purpose of determining an offset and refund.

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

- (1) The proportion of an adopted infrastructure charge to be allocated to the Council and the distributor-retailer is stated in Table 10.1 (Allocation of adopted infrastructure charge to the Council and the distributor-retailer). For non-residential development, this proportion of the adopted charge excludes the stormwater network which is calculated separately and allocated 100% to Council.
- (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 charge to the Council and the distributor-retailer

Column 1 Applicable local planning instrument	Column 2 Planning areas	Column 3 Allocation of adopted infrastructure between the Council and the distributor-retailer (DR)						Column 4 Allocation of adopted infrastructure charge for residential and non-residential development not otherwise specified in column 3	
		Commercial (Retail)		Commercial (Office, Bulk Goods, Showroom)		Industry		SCRC (%)	Unitywater (%)
		SCRC (%)	Unity water (%)	SCRC (%)	Unity water (%)	SCRC (%)	Unity water (%)		
Maroochy Plan 2000	Eumundi	81	19	67	33	54	46	36	64
	North Shore, Mt Coolum, Coolum Beach, South Peregian & Bli Bli							51	49
	Maroochydore, Sippy Downs, Mountain Creek, Buderim, Kuluin / Kunda Park, Mooloolaba, Alexandra Headland/Cotton Tree	90	10	83	17	71	29	62	38
	Nambour, Palmwoods, Woombye, Yandina, Kenilworth, Blackall Range, Mountain Creek Valley, Eudlo Creek Valley, Petrie/Paynter Creek Plains, Maroochy River Plains, Yandina Creek Valley, Northern Coastal Plains, Northern Hinterland, Central Hinterland, Southern Hinterland, Obi Obi Creek Valley, Mary River Valley	86	14	74	26	61	39	51	49
Caloundra City Plan 2004	Maleny Township, Maleny Plateau, Stanley River – Peachester and Mary River - Conondale	67	33	32	68	13	87	56	44
	Mooloolah, Landsborough & Beerwah Townships, Mooloolah Valley and Pumicestone							44	56
	Glass House Mountains & Beerburum Townships	56	44	23	77	8	92	30	70
	Kawana Waters, Caloundra Eastern Beaches, Central Caloundra, Caloundra West and Caloundra South.	83	17	50	50	24	76	64	36

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

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10.3 Allocation of 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 trunk infrastructure, is stated in column 4 in Table 10.2 (Allocation of 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 adopted infrastructure charge to trunk infrastructure networks

Column 1 Adopted charge	Column 2 Trunk infrastructure networks to which an adopted charge applies	Column 3 Allocation of distributor-retailer's proportion of adopted infrastructure charge to trunk infrastructure networks		Column 4 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 residential development: (a) reconfiguring a lot; or (b) a material change of use or building work	All Networks	40	60	40	50	10
	No Sewerage	100	N/A	40	50	10
	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

11. Infrastructure offset

11.1 Purpose

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

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 649 (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.

11.4 Calculation of an infrastructure offset

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

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- (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.

11.5 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

12.1 Purpose

Section 12 states the Council's policy for a refund of an unused infrastructure offset for a trunk infrastructure contribution.

12.2 Application of section

Section 12 applies where:

- (a) the development to which the trunk infrastructure contribution relates has been lawfully completed;
- (b) the trunk infrastructure contribution is planned under this document to service the development of other premises (*serviced premises*);
- (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

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

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- (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.

12.4 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

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

- (a) the development class for a use under an applicable local planning instrument;
- (b) the adopted charge for:
 - (i) the transport, public parks and land for community facilities, water 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	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge 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	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Dwelling house	Residential	3 or more bedroom unit	\$27,000	-
	Dwelling unit	Residential	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Dual occupancy	Residential	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Community residence	Accommodation (long term)	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Relocatable home park	Accommodation (long term)	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Retirement facility	Accommodation (long term)	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Rooming Accommodation	Accommodation (long term)	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Residential care facility	Essential services	m ² GFA	\$140	\$10
	Multiple dwelling	Residential	3 or more bedroom unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Tourist park	Accommodation (short term)	tent site or caravan site	\$6,500 per site, \$10,000 per 2 sites, or \$14,000 per 3 sites	-
			cabin	\$6,500	-
	Resort complex	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)			\$6,500	-	
Commercial retail (non-residential component)		m ² GFA	180	\$10	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
		Entertainment (non-residential component)	m ² GFA	\$200	\$10
	Nature-based tourism	Accommodation (short term)	tent site or caravan site	\$6,500 per site, \$10,000 per 2 sites, or \$14,000 per 3 sites	-
			cabin	\$6,500	-
			1 or 2 bedroom suite	\$10,000	-
			3 or more bedroom suite	\$14,000	-
			bedroom (that is not part of a suite)	\$6,500	-
	Short-term accommodation	Accommodation (short term)	bedroom	\$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
	Garden centre	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Hardware and trade supplies	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Market	Minor uses	Nil	Nil	Nil
	Outdoor sales	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Service station	Commercial (retail)	m ² GFA	\$180	\$10
	Shop	Commercial (retail)	m ² GFA	\$180	\$10
	Shopping centre	Commercial (retail)	m ² GFA	\$180	\$10
	Showroom	Commercial (bulk goods)	m ² GFA	\$140	\$10
	Car wash	Industry	m ² GFA	\$50	\$10
	Home based business	Minor uses	Nil	Nil	Nil
	Funeral parlour	Places of assembly	m ² GFA	\$70	\$10
Health care services	Essential services	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	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	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
Sport and recreation	Club	Places of assembly	m2 GFA	\$70	\$10
	Indoor sport and recreation	Indoor sport and recreational facility	m2 GFA	\$200 non-court areas, \$20 court areas	\$10
	Major sport, recreation and entertainment facility	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	Specialised uses			
	Outdoor sport and recreation	Specialised uses			
	Park	Minor uses	Nil	Nil	Nil

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
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	\$6,500	-
	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. For Unitywater proportion of the charge, the maximum adopted charge 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.		
	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.			
Development under Maroochy Plan 2000					
Residential	Accommodation Building	Short term accommodation	room	\$6,500	-
	Bed and Breakfast	Short term accommodation	room	\$6,500	-
	Caravan Park	Short term accommodation	cabin/caravan/camping site	\$6,500	-
	Caravan Park (Relocatable home park)	Long term accommodation	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
	Caravan Park (Relocatable home park)	Long term accommodation	1 bedroom dwelling unit	\$13,000	-
	Caretakers Residence	Residential	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
Detached House (residential lot)	Residential	3 or more bedroom dwelling unit	\$27,000	-	

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Display Home	Residential	3 or more bedroom dwelling unit	\$27,000	-
	Dual Occupancy	Residential	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Home-Based Business	Minor uses	Nil	Nil	Nil
	Institutional Residence	Long term accommodation	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Integrated Tourist Facility	Short term accommodation	room	\$6,500	-
	Motel (includes hotel accommodation)	Short term accommodation	room	\$6,500	-
	Multiple Dwelling Units	Residential	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	Residential Care facility ⁽⁴⁾	Essential services ⁽⁴⁾	m ² GFA	\$140	\$10
Retirement Village ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom dwelling unit	\$27,000	-	
		2 bedroom dwelling unit	\$19,500	-	
		1 bedroom dwelling unit	\$13,000	-	
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 ² GFA	\$20	Nil
	Rural Service Industry	Low impact rural	Nil	Nil	Nil
	Winery	High impact rural	m ² GFA	\$20	Nil
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

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	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
	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 ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$140 (excluding court area) \$20 (court areas)	\$10

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Indoor Sports Centre ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$140 (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 ⁽³⁾	Specialised uses ⁽³⁾	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 ⁽⁵⁾	Specialised uses	Nil for Council proportion of the charge. For Unitywater proportion of the charge, the maximum adopted charge 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.		
Development under Caloundra City Plan 2004					
Residential	detached house	Residential	3 or more bedroom dwelling	\$27,000	-
	display dwelling	Residential	3 or more bedroom dwelling	\$27,000	-
	home-based business	Minor uses	Nil	Nil	Nil
	bed & breakfast	Short term accommodation	room	\$6,500	-
	duplex dwelling	Long term accommodation	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	multiple dwelling	Residential	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	caravan and relocatable home park - (cabin/caravan/camping site only)	Short term accommodation	cabin/caravan/camping site	\$6,500	-
	caravan and relocatable home park (relocatable home park)	Long term accommodation	3 or more bedroom dwelling unit	\$27,000	-
			2 bedroom dwelling unit	\$19,500	-
			1 bedroom dwelling unit	\$13,000	-
	accommodation building	Short term accommodation	room	\$6,500	-
motel	Short term accommodation	room	\$6,500	-	
retirement community ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom dwelling unit	\$27,000	-	
		2 bedroom dwelling unit	\$19,500	-	
		1 bedroom dwelling unit	\$13,000	-	
Rural	animal husbandry - low impact	Low impact rural	Nil	Nil	Nil

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	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	-
	native forest harvesting	Low impact rural	Nil	Nil	Nil
	animal husbandry - high impact	High impact rural	m ² 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 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	Nil	Nil	Nil
	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	\$10
	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

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Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	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	Nil	Nil	Nil
	community centre	Assembly	m ² GFA	\$70	\$10
	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	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.		
	telecommunication tower	Minor uses	Nil	Nil	Nil
	camping grounds	Short term accommodation	cabin/caravan/camping site	\$6,500	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 ⁽⁵⁾	Specialised uses	Nil for Council proportion of the charge. For Unitywater proportion of the charge, the maximum adopted charge 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 ⁽³⁾	m ² GFA	\$140 (excluding court areas) \$20 (court areas)	\$10
	park	Minor uses	Nil	Nil	Nil
	outdoor sport, recreation and entertainment ⁽³⁾	Specialised uses ⁽³⁾	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)
- (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)
- (3) Sport and recreation uses are exempt from “Public parks and land for community facilities” proportion of the adopted charge.
- (4) 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.
- (5) Refer to the definition in Section 1.6 (1).

14. 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.

15. 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.

16. 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.

17. Schedule of future development assumptions

17.1 Future development assumptions

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