

ATTACHMENTS UNDER SEPARATE COVER

ITEM ATTACHMENT DETAILS

6 Ipswich Adopted Infrastructure Charges Resolution and Incentives 2025

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Attachment 1

Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2025

Ipswich City Council

Version: 1

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Adopted Infrastructure Charges Resolution (No. 1) 2025

Ipswich City Council

Part 1 – Introduction

1 Short title

This resolution may be cited as Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2025.

2 Commencement

This resolution has effect on and from 1 July 2025.

3 Planning Act 2016

- 3.1 This resolution is made under section 113 of the Planning Act.
- 3.2 This resolution is to be read in conjunction with the following:
 - (a) the Planning Act;
 - (b) the Planning Regulation;
 - (c) the Ipswich Planning Scheme, including the LGIP; and
 - (d) the Springfield Structure Plan.
- 3.3 This resolution is attached to but does not form part of the Ipswich Planning Scheme.

4 Purpose

- 4.1 The purpose of this resolution is to provide the following:
 - (a) the local government adopted charge for providing the local government trunk infrastructure networks for development;
 - (b) the charges breakup as prescribed by regulation between the local government trunk infrastructure networks and the distributor-retailer trunk infrastructure networks (which are to be levied by Urban Utilities) for section 115(4) of the Planning Act;
 - (c) the calculation of the infrastructure charge to be levied for extra demand placed on the local government trunk infrastructure networks by development;

- a method for working out the cost of infrastructure for an offset or refund for a trunk infrastructure contribution for the local government trunk infrastructure networks; and
- (e) criteria for deciding a conversion application.
- 4.2 The trunk infrastructure networks to which this resolution applies are identified in the LGIP and the Netserv Plan, being the:
 - (a) LGIP trunk infrastructure networks:
 - (i) transport network;
 - (ii) public parks network; and
 - (iii) land for community facilities.
 - (b) Netserv Plan trunk infrastructure networks relevant to Ipswich:
 - (i) water supply network; and
 - (ii) wastewater supply network.

5 Interpretation

- 5.1 The dictionary in Schedule 1 defines words used in this resolution.
- 5.2 A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- 5.3 A word not defined in this resolution or the Planning Act has the meaning given to it by the Macquarie Dictionary.

Part 2 – Adopted charges

6 Adopted charges

- 6.1 This resolution applies to the whole of the local government area.
- 6.2 Council resolves to adopt the local government adopted charge (LAC) for providing the local government trunk infrastructure networks for the following development:
 - (a) reconfiguring a lot;
 - (b) material change of use; and
 - (c) building work.
- 6.3 For section 115(4) of the Act, the charges breakup between Council and the distributor-retailer is in accordance with section 52(2) of the Planning Regulation. Specifically, the charges breakup is the proportion that applied to each of Council and the distributor-retailer under Council's adopted infrastructure charges resolution as in force at the commencement, being PSP-5, including indexation.
- 6.4 The charges breakup proportion differs for each development type and charge area, as detailed in Schedule 3 and Schedule 4.
- 6.5 The charges payable for development is the maximum adopted charge (MAC) comprised of:
 - (a) Council charges that is the local government proportion (LGP) of the MAC calculated as the local government trunk network charge (LNC) divided by the total trunk network charge (TNC) and multiplying it by the MAC; and
 - (b) the distributor-retailer charges that is the distributor-retailer proportion (DRP) of the MAC calculated as the distributor-retailer trunk network charge (DNC) divided by the total trunk network charge (TNC).

Explanatory note: The maximum adopted charge (MAC) is defined in Schedule 1 and detailed in Schedule 2. The local government trunk network charge (LNC), distributor-retailer trunk network charge (DNC) and total trunk network charge (TNC) are defined in Schedule 1. The local government proportion (LGP) and the distributor-retailer proportion (DRP) are defined in Schedule 1 and are detailed in Schedule 4 for each charge area. The network charges expressed in Schedule 4 are derived from PSP-5 to establish the proportional split to be applied to the MAC for the specific development.

6.6 The local government adopted charges adopted by this resolution apply to development authorised by a development permit issued on or after the commencement of this resolution.

7 When an adopted charge does not apply

- 7.1 Pursuant to section 113 of the Planning Act, an adopted charge does not apply to:
 - (a) works or a use of premises authorised under the *Greenhouse Gas Storage Act 2009*, the *Mineral Resources Act 1989*, the *Petroleum Act 1923* or the *Petroleum and Gas* (*Production and Safety*) *Act 2004*;
 - (b) development in a Priority Development Area under the Economic Development Act 2012;

- (c) development by a State Government department, or part of a department, under a designation; or
- (d) development for a non-State school (as defined in the Planning Act) under a designation.
- 7.2 No adopted charges apply for development that is carried out on land owned by Ipswich City Council:
 - (a) by Ipswich City Council; or
 - (b) by another person for or on behalf of Ipswich City Council, for example as agent for, Ipswich City Council or under a construction contract with Ipswich City Council. This provision does not apply as a result of an infrastructure agreement between a person and Ipswich City Council.

Part 3 – Calculating the charge to be levied

8 Working out the levied charge

8.1 The levied charge for the development is to be worked out as follows:

$$LC = LAC - DC - D$$

Where:

LC is the levied charge for the development worked out under Part 3 which cannot be less than zero.

LAC is the local government adopted charge for the development worked out under section 10.

DC is the existing demand from the premises placed upon the trunk infrastructure networks determined in accordance with section 12.

D is the discount for the development, worked out under section 14.

9 Adopted charge increase before the date the charge is levied

- 9.1 The MAC for the development under Schedule 2 is to be multiplied by the sum of the percentage increase for each financial quarter since the prescribed amount was last prescribed to the date the charge is levied.
- 9.2 Council may publish the current MAC for development on the Council's website.
- 9.3 Such information does not replace or overcome the effect of this AICR and any infrastructure charges notice.

10 Local Government Adopted Charge (LAC) formula

10.1 The LAC for each type of development is calculated using the relevant formula identified below.

Reconfiguring a lot in a residential or other area

10.2 The LAC for reconfiguring a lot in a residential or other area is calculated as follows:

$$LAC = LGP x MAC$$

Where:

LAC is the local government adopted charge for the development.

 ${\it LGP}$ is the local government proportion of the TNC for the development expressed as a percentage. The proportion is calculated by dividing the LNC for the development by the TNC for the development.

MAC is the maximum charge for each element of the development prescribed in Table 3 of Schedule 2 and Table 5.1 in Schedule 4, and increased in accordance with section 9.

Reconfiguring a lot in a commercial (office), commercial (retail) or industry area

10.3 The LAC for reconfiguring a lot in a commercial (office), commercial (retail) or industry area is calculated as follows:

 $LAC = LGP \times MAC$

Where:

LAC is the local government adopted charge for the development.

LGP is the local government proportion of the TNC for the development expressed as a percentage. The proportion is calculated by dividing the LNC for the development by the TNC for the development.

MAC is the maximum adopted charge for each element of the development prescribed in Table 3 of Schedule 2 and Table 5.2 in Schedule 4, and increased in accordance with section 9.

Material change of use and building work

10.4 The LAC for a material change of use and building work is calculated as follows:

 $LAC = LGP \times MAC$

Where:

LAC is the local government adopted charge for the development.

LGP is the local government proportion of the TNC for the development expressed as a percentage. The proportion is calculated by dividing the LNC for the development by the TNC for the development.

 $\it MAC$ is the maximum adopted charge for each element of the development prescribed in Table 4 in Schedule 2, and increased in accordance with section 9.

Example: The LAC for a 3-bedroom dwelling house in charge area AICR (No.1) 2024 - RD18, PKE4, SIE4, WT5, SW50 on a site bigger than 450m² is calculated as follows:

LAC = (29.7% + 36.3% + 4.3%) x \$34,452.65

11 Automatic increase from the date the charge is levied

- 11.1 A levied charge is to be automatically increased from the date the charge is levied to the date the charge is paid by applying the 3-yearly PPI average as defined in section 114(6) of the Planning Act, calculated quarterly.
- 11.2 In accordance with section 114(5) of the Planning Act, the amount of the automatic increase of the levied charge must not be more than the lesser of the following:
 - (a) the difference between:
 - (i) the levied charge; and
 - the LAC component of the MAC Council could have levied for the development when the charge is paid; and

- (b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period:
 - (i) starting on the day the levied charge is levied; and
 - (ii) ending on the day the charge is paid.

Part 4 – Extra demand

12 Determining a demand credit

- 12.1 The levied charge must only be for extra demand placed on trunk infrastructure that the development will generate.
- 12.2 The demand credit, determined below, is to be deducted from the adopted charge for the development in accordance with the formula in section 8.
- 12.3 Subject to section 13, the demand on trunk infrastructure generated by the following will be identified as a demand credit:
 - demand on the local government trunk infrastructure networks for: (a)
 - (i) an existing lawful use on the premises;
 - a previous use that is no longer taking place on the premises if the use was (ii) lawful at the time it was carried out; or
 - (iii) other development on the premises if the development may be lawfully carried out without the need for a further development permit (including, but not limited to, a development permit for building works) unless:
 - an infrastructure requirement applies to the premises on which the (A) development will be carried out; and
 - (B) the infrastructure requirement was imposed on the basis of the development of a lower scale or intensity being carried out on the premises; or
 - where a levied charge or infrastructure contribution has previously been paid to the (b) Council for the reconfiguration of a lot which created the premises, other than infrastructure contributions levied pursuant to a planning scheme policy or local planning policy in force prior to 4 July 2014.

Explanatory note: Development that requires a further development permit such as for building works or operational works will not satisfy section 12.3(a)(iii). Section 12.3(a)(iii) will apply only to an exempt or accepted use associated with an existing building where no additional building works or operational works are

Infrastructure contributions levied pursuant to a planning scheme policy or local planning policy in force prior to 4 July 2014 will not be recognised as a credit given the networks that an infrastructure contribution was imposed pursuant to a planning scheme policy or local planning policy may be significantly different to the networks that an adopted charge is imposed pursuant to this resolution.

- The amount of the credit is the greater of the following: 12.4
 - for a credit pursuant to section 12.3(a) the amount determined in the same way that (a) an adopted charge is determined pursuant to section 9, as if the calculation of the demand credit is the levied charge; and
 - (b) for a credit recognised pursuant to section 12.3(b) - the amount of the demand credit is the levied charge or infrastructure contribution previously paid to Council, indexed using the 3-yearly PPI average to the date that the credit is determined.

13 Where a credit does not apply

- 13.1 In order for a credit to apply pursuant to section 12.3(a) or 12.3(b), the applicant must provide evidence to satisfy Council of the matters for which a demand credit is claimed.
- 13.2 A demand credit under section 12.3 does not apply if:
 - (a) an infrastructure requirement that applies or applied to the use or development has not been complied with;
 - (b) there is an existing lawful use which is not being replaced as part of the proposed development;
 - (c) levied charges for a use referred to in section 12.1 of this resolution remain unpaid (i.e. no credit is available as no infrastructure charges were paid); or
 - (d) an incentive applied to the use, and the conditions of the incentive were that a credit would not be available for the reduced infrastructure charges.
- 13.3 A refund will not be provided if the credit exceeds the adopted charge.

14 Discounts

14.1 A discount of the levied charge is to be worked out as follows:

 $D = LAC \times PR$

Where:

LAC is the adopted charge for the development worked out under Part 3.

PR is the relevant percentage of levied charge relief stated in **Schedule 5**.

Part 5 – Offsets and refunds

15 Offsets

- 15.1 An offset will apply where:
 - (a) trunk infrastructure that is the subject of a necessary infrastructure condition services, or is planned to service, premises other than the subject premises; and
 - (b) an adopted charge applies to the development.
- 15.2 If the establishment cost of the infrastructure required to be provided under the condition is equal to or less than the amount worked out by applying the adopted charge to the development, the cost must be offset against that amount.

Explanatory note: See the example of an when an offset applies at section 129(2) of the Planning Act.

16 Refunds

16.1 Council must provide a refund of infrastructure charges levied and paid in the following circumstances:

Table 1: Applicable refunds

Planning Act section	Applicable circumstances	Refund to be provided
129 – Offset or refund requirements	Applies where: trunk infrastructure that is the subject of a necessary infrastructure condition services, or is planned to service, premises other than the subject premises; and an adopted charge applies to the development.	If the establishment cost of the infrastructure required to be provided under the condition is more than the amount worked out by applying the adopted charge to the development: • no amount is payable for the development approval; and • Council must refund to the applicant the difference between the establishment cost of the trunk infrastructure and the amount worked out by applying the adopted charge to the development.
134 – Refund if development in PIA	Applies where there is an extra payment condition that Council imposes for development completely inside the PIA.	Council must refund the payer the proportion of the establishment cost of the infrastructure that: • may be apportioned reasonably to other users of the infrastructure; and • has been, is, or is to be, the subject of a levied charge by Council.

16.2 Where a development approval subject to an extra payment condition lapses or no longer has effect, Council may be required to provide a refund pursuant to section 135 of the Planning Act.

17 Applying an offset or refund

17.1 The amount of an offset or refund is determined by the establishment cost of the relevant trunk infrastructure contribution, worked out in accordance with section 18.

18 Working out the establishment cost

Establishment cost for an ICN

- 18.1 Subject to clause 18.2, the establishment cost for determining offsets and refunds for trunk infrastructure is the establishment cost for that trunk infrastructure identified in the LGIP or Netserv Plan including the price alignment provisions identified in the LGIP.
- 18.2 Council or the distributor-retailer may vary the establishment cost identified in the LGIP or Netserv Plan where the cost is found not to be a true representation of the cost of providing the trunk infrastructure due to changes in the scope of work (including any alternative to the desired standard of service for the infrastructure accepted by Council) or more detailed design or costing information being available at the time of determining the offset or refund.
- 18.3 If the trunk infrastructure required by a necessary infrastructure condition or extra payment condition is not included in the LGIP or Netserv Plan, then Council or the distributor-retailer may determine the establishment cost for that trunk infrastructure having regard to:
 - (a) the cost for other similar infrastructure in the LGIP or Netserv Plan; and
 - (b) the scope of work, and any design or costing information about that trunk infrastructure, or other similar trunk infrastructure, available at the time of determining the offset or refund.

Recalculation application

- 18.4 Under section 137 of the Planning Act, an applicant may apply to Council to recalculate the establishment cost for trunk infrastructure by giving a notice to Council before a levied charge becomes payable under section 122 of the Planning Act.
- 18.5 Any notice given under section 137 of the Planning Act to recalculate the establishment cost for trunk infrastructure other than land must be given to Council before works for the construction of the infrastructure commence.
- 18.6 Where a notice is given by an applicant under section 137 of the Planning Act for a recalculation of the establishment cost for trunk infrastructure, the establishment cost is to be determined under:
 - (a) Schedule 6 for trunk infrastructure that is land; and
 - (b) Schedule 7 for all other trunk infrastructure.

19 Claiming an offset or refund

19.1 An applicant entitled to an offset or refund for the trunk infrastructure contribution must give to Council a notice in the prescribed form which states the following:

- (a) the date the trunk infrastructure which is the subject of an offset or refund was completed; and
- (b) that the trunk infrastructure has been provided in accordance with the relevant approval for the trunk infrastructure contribution.
- 19.2 As soon as is reasonably practicable after receiving a notice under section 19.1, Council must give a notice to the applicant stating whether Council agrees, at its sole discretion but acting reasonably, that the trunk infrastructure contribution satisfies the matters in section 19.1.
- 19.3 If Council does not consider the trunk infrastructure contribution satisfies section 19.1, the notice under section 19.2 must state what additional work is required to be done before Council will consider the work satisfies section 19.1.
- 19.4 If Council issues a notice under section 19.2, the applicant must carry out the additional work stated in the notice and give a new notice to Council under section 19.1.
- 19.5 Unless otherwise agreed between Council and the applicant, if Council is satisfied the trunk infrastructure satisfies the matters in section 19.1, Council must:
 - (a) for an offset set off the establishment cost for the trunk infrastructure contribution against the levied charge at the time that the adopted charge stated in the infrastructure charges notice is payable under the Planning Act; and
 - (b) for a refund give the refund when stated in the infrastructure charges notice, which is to be determined in accordance with Table 2 below.
- 19.6 For a trunk infrastructure contribution for necessary trunk infrastructure, Council is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the LGIP having regard to the method used by Council to work out the relevant planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the LGIP (**specified date or period**).
- 19.7 For a trunk infrastructure contribution for necessary trunk infrastructure or prescribed trunk infrastructure, Council is to, upon the completion of the trunk infrastructure contribution, include the trunk infrastructure as existing trunk infrastructure in the LGIP.
- 19.8 Each refund amount to be paid is to be increased using the CPI, from the date of the ICN requiring the refund to be given, to the date the refund amount is paid.

Table 2: Refund amounts and timing

Column 1	Column 2	Column 3	Column 4
No.	Trunk infrastructure type and timing	Amount of refund	Time for payment
1	Trunk infrastructure identified in Council's capital works program at	less than \$100,000	By 31 December of the financial year following the completion of the trunk infrastructure contribution.
2	the date of the relevant approval with a planned date consistent with the LGIP	between \$100,000 and \$500,000	Annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution, with the full amount of the refund to be paid by 31 December of the financial year following the end of the planned date.

Column 1	Column 2	Column 3	Column 4
No.	Trunk infrastructure type and timing	Amount of refund	Time for payment
3		between \$500,000 and \$1 million	Annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution, with the full amount of the refund to be paid by 31 December of the financial year following the end of the planned date.
4		\$1 million or more	Annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution until the amount is paid, with the full amount of the refund to be paid by 31 December of the financial year following the end of the planned date.
5	Identified trunk infrastructure or different trunk infrastructure provided before or during the	less than \$100,000	By 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution.
6	planned date or period stated in the LGIP	between \$100,000 and \$500,000	Annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution.
7		between \$500,000 and \$1 million	Annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution.
8		\$1 million or more	Annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution until the amount is paid.
9	Identified trunk infrastructure or different trunk infrastructure which	less than \$100,000	By 31 December of the financial year following the completion of the trunk infrastructure contribution.
10	is provided after the planned date or period stated in the LGIP	between \$100,000 and \$500,000	Annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution.
11		between \$500,000 and \$1 million	Annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution.
12		\$1 million or more	Annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the completion of the trunk infrastructure contribution until the amount is paid.
13	Trunk infrastructure contribution for necessary trunk infrastructure not included in the LGIP	less than \$100,000	By 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution.
14		between \$100,000 and \$500,000	Annually over 3 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution.
15		between \$500,000 and \$1 million	Annually over 5 financial years in equal payments by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution.

Column 1	Column 2	Column 3	Column 4
No.	Trunk infrastructure type and timing	Amount of refund	Time for payment
16		\$1 million or more	Annually in equal payments of \$250,000 by 31 December in each financial year commencing in the financial year following the end of the specified date or period for the trunk infrastructure contribution until the amount is paid.
17	Trunk infrastructure contribution for prescribed trunk infrastructure not	less than \$100,000	By 31 December 2046.
18	included in the LGIP	between \$100,000 and \$500,000	Annually over 3 financial years in equal payments between 31 December 2046 and 31 December 2049.
19		between \$500,000 and \$1 million	Annually over 5 financial years in equal payments between 31 December 2046 and 31 December 2051.
20		\$1 million or more	Annually in equal payments of \$250,000 from 31 December 2046 until the amount is paid.

Part 7 – Conversion Criteria

20 Application

- 20.1 This Part states Council's conversion criteria for the purpose of section 117 of the Planning Act.
- 20.2 This Part applies if:
 - (a) Council has imposed a condition on a development approval for non-trunk infrastructure under section 145 of the Planning Act;
 - (b) the construction of the non-trunk infrastructure has not yet started; and
 - (c) the applicant has applied to convert the non-trunk infrastructure under section 139 of the Planning Act (**Conversion Application**).
- 20.3 Section 139 of the Planning Act requires that a conversion application must be made to Council in writing, within 1 year after the development approval starts to have effect.

21 Conversion criteria

- 21.1 Each of the following criteria must be met for non-trunk infrastructure to be converted to trunk infrastructure:
 - the premises the subject of the relevant development approval (subject premises)
 must be completely within the PIA;
 - (b) the relevant development infrastructure must have capacity to service the proposed development and additional development in the surrounding locality having regard to the assumptions about the type, scale, location and timing of future development stated in the LGIP;
 - (c) the relevant development infrastructure must meet all the desired standards of service specifications of the LGIP;
 - (d) the relevant development infrastructure must have a function and purpose consistent with other trunk infrastructure identified in the LGIP;
 - (e) the relevant development infrastructure is not consistent with the requirements for nontrunk infrastructure stated in section 145 of the Planning Act;
 - (f) 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;
 - (g) the type, size, function and capacity of the relevant development infrastructure is consistent with trunk infrastructure in the LGIP Schedule of Works (SC3.2);
 - (h) the relevant development infrastructure is owned or will be owned by Council;
 - (i) the relevant development infrastructure is not temporary in nature;

- (j) the relevant development infrastructure will service unconstrained land;
- (k) the relevant development infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the locality. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP and extrinsic material; and
- (I) the relevant development infrastructure must not be about the stormwater network.

Explanatory note: All stormwater should be managed on the subject premises, or other premises in accordance with the General Works and Infrastructure Planning Scheme Policy and QUDM. Council does not identify trunk stormwater within the Schedule of Works nor charge for stormwater within its Adopted Infrastructure Charges.

Schedule 1

Dictionary

Term	Definition		
adopted charge	goveri	s the adopted infrastructure charges for providing local nment trunk infrastructure networks for development as in clause 6.2.	
automatic increase	charge	s the increase in the levied charge from the day the levied e is levied to the day the levied charge is paid worked out section 11.	
bedroom	means	an area of a building or structure which:	
	(a)	is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or	
	(b)	can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.	
charge area		s the charge area for the relevant infrastructure and land ied using the charge area map.	
charge area map	means	s the maps contained at Schedule 3.	
	An online version of the charge area map identifying the various charge area combinations may also be included on Council's website.		
commercial (office) area	means the Principal centre (PCF – Frame precinct) zone under the planning scheme.		
commercial (retail) area	means	s the following zones under the planning scheme:	
	(a)	Principal centre (PCC – Core precinct);	
	(b)	Major centre;	
	(c)	District centre;	
	(d) (e)	Local centre; Neighbourhood centre; and	
	(f)	Low impact industry (BP precinct).	
completion	means the stage in the provision of a trunk infrastructure contribution by an applicant when the local government is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:		
	(a)	is not essential;	
	(b)	does not prevent the matter from being reasonably capable of being used for its intended purpose;	
	(c)	the local government determines the applicant has a reasonable basis for not promptly rectifying; and	
	(d)	the rectification of which will not prejudice the convenient use of the matter.	

Version 1

Term	Definition		
court	means a smooth level and immobile area on which to play sport:		
	(a) including an indoor tennis court, basketball court, netball court and squash court;		
	(b) does not include areas for gym with fitness wellbeing classes, exercise equipment, exercise machines or any other non-permanent structures.		
CPI (an acronym for consumer	means the following:		
price index)	(a) the consumer price index 6401.0 All Groups Brisbane published by the Australian Bureau of Statistics;		
	(b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.		
current market value	see Schedule 6		
demand credit	see section 12.4.		
development demand	see section 12.3.		
different trunk infrastructure	means development infrastructure which:		
	(a) is an alternative to the identified trunk infrastructure; and		
	(b) delivers the same desired standards of service for the network of development infrastructure stated in the LGIP.		
distributor-retailer	means the Central SEQ Distributor-Retailer Authority (trading as Urban Utilities) under the SEQ Water Act.		
distributor-retailer trunk network charge (DNC)	means the sum of the charges for each of the distributor-retailer trunk infrastructure networks (set out in Schedule 4) for the development worked out having regard to the charge area for the relevant land.		
distributor-retailer proportion (DRP)	means the distributor-retailer proportion of the TNC expressed as a percentage. The proportion is calculated by dividing the DNC by the TNC.		
distributor-retailer trunk infrastructure networks	means the trunk infrastructure for the distributor-retailer's water supply and sewerage trunk infrastructure networks identified in the Netserv Plan.		
dwelling	has the meaning in the Planning Regulation.		
establishment cost	see section 18 (Working out the establishment cost).		
existing lawful use	see section 260 of the Planning Act.		
financial year	means a period of 1 year beginning on 1 July.		
gross floor area or GFA	has the meaning in the Planning Regulation.		
highest and best use	The use of land that maximises its potential commercial value at the time for the valuation considering possible development:		
	(a) under relevant planning instruments or development control plan;		
	(b) that is financially feasible; and		
	(c) that is physically possible having regard to any physical constraints on the land.		

Term	Definition	
identified trunk infrastructure	means development infrastructure identified in the LGIP or Netserv Plan.	
industry area	means the following zones under the planning scheme: (a) Low impact industry (other than the BP precinct); (b) Medium impact industry; and (c) Industry investigation.	
ICN	means infrastructure charges notice, being a notice given under section 119(2) of the Planning Act, as may be amended in accordance with the Planning Act and includes any notice referred to in section 301(1) of the Planning Act.	
Ipswich Planning Scheme / planning scheme	means the Ipswich planning scheme or as varied from time to time.	
levied charge	means the infrastructure charge worked out under clause 8 and levied by the local government under this resolution for the extra demand placed upon local government and distributor-retailer trunk infrastructure networks by development.	
levied charge relief	means the relief to be applied to the levied charge calculated under Schedule 5.	
local government adopted charge (LAC)	means the charge adopted by the local government under this document for providing the local government trunk infrastructure networks calculated in accordance with section 10.	
local government trunk infrastructure networks	means the trunk infrastructure for the local government's transport, public parks and land for community facilities infrastructure networks identified in the LGIP.	
local government trunk network charge (LNC)	means the sum of the charges for each of the local government trunk infrastructure networks (set out in Schedule 4) for the development worked out having regard to the charge area for the relevant land.	
local government proportion (LGP)	means the local government proportion of the TNC expressed as a percentage. The proportion is calculated by dividing the LNC by the TNC.	
maximum adopted charge (MAC)	means the maximum charge for each component of the development prescribed under Schedule 2, and increased in accordance with section 9.	
necessary trunk infrastructure	means development infrastructure which is required under a condition imposed under section 128 of the Planning Act.	
offset	see Part 5 (Offsets and refunds).	
other area	means all other designations under the Springfield Structure Plan and all other zones under the planning scheme not included in the commercial (office) area, commercial (retail) area, industry area or residential area.	
percentage increase	this term is defined in section 112(4) of the Planning Act to mean the 3-yearly moving average quarterly percentage increase in the PPI.	
PIA	means priority infrastructure area as identified in the LGIP.	

Term	Definition	
Planning Act	means the <i>Planning Act 2016</i> .	
Planning Regulation	means the <i>Planning Regulation 2017</i> .	
PPI (an acronym for producer price index)	has the meaning in the Planning Act.	
prescribed amount	means the prescribed amount for the relevant use under Schedule 16 of the Planning Regulation from time to time.	
prescribed form	means a form prescribed by the local government.	
prescribed trunk infrastructure	means development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act.	
PSP-5	means Planning Scheme Policy 5 – Infrastructure dated 30 June 2011.	
LGIP	means the Local Government Infrastructure Plan, which forms part of the Ipswich Planning Scheme.	
refund	see Part 5 (Offsets and refunds).	
residential area	means the Community Residential designation under the Springfield Structure Plan and following zones under the planning scheme: (a) Low density residential; (b) Character residential; (c) Low-medium density residential;	
	(d) Medium density residential; and	
	(e) High density residential.	
SEQ Water Act	means the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.	
specified date or period	means the date or period determined by Council under clause 19.6.	
Springfield Structure Plan	means the Springfield Structure Plan or as varied from time to time.	
suite	means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.	
total trunk network charge (TNC)	means the sum of the local government trunk network charge (LNC) and the distributor-retailer trunk network charge (DNC) for the development.	
trunk infrastructure networks	means the local government trunk infrastructure networks and the distributor-retailer trunk infrastructure networks.	

Schedule 2

Maximum adopted charge (MAC)

Table 3: Maximum adopted charge (MAC) for reconfiguring a lot¹

Column 1	Column 3	
Area	Maximum adopted charge	
Residential	The MAC in Table 4 for a Dwelling house (3 or more bedrooms).	
Commercial (office)	The MAC in Table 4 for Office.	
Commercial (retail)	The MAC in Table 4 for Shop.	
Industry	The MAC in Table 4 for Low impact industry.	
Other	The MAC in Table 4 for a Dwelling house (3 or more bedrooms).	

 $^{^{1}}$ The maximum adopted charge is the sum of the charge for each trunk network, irrespective of whether or not the development will result in additional demand on each network. No discount is available for particular trunk networks.

Table 4: Maximum adopted charge (MAC) for material change of use or building work

Column 1	Column 2	Column 3	Column 4				
No.	Planning Scheme uses	Springfield Structure Plan uses	Maximum adopted charge				
	Residential uses						
1	Dwelling house	Detached house	The prescribed amount.				
2	Dual occupancy	Dual occupancy dwelling; Relatives' flat					
3	Caretaker's accommodation	Caretakers' residence					
4	Multiple dwelling	Apartment building; Attached house (per dwelling)					
		Accommodation (short-te	rm)				
5	Tourist park	Camping ground; Caravan park (short term accommodation)	The prescribed amount.				
6	Hotel	Hotel					
7	Short-term accommodation	Backpackers' hostel; Motel]				
8	Resort complex						
		Accommodation (long-ter	m)				
9	Relocatable home park	Caravan park (permanent occupancy)	The prescribed amount.				
10	Community residence	No defined use					
11	Retirement facility	Retirement community					
12	Rooming accommodation	Student accommodation; Tenement building					
		Places of assembly					
13	Club	Club	The prescribed amount per square metre of gross floor area.*				
14	Community use	Community building (art and craft centre, information centre, senior citizens centre, youth centre, meeting room, welfare centre, library, neighbourhood centre); Passenger terminal					
15	Function facility	Reception and function rooms					

16	Funeral parlour	Funeral parlour					
17	Place of worship	Place of public worship					
	Commercial (bulk goods)						
18	Agricultural supplies store	Produce/craft market; Produce store	The prescribed amount per square metre of gross floor area.*				
19	Bulk landscape supplies	Landscape supply outlet					
20	Garden centre	Garden centre					
21	Hardware and trade supplies		1				
22	Outdoor sales	Plant sales and hire yard					
23	Showroom	Auction depot, Retail warehouse; Motor showroom					
		Commercial (retail)					
24	Adult store		The prescribed amount per square				
25	Food and drink outlet	Fast food premises; Catering business; Restaurant; Community building (kiosk centre)	metre of gross floor area.*				
26	Service industry	Service industry					
27	Service station	Service station					
28	Shop	General store; Local shops; Sale of automotive parts and accessories; Commercial Premises (business or commercial purpose, other than for a business office or a purpose specified in the Springfield structure plan)					
29	Shopping centre	Major shopping centre; Neighbourhood shopping centre; Neighbourhood centre					
Commercial (office)							
30	Office	Professional office; Commercial premises (business office); Public building	The prescribed amount per square metre of gross floor area.*				
31	Sales office	Real estate display/sales office					
32		Radio station; Television station					
	Educational facility						
33	Childcare centre	Child care centre					

34	Community care centre		The prescribed amount per square metre of gross floor area.*			
35	Educational establishment	Educational establishment				
Entertainment						
36	Hotel	Hotel; Tavern; Licensed club	The prescribed amount per square			
37	Nightclub entertainment facility	Night club	metre of gross floor area.*			
38	Theatre	Indoor entertainment (theatre, cinema, concert hall, dance hall, public hall)				
39	Resort complex					
	_	Indoor sport and recreat	ion			
40	Indoor sport and recreation	Indoor recreation; Indoor entertainment (amusement parlour); Sports complex (indoor)	ement metre of gross floor area, whether a			
High impact industry or special industry						
41	High impact industry	Concrete batching plant; Dangerous goods store; Fuel depot; Junk yard; Special industry; Vehicle wrecking yard	The prescribed amount per square metre of gross floor area.*			
42	Special industry					
		Other industry				
43	Low impact industry	Automatic car wash; Car repair station; Light industry	The prescribed amount per square metre of gross floor area.*			
44	Medium impact industry	Freight depot; General industry; Milk depot; Transport depot; Transport terminal; Truck depot				
45	Research and technology industry	Research and associated technology activities				
46	Rural industry					
47	Warehouse	Mini storage complex; Warehouse; Bulk store; Storage yard				
48	Marine industry					
		High impact rural				
49	Cultivating, in a confined area,		The prescribed amount.			

	aquatic animals or plants for sale				
50	Intensive animal industry	Animal establishment; Riding school; stable; Stock sales yard			
51	Intensive horticulture				
52	Wholesale nursery	Plant nursery (wholesale)			
53	Winery				
		Low impact rural			
54	Animal husbandry	Animal husbandry	The prescribed amount.		
55	Cropping	Agriculture; Turf farm			
56	Permanent plantation	Forestry			
57	Wind farm				
		Essential services			
58	Correctional facility	Reformative institution	The prescribed amount per square		
59	Emergency services	Emergency services depot	metre of gross floor area.*		
60	Health care service	Community building (health centre); Medical centre			
61	Hospital	Hospital			
62	Residential care facility	Institutional residence			
63	Veterinary service	Veterinary clinic; Veterinary hospital			
		Minor uses			
64	Advertising device	Advertising structure	The prescribed amount.		
65	Cemetery	Cemetery			
66	Home-based business	Family day care centre; Home business; Home industry; Home occupation			
67	Landing]		
68	Market				
69	Outdoor lighting	Night tennis court			
70	Park	Environmental facility; Park; Community building; restrooms			
71	Roadside stall	Roadside stall			
72	Telecommunications facility	Local utility			
73	Temporary use				
_					

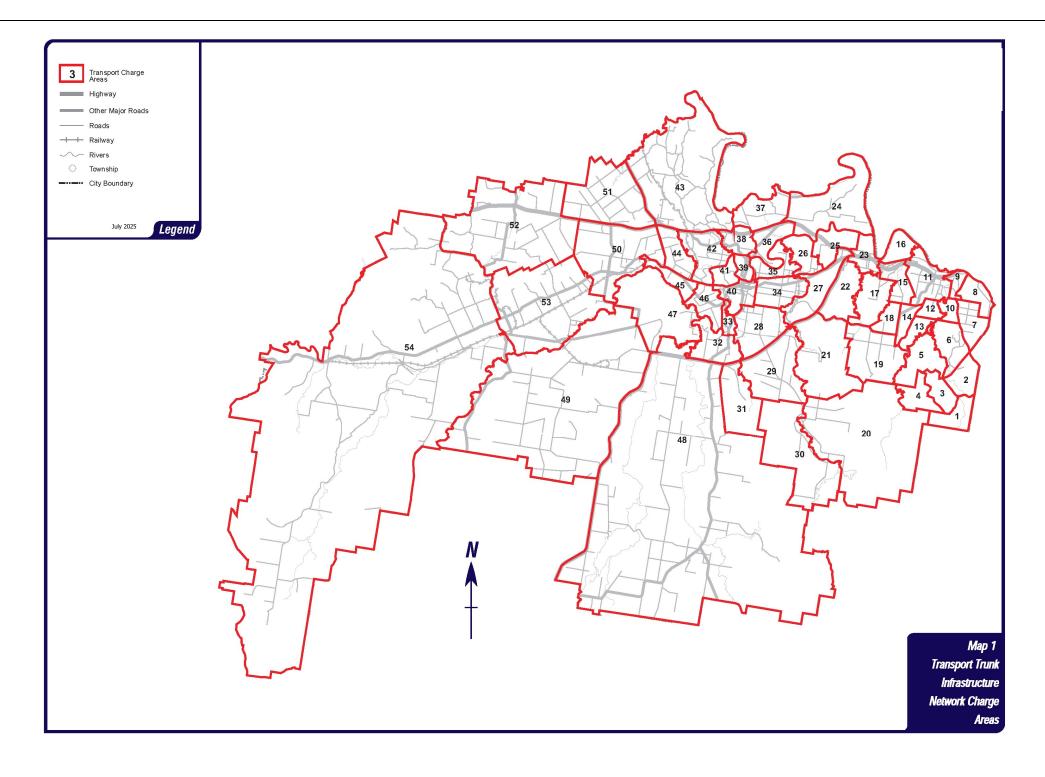
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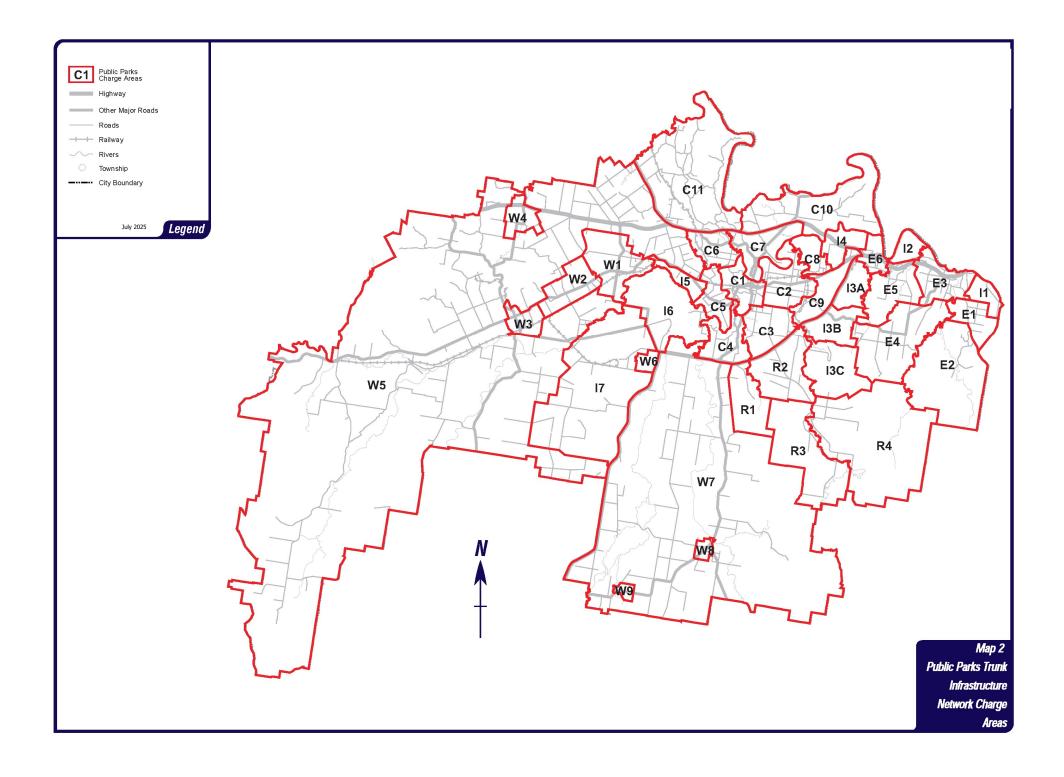
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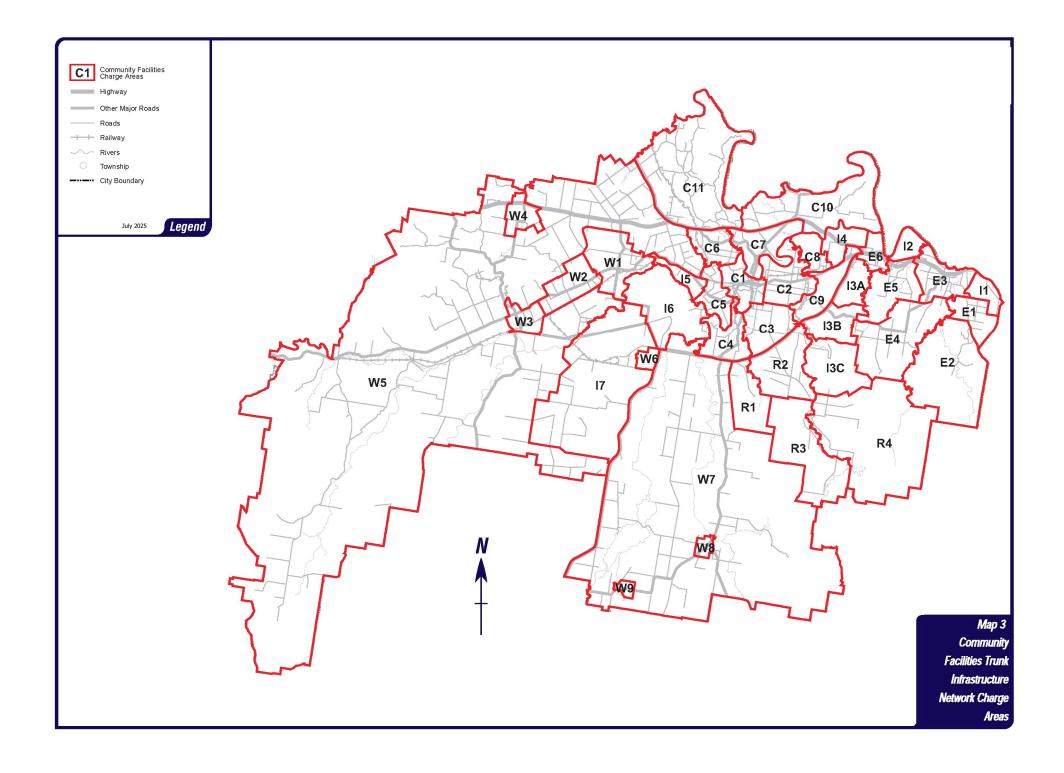
	Other uses					
74	Air service		The prescribed amount for another			
75	Animal keeping	Animal establishment; Stable	similar use listed in this Table that the local government decides to			
76	Car park	Car park	apply to the use.			
77	Crematorium	Crematorium				
78	Extractive industry	Extractive industry				
79	Major sport, recreation and entertainment facility	Exhibition; Trade fair				
80	Motor sport facility	Motor sports complex				
81	Outdoor sport and recreation	Outdoor entertainment; Outdoor recreation; Sports complex				
82	Port service					
83	Tourist attraction	Tourist facility; Zoo				
84	Utility installation	Public utility; Special use				
85	Workforce accommodation					
86	Any other use not listed in this Table, including a use that is unknown	Any other use not listed in this Table, including a use that is unknown				

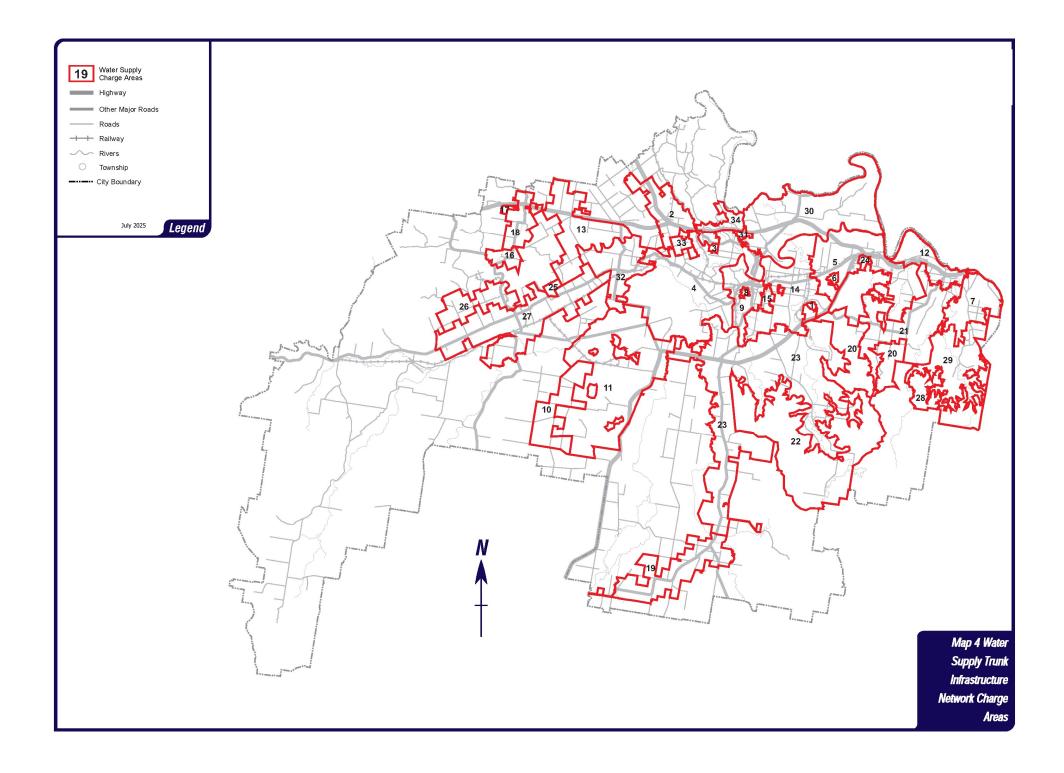
Schedule 3

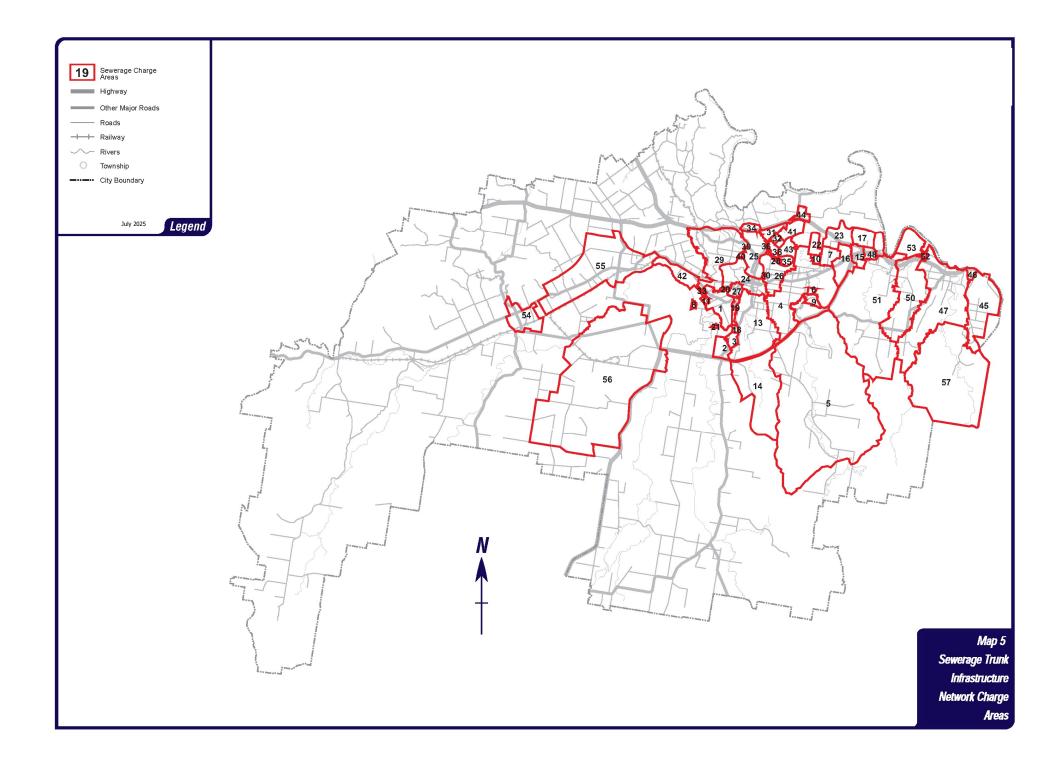
Charge area maps











Schedule 4

Local government trunk network charge (LNC) and distributor-retailer trunk network charge (DNC)

Table 5.1 Reconfiguring a lot in a residential or other area

Column 1	Column 2					
Demand	Trunk infrastructure network charges	Trunk infrastructure network charges				
unit	Transport trunk infrastructure Public parks trunk infrastructure Community facilities trunk Water supply trunk infrastructure Sewerage trunk infrastructure					
	network	network	infrastructure network	network for water service	network for wastewater service	
Lot	The trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) for the charge area, identified in Table 6.1.	one dwelling house (3 bedroom dwelling)	The trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) for the charge area, identified in Table 6.3.	one dwelling house (3 bedroom dwelling)	The trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) for the charge area, identified in Table 6.5.	

Table 5.2 Reconfiguring a lot in a commercial (office), commercial (retail) and industry area

Column 1 Demand unit	Column 2 Area	Column 5 Trunk infrastructure network charges			
		Transport trunk infrastructure network	Water supply trunk infrastructure network for water service		
30% of site area (assumed GFA)	Commercial (office) area	The trunk infrastructure network charge for Commercial (office) – for the charge area, identified in Table 7.1 (\$ per m² assumed GFA).	The trunk infrastructure network charge for Commercial (office) - Office for the charge area, identified in Table 7.2 (\$ per m² assumed GFA).	The trunk infrastructure network charge for Commercial (office) - Office for the charge area, identified in Table 7.3 (\$ per m² assumed GFA).	
30% of site area (assumed GFA)	Commercial (retail) area	The trunk infrastructure network charge for Commercial (retail) - Shop for the charge area, identified in Table 7.1 ($\$$ per m^2 assumed GFA).	The trunk infrastructure network charge for Commercial (retail) - Shop for the charge area, identified in Table 7.2 (\$ per m² assumed GFA).	The trunk network infrastructure network charge for Commercial (retail) - Shop for the charge area, identified in Table 7.3 (\$ per m² assumed GFA).	
30% of site area (assumed GFA)	Industry area	The trunk infrastructure network charge for Other industry - Low impact industry for the charge area, identified in Table 7.1 (\$ per m² assumed GFA).	The trunk infrastructure network for Other industry - Low impact industry for the charge area, identified in Table 7.2 (\$ per m² assumed GFA).	The trunk infrastructure network charge for Other industry - Low impact industry for the charge area, identified in Table 7.3 (\$ per m² assumed GFA).	

 Table 6.1 Residential use – transport trunk infrastructure network

Column 1															Transport tru	unk infrastr	Column ucture netwo		er demand u	unit)													
Charge Area														Edit			se under the 16, Table 1, co			egulation													
		Res	sidential use	S							Ac	commodatio	n (long term)												Accommod	ation (short ter	m)		-			
		er's accommod									Rooming Ac	ommodation	n													Short-tern	n accommodatio	on			ı		ļ
		ultiple dwelling ual occupancy	U	Dwellir	ng house	Relocatable	e Home Park		Ot	her			Student ac	commodation				ent Facility ty Residence		Touris	st Park (Carav	van Park)	Но	tel (resident	ial compone	nt)	Short	t-term accomm	nodation (oth	er)	ı (C	Tourist Park amping groui	
		,				1 or 2	3 or more											,							,	,						F8-8	
			3 or more	lor?	3 or more	bedroom relocatable	bedroom relocatable			Suite with 3	Bedroom that is not			Suite with 3	Bedroom that is not	Suito		Suite with 3	Bedroom that is not						Suite with	Bedroom			Suite with 3	Bedroom that is not	ı		
	1 bedroom	2 bedroom		pedroom	bedroom	dwelling	dwelling	Suite with	Suite with 2		within a	Suite with	Suite with 2		within a	with 1	Suite with 2		within a	1 caravan	2 caravan	3 caravan	Suite with	Suite with 2		within a	Suite with 1	Suite with 2		within a	ı		
	dwelling	dwelling	dwelling	dwelling	dwelling	site	site		bedrooms		suite		bedrooms	bedrooms	suite		bedrooms	bedrooms	suite	site	sites	sites		bedrooms	bedrooms	suite	bedroom	bedrooms		suite	1 tent site		3 tent sites
2	3,306.38 2.781.02	4,332.50 3.644.10	6,384.74 5.370.25	5,290.21 4,449.64	7,410.86 6.233.33	4,332.50 3.644.10	4,332.50 3.644.10	2,280.26 1,917.95	4,560.53 3.835.90	6,840.79 5.753.84	2,280.26 1,917.95	3,306.38 2.781.02	6,612.77 5.562.05	9,919.15 8.343.07	3,306.38 2.781.02	3,306.38 2.781.02		6,384.74 5.370.25	3,306.38 2.781.02	4,332.50 3.644.10	8,665.00 7.288.20	12,997.50 10.932.30	2,280.26 1.917.95	4,560.53 3.835.90	6,840.79 5.753.84	2,280.26 1.917.95	3,306.38 2.781.02	6,612.77 5.562.05	9,919.15 8.343.07	3,306.38 2.781.02	3,306.38 2.781.02	6,612.77 5.562.05	9,919.15 8.343.07
3	3,272.64	4,288.29	6,319.59	5,236.23	7,335.24	4,288.29	4,288.29	2,257.00	4,513.99	6,770.99	2,257.00	3,272.64	6,545.29	9,817.93	3,272.64	3,272.64		6,319.59	3,272.64	4,288.29	8,576.58	12,864.88	2,257.00	4,513.99	6,770.99	2,257.00	3,272.64	6,545.29	9,817.93	3,272.64	3,272.64	6,545.29	9,817.93
4	3,195.53 4,511.33	4,187.24 5.911.40	6,170.67 8,711.54	5,112.84 7,218.13	7,162.39 10.111.61	4,187.24 5,911.40	4,187.24 5.911.40	2,203.81 3.111.26	4,407.62 6,222.53	6,611.44 9,333.79	2,203.81 3.111.26	3,195.53 4,511.33	6,391.05 9,022.67	9,586.58 13,534.00	3,195.53 4.511.33	3,195.53 4.511.33		6,170.67 8.711.54	3,195.53 4.511.33	4,187.24 5,911.40	8,374.49 11.822.80	12,561.73 17.734.20	2,203.81 3,111.26	4,407.62 6.222.53	6,611.44 9.333.79	2,203.81 3.111.26	3,195.53 4,511.33	6,391.05 9,022.67	9,586.58 13,534.00	3,195.53 4.511.33	3,195.53 4.511.33	6,391.05 9,022.67	9,586.58 13.534.00
6	4,704.12	6,164.03	9,083.83	7,526.60	10,111.61	6,164.03	6,164.03	3,244.22	6,488.45	9,732.67	3,244.22	4,704.12	9,408.25	14,112.37	4,704.12	4,704.12		9,083.83	4,704.12	6,164.03	12,328.05	18,492.08	3,244.22	6,488.45	9,333.79	3,244.22	4,704.12	9,408.25	14,112.37	4,704.12	4,704.12	9,408.25	14,112.37
7	3,894.40	5,103.00	7,520.22	6,231.04	8,728.82	5,103.00	5,103.00	2,685.79	5,371.58	8,057.38	2,685.79	3,894.40	7,788.80	11,683.20	3,894.40	3,894.40	,	7,520.22	3,894.40	5,103.00	10,206.01	15,309.01	2,685.79	5,371.58	8,057.38	2,685.79	3,894.40	7,788.80	11,683.20	3,894.40	3,894.40	7,788.80	11,683.20
8	1,349.54 2,641.25	1,768.37 3,460.95	2,606.02 5,100.35	2,159.27 4,226.00	3,024.84 5,920.04	1,768.37 3,460.95	1,768.37 3.460.95	930.72 1,821.55	1,861.44 3,643.10	2,792.16 5,464.66	930.72 1,821.55	1,349.54 2,641.25	2,699.09 5,282.50	4,048.63 7,923.75	1,349.54 2.641.25	1,349.54 2.641.25		2,606.02 5,100.35	1,349.54 2.641.25	1,768.37 3,460.95	3,536.74 6,921.90	5,305.10 10,382.85	930.72 1,821.55	1,861.44 3,643.10	2,792.16 5.464.66	930.72 1,821.55	1,349.54 2,641.25	2,699.09 5,282.50	4,048.63 7,923.75	1,349.54 2,641.25	1,349.54 2,641.25	2,699.09 5,282.50	4,048.63 7,923.75
10	3,687.15	4,831.43	7,120.01	5,899.44	8,264.30	4,831.43	4,831.43	2,542.86	5,085.72	7,628.58	2,542.86	3,687.15	7,374.29	11,061.44	3,687.15	3,687.15	,	7,120.01	3,687.15	4,831.43	9,662.87	14,494.30	2,542.86	5,085.72	7,628.58	2,542.86	3,687.15	7,374.29	11,061.44	3,687.15	3,687.15	7,374.29	11,061.44
11	3,253.37	4,263.03	6,282.36	5,205.38	7,292.03	4,263.03	4,263.03	2,243.70	4,487.40	6,731.10	2,243.70	3,253.37	6,506.73	9,760.10	3,253.37	3,253.37		6,282.36	3,253.37	4,263.03	8,526.06	12,789.09	2,243.70	4,487.40	6,731.10	2,243.70	3,253.37	6,506.73	9,760.10	3,253.37	3,253.37	6,506.73	9,760.10
12 13	4,578.81 4,646.29	5,999.82 6,088.24	8,841.84 8,972.14	7,326.10 7,434.06	10,262.85	5,999.82 6,088.24	5,999.82 6,088.24	3,157.80 3,204.34	6,315.60 6,408.67	9,473.40 9,613.01	3,157.80 3,204.34	4,578.81 4,646.29	9,157.62 9,292.57	13,736.43 13,938.86	4,578.81 4.646.29	4,578.81 4,646.29		8,841.84 8,972.14	4,578.81 4,646.29	5,999.82 6,088.24	11,999.64 12,176.48	17,999.46 18,264.72	3,157.80 3,204.34	6,315.60 6,408.67	9,473.40	3,157.80 3.204.34	4,578.81 4,646.29	9,157.62 9,292.57	13,736.43 13,938.86	4,578.81 4,646.29	4,578.81 4.646.29	9,157.62 9,292.57	13,736.43 13,938.86
14	4,622.19	6,056.66	8,925.60	7,395.50	10,360.08	6,056.66	6,056.66	3,187.72	6,375.43	9,563.15	3,187.72	4,622.19	9,244.38	13,866.56	4,622.19	4,622.19		8,925.60	4,622.19	6,056.66	12,113.32	18,169.98	3,187.72	6,375.43	9,563.15	3,187.72	4,622.19	9,244.38	13,866.56	4,622.19	4,622.19	9,244.38	13,866.56
15 16	2,805.12 3,460.62	3,675.68 4,534.60	5,416.79 6,682.57	4,488.20 5,536.99	6,287.35 7.756.55	3,675.68 4,534.60	3,675.68 4.534.60	1,934.57 2,386.63	3,869.14 4,773.26	5,803.70 7.159.90	1,934.57 2,386.63	2,805.12 3,460.62	5,610.25 6,921.23	8,415.37 10,381.85	2,805.12 3.460.62	2,805.12 3.460.62		5,416.79 6.682.57	2,805.12 3,460.62	3,675.68 4,534.60	7,351.36 9,069.20	11,027.04 13,603.80	1,934.57 2,386.63	3,869.14 4.773.26	5,803.70 7.159.90	1,934.57 2.386.63	2,805.12 3,460.62	5,610.25 6.921.23	8,415.37 10.381.85	2,805.12 3,460.62	2,805.12 3.460.62	5,610.25 6.921.23	8,415.37 10.381.85
17	6,140.43	8,046.07	11,857.37	9,824.68	13.763.02	8,046.07	8.046.07	4,234.78	8,469.55	12.704.33	4.234.78	6,140.43	12,280.85		6,140.43	6,140.43	,	11.857.37	6.140.43	8,046.07	16,092.15	24.138.22	4,234.78	8,469,55	12.704.33	4.234.78	6,140.43	12,280.85	18,421,28	6.140.43	6,140.43	12.280.85	18.421.28
18	4,617.37	6,050.34	8,916.30	7,387.79	10,349.27	6,050.34	6,050.34	3,184.39	6,368.78	9,553.18	3,184.39	4,617.37	9,234.74	13,852.11	4,617.37	4,617.37	6,050.34	8,916.30	4,617.37	6,050.34	12,100.69	18,151.03	3,184.39	6,368.78	9,553.18	3,184.39	4,617.37	9,234.74	13,852.11	4,617.37	4,617.37	9,234.74	13,852.11
19 20	6,318.76 4,058.27	8,279.75 5,317.74	12,201.74 7,836.66	10,110.01 6.493.23	14,162.73 9.096.13	8,279.75 5.317.74	8,279.75 5.317.74	4,357.76 2,798.81	8,715.53 5,597.62	13,073.29 8,396.42	4,357.76 2,798.81	6,318.76 4.058.27	12,637.52 8.116.54	18,956.27 12,174.81	6,318.76 4,058.27	6,318.76 4.058.27	-, -	12,201.74 7.836.66	6,318.76 4,058.27	8,279.75 5,317.74	16,559.50 10,635.47	24,839.25 15,953.21	4,357.76 2,798.81	8,715.53 5,597.62	13,073.29 8.396.42	4,357.76 2.798.81	6,318.76 4,058.27	12,637.52 8.116.54	18,956.27 12.174.81	6,318.76 4,058.27	6,318.76 4,058.27	12,637.52 8.116.54	18,956.27 12.174.81
21	4,569.17	5,987.19	8,823.23	7,310.67	10,241.24	5,987.19	5,987.19	3,151.15	6,302.30	9,453.46	3,151.15	4,569.17	9,138.34	13,707.51	4,569.17	4,569.17		8,823.23	4,569.17	5,987.19	11,974.38	17,961.57	3,151.15	6,302.30	9,453.46	3,151.15	4,569.17	9,138.34	13,707.51	4,569.17	4,569.17	9,138.34	13,707.51
22	6,159.70	8,071.34	11,894.60	9,855.53	13,806.23	8,071.34	8,071.34	4,248.07	8,496.14	12,744.22	4,248.07	6,159.70	12,319.41	18,479.11	6,159.70	6,159.70	0,012.01	11,894.60	6,159.70	8,071.34	16,142.67	24,214.01	4,248.07	8,496.14	12,744.22	4,248.07	6,159.70	12,319.41	18,479.11	6,159.70	6,159.70	12,319.41	18,479.11
23 24	3,402.78 2,887.06	4,458.81 3,783.04	6,570.88 5,575.01	5,444.45 4,619.30	7,626.92 6,471.00	4,458.81 3,783.04	4,458.81 3,783.04	2,346.74 1,991.08	4,693.49 3,982.15	7,040.23 5,973.23	2,346.74 1,991.08	3,402.78 2,887.06	6,805.56 5,774.12	10,208.34 8,661.18	3,402.78 2.887.06	3,402.78 2.887.06		6,570.88 5,575.01	3,402.78 2,887.06	4,458.81 3,783.04	8,917.63 7,566.09	13,376.44 11,349.13	2,346.74 1,991.08	4,693.49 3,982.15	7,040.23 5,973.23	2,346.74 1.991.08	3,402.78 2,887.06	6,805.56 5,774.12	10,208.34 8.661.18	3,402.78 2,887.06	3,402.78 2,887.06	6,805.56 5,774.12	10,208.34 8.661.18
25	3,219.63	4,218.82	6,217.21	5,151.40	7,216.40	4,218.82	4,218.82	2,220.43	4,440.86	6,661.30	2,220.43	3,219.63	6,439.25	9,658.88	3,219.63	3,219.63		6,217.21	3,219.63	4,218.82	8,437.64	12,656.46	2,220.43	4,440.86	6,661.30	2,220.43	3,219.63	6,439.25	9,658.88	3,219.63	3,219.63	6,439.25	9,658.88
26	3,634.13	4,761.96	7,017.63	5,814.61	8,145.46	4,761.96	4,761.96	2,506.30	5,012.59	7,518.89	2,506.30	3,634.13	7,268.26	10,902.39	3,634.13	3,634.13	.,	7,017.63	3,634.13	4,761.96	9,523.92	14,285.89	2,506.30	5,012.59	7,518.89	2,506.30	3,634.13	7,268.26	10,902.39	3,634.13	3,634.13	7,268.26	10,902.39
27 28	3,407.60 2,969.00	4,465.13 3,890.41	6,580.19 5,733.24	5,452.16 4,750.39	7,637.72 6.654.65	4,465.13 3,890.41	4,465.13 3.890.41	2,350.07 2,047.58	4,700.14 4,095.17	7,050.20 6,142.75	2,350.07 2,047.58	3,407.60 2,969.00	6,815.20 5,937.99	10,222.80 8,906.99	3,407.60 2,969.00	3,407.60 2,969.00		6,580.19 5,733.24	3,407.60 2,969.00	4,465.13 3,890.41	8,930.26 7,780.82	13,395.39 11.671.23	2,350.07 2,047.58	4,700.14 4.095.17	7,050.20 6.142.75	2,350.07 2.047.58	3,407.60 2,969.00	6,815.20 5.937.99	10,222.80 8.906.99	3,407.60 2,969.00	3,407.60 2,969.00	6,815.20 5.937.99	10,222.80 8.906.99
29	3,503.99	4,591.44	6,766.33	5,606.39	7,853.78	4,591.44	4,591.44	2,416.55	4,833.10	7,249.64	2,416.55	3,503.99	7,007.99	10,511.98	3,503.99	3,503.99		6,766.33	3,503.99	4,591.44	9,182.88	13,774.32	2,416.55	4,833.10	7,249.64	2,416.55	3,503.99	7,007.99	10,511.98	3,503.99	3,503.99	7,007.99	10,511.98
30	3,359.40	4,401.97	6,487.12 9.139.67	5,375.04 7.572.87	7,529.69 10.608.55	4,401.97 6.201.92	4,401.97 6.201.92	2,316.83	4,633.66 6.528.34	6,950.48 9,792.50	2,316.83 3,264.17	3,359.40	6,718.80	10,078.20	3,359.40 4.733.04	3,359.40 4,733.04	.,	6,487.12	3,359.40 4,733.04	4,401.97	8,803.95 12.403.84	13,205.92 18.605.76	2,316.83 3.264.17	4,633.66 6.528.34	6,950.48	2,316.83 3.264.17	3,359.40 4.733.04	6,718.80	10,078.20 14.199.13	3,359.40	3,359.40	6,718.80 9.466.09	10,078.20 14.199.13
31 32	4,733.04 1,976.12	6,201.92 2,589.40	3,815.95	3,161.79	4,429.23	2,589.40	2,589.40	3,264.17 1,362.84	2,725.68	4,088.52	1,362.84	4,733.04 1,976.12	9,466.09 3,952.24	5,928.35	1,976.12	1,976.12	.,	9,139.67 3,815.95	1,976.12	6,201.92 2,589.40	5,178.79	7,768.19	1,362.84	2,725.68	9,792.50 4,088.52	1,362.84	1,976.12	9,466.09 3,952.24	5,928.35	4,733.04 1,976.12	4,733.04 1,976.12	3,952.24	5,928.35
33	3,243.73	4,250.40	6,263.75	5,189.96	7,270.42	4,250.40	4,250.40	2,237.05	4,474.10	6,711.16	2,237.05	3,243.73	6,487.45	9,731.18	3,243.73	3,243.73		6,263.75	3,243.73	4,250.40	8,500.80	12,751.20	2,237.05	4,474.10	6,711.16	2,237.05	3,243.73	6,487.45	9,731.18	3,243.73	3,243.73	6,487.45	9,731.18
34 35	3,691.97 4.689.67	4,837.75 6.145.08	7,129.32 9,055.91	5,907.15 7.503.46	8,275.10 10,511.32	4,837.75 6,145.08	4,837.75 6,145.08	2,546.18 3,234.25	5,092.37 6.468.50	7,638.55 9.702.76	2,546.18 3,234.25	3,691.97 4.689.67	7,383.93 9.379.33	11,075.90	3,691.97 4.689.67	3,691.97 4.689.67	4,837.75 6.145.08	7,129.32 9,055.91	3,691.97 4.689.67	4,837.75 6,145.08	9,675.50 12.290.16	14,513.25 18.435.24	2,546.18 3.234.25	5,092.37 6.468.50	7,638.55 9,702.76	2,546.18 3.234.25	3,691.97 4.689.67	7,383.93 9.379.33	11,075.90 14.069.00	3,691.97 4.689.67	3,691.97 4.689.67	7,383.93 9.379.33	11,075.90 14.069.00
36	2,313.50	3,031.49	4,467.46	3,701.61	5,185.44	3,031.49	3,031.49	1,595.52	3,191.04	4,786.56	1,595.52	2,313.50	4,627.01	6,940.51	2,313.50	2,313.50	.,	4,467.46	2,313.50	3,031.49	6,062.98	9,094.46	1,595.52	3,191.04	4,786.56	1,595.52	2,313.50	4,627.01	6,940.51	2,313.50	2,313.50	4,627.01	6,940.51
37	2,482.20	3,252.53	4,793.21	3,971.52	5,563.55	3,252.53	3,252.53	1,711.86	3,423.72	5,135.58	1,711.86	2,482.20	4,964.39	7,446.59	2,482.20	2,482.20	.,	4,793.21	2,482.20	3,252.53	6,505.07	9,757.60	1,711.86	3,423.72	5,135.58	1,711.86	2,482.20	4,964.39	7,446.59	2,482.20	2,482.20	4,964.39	7,446.59
38 39	2,906.34 3,494.36	3,808.31 4,578.81	5,612.24 6.747.72	4,650.14 5,590.97	6,514.21 7,832.18	3,808.31 4,578.81	3,808.31 4.578.81	2,004.37 2,409.90	4,008.74 4,819.80	6,013.12 7,229.70	2,004.37 2,409.90	2,906.34 3,494.36	5,812.68 6,988.71	8,719.02 10,483.07	2,906.34 3,494.36	2,906.34 3,494.36	3,808.31 4,578.81	5,612.24 6,747.72	2,906.34 3,494.36	3,808.31 4,578.81	7,616.61 9,157.62	11,424.92 13.736.43	2,004.37 2,409.90	4,008.74 4.819.80	6,013.12 7,229.70	2,004.37	2,906.34 3,494.36	5,812.68 6,988.71	8,719.02 10,483.07	2,906.34 3,494.36	2,906.34 3.494.36	5,812.68 6.988.71	8,719.02 10,483.07
40	2,621.97	3,435.69	5,063.12	4,195.15	5,876.83	3,435.69	3,435.69	1,808.26	3,616.51	5,424.77	1,808.26	2,621.97	5,243.94	7,865.91	2,621.97	2,621.97	3,435.69	5,063.12	2,621.97	3,435.69	6,871.37	10,307.06	1,808.26	3,616.51	5,424.77	1,808.26	2,621.97	5,243.94	7,865.91	2,621.97	2,621.97	5,243.94	7,865.91
41 42	2,583.41 5.509.03	3,385.16 7.218.73	4,988.66 10.638.13	4,133.46 8.814.45	5,790.41 12.347.83	3,385.16 7.218.73	3,385.16 7.218.73	1,781.66 3,799.33	3,563.33 7,598.66	5,344.99 11.398.00	1,781.66 3,799.33	2,583.41 5.509.03	5,166.83 11.018.06	7,750.24 16.527.09	2,583.41 5.509.03	2,583.41 5,509.03		4,988.66 10.638.13	2,583.41 5.509.03	3,385.16	6,770.32 14.437.46	10,155.48 21,656.19	1,781.66 3.799.33	3,563.33 7.598.66	5,344.99	1,781.66	2,583.41 5,509.03	5,166.83 11.018.06	7,750.24 16.527.09	2,583.41 5.509.03	2,583.41 5.509.03	5,166.83 11.018.06	7,750.24 16.527.09
42	5,509.03 4,723.40	6,189.29	9,121.06	7,557.45	12,347.83	7,218.73 6,189.29	6,189.29	3,799.33	6,515.04	9,772.56	3,799.33	4,723.40	9,446.81	16,527.09	5,509.03 4,723.40	4,723.40	.,===:::	9,121.06	4,723.40	7,218.73 6,189.29	14,437.46	18,567.86	3,799.33	6,515.04	9,772.56	3,799.33	5,509.03 4,723.40	9,446.81	16,527.09	4,723.40	4,723.40	9,446.81	16,527.09
44	3,354.58	4,395.66	6,477.81	5,367.33	7,518.89	4,395.66	4,395.66	2,313.50	4,627.01	6,940.51	2,313.50	3,354.58	6,709.16	10,063.74	3,354.58	3,354.58		6,477.81	3,354.58	4,395.66	8,791.32	13,186.97	2,313.50	4,627.01	6,940.51	2,313.50	3,354.58	6,709.16	10,063.74	3,354.58	3,354.58	6,709.16	10,063.74
45 46	6,632.04 3.610.03	8,690.27 4.730.38	12,806.71 6.971.09	10,611.27 5.776.05	14,864.93 8.091.45	8,690.27 4.730.38	8,690.27 4.730.38	4,573.82 2.489.68	9,147.65	13,721.47 7.469.03	4,573.82 2.489.68	6,632.04 3.610.03	13,264.09	19,896.13	6,632.04 3.610.03	6,632.04 3.610.03	-,	12,806.71 6.971.09	6,632.04 3.610.03	8,690.27 4.730.38	17,380.53 9.460.77	26,070.80 14.191.15	4,573.82 2.489.68	9,147.65 4,979.35	13,721.47 7.469.03	4,573.82 2.489.68	6,632.04 3.610.03	13,264.09 7.220.06	19,896.13	6,632.04 3.610.03	6,632.04 3.610.03	13,264.09 7.220.06	19,896.13
47	2,520.76	3,303.06	4,867.67	4,033.21	5,649.97	3,303.06	3,303.06	1,738.45	3,476.90	5,215.36	1,738.45	2,520.76	5,041.51	7,562.27	2,520.76	2,520.76	1,100.00	4,867.67	2,520.76	3,303.06	6,606.12	9,909.18	1,738.45	3,476.90	5,215.36	1,738.45	2,520.76	5,041.51	7,562.27	2,520.76	2,520.76	5,041.51	7,562.27
48	790.45	1,035.76	1,526.38	1,264.72	1,771.69	1,035.76	1,035.76	545.14	1,090.27	1,635.41	545.14	790.45	1,580.89	2,371.34	790.45	790.45	1,035.76	1,526.38	790.45	1,035.76	2,071.52	3,107.28	545.14	1,090.27	1,635.41	545.14	790.45	1,580.89	2,371.34	790.45	790.45	1,580.89	2,371.34
49 50	1,571.25 1.802.61	2,058.89	3,034.15	2,514.01	3,521.78 4.040.32	2,058.89	2,058.89	1,083.62	2,167.25	3,250.87	1,083.62	1,571.25	3,142.51 3,605.21	4,713.76 5.407.82	1,571.25	1,571.25	2,058.89	3,034.15	1,571.25	2,058.89	4,117.77	6,176.66 7.086.10	1,083.62	2,167.25	3,250.87	1,083.62	1,571.25	3,142.51 3.605.21	4,713.76 5.407.82	1,571.25	1,571.25	3,142.51	4,713.76 5.407.82
51	1,257.97	1,648.37	2,429.18	2,012.75	2,819.58	1,648.37	1,648.37	867.56	1,735.13	2,602.69	867.56	1,257.97	2,515.94	3,773.90	1,257.97	1,257.97	1,648.37	2,429.18	1,257.97	1,648.37	3,296.74	4,945.11	867.56	1,735.13	2,602.69	867.56	1,257.97	2,515.94	3,773.90	1,257.97	1,257.97	2,515.94	3,773.90
52	2,462.92	3,227.27	4,755.98	3,940.67	5,520.33	3,227.27	3,227.27	1,698.56	3,397.13	5,095.69	1,698.56	2,462.92	4,925.84	7,388.75	2,462.92	2,462.92	3,227.27	4,755.98	2,462.92	3,227.27	6,454.54	9,681.81	1,698.56	3,397.13	5,095.69	1,698.56	2,462.92	4,925.84	7,388.75	2,462.92	2,462.92	4,925.84	7,388.75
53 54	1,229.05 1.123.01	1,610.48 1,471.53	2,373.34 2.168.58	1,966.48	2,754.77 2.517.10	1,610.48 1.471.53	1,610.48 1.471.53	847.62 774.49	1,695.24 1.548.98	2,542.86 2.323.48	847.62 774.49	1,229.05 1.123.01	2,458.10	3,687.15 3,369.04	1,229.05 1.123.01	1,229.05	1,610.48 1.471.53	2,373.34 2.168.58	1,229.05 1.123.01	1,610.48 1.471.53	3,220.96 2.943.07	4,831.43 4.414.60	847.62 774.49	1,695.24 1.548.98	2,542.86	847.62 774.49	1,229.05 1.123.01	2,458.10 2.246.03	3,687.15 3.369.04	1,229.05 1,123.01	1,229.05 1.123.01	2,458.10 2.246.03	3,687.15 3,369.04

Table 6.2 Residential use – public parks trunk infrastructure network

													Colun	nn 2											
Column 1											Public	Parks trunk inf	rastructure ne	twork charge	(\$ per deman	d unit)									
Charge													al use under th												
Area											Editor's no	te - See sched	ule 16, Table 1,	, column 1 of	the Planning I	Regulation									
		R	esidential use	es.						Accommodat	ion (long term)								Accommodati	on (short term	1			
	Careta	ker's accomm	odation									1													-
	М	ultiple dwell	ing										Retiremen	nt Facility						Short-term ac	commodation			Tourist Park	ε
		Dual occupan	су	Dwellin	g house	Relocatable	Home Park		Rooming Acc	ommodation			Community	Residence		Tour	ist Park (Carava	n Park)		Hotel (resident	ial component)	1	Camping grou	nd)
																									Ï
						1 or 2	3 or more				Bedroom				Bedroom							Bedroom			
			3 or more	1 or 2	3 or more	bedroom	bedroom			Suite with 3	that is not			Suite with	that is not						Suite with 3	that is not			
	1 bedroom	2 bedroom	bedroom	bedroom	bedroom	relocatable	relocatable	Suite with 1	Suite with 2	or more	within a	Suite with 1	Suite with 2	3 or more	within a	1 caravan		3 caravan	Suite with 1	Suite with 2	or more	within a			
	dwelling	dwelling	dwelling	dwelling	dwelling	dwelling site	dwelling site	bedroom	bedrooms	bedrooms	suite	bedroom	bedrooms	bedrooms	suite	site	2 caravan sites	sites	bedroom	bedrooms	bedrooms	suite	1 tent site	2 tent sites	3 tent sites
E1	5,798.64	7,509.71	11,121.98	9,315.85	13,023.17	7,509.71	7,509.71	5,798.64	11,597.28	17,395.92	5,798.64	5,798.64	7,509.71	11,121.98	5,798.64	7,509.71	15,019.43	22,529.14	4,752.98	9,505.97	14,258.95	4,752.98	5,798.64	11,597.28	17,395.92
E2	5,910.05	7,654.00	11,335.67	9,494.83	13,273.39	7,654.00	7,654.00	5,910.05	11,820.10	17,730.15	5,910.05	5,910.05	7,654.00	11,335.67	5,910.05	7,654.00	15,307.99	22,961.99	4,844.30	9,688.60	14,532.91	4,844.30	5,910.05	11,820.10	17,730.15
E3	5,199.42	6,733.68	9,972.66	8,353.17	11,677.39	6,733.68	6,733.68	5,199.42	10,398.84	15,598.26	5,199.42	5,199.42	6,733.68	9,972.66	5,199.42	6,733.68	13,467.35	20,201.03	4,261.82	8,523.64	12,785.46	4,261.82	5,199.42	10,398.84	15,598.26
E4	5,629.87	7,291.14	10,798.27	9,044.71	12,644.13	7,291.14	7,291.14	5,629.87	11,259.74	16,889.61	5,629.87	5,629.87	7,291.14	10,798.27	5,629.87	7,291.14	14,582.28	21,873.43	4,614.65	9,229.29	13,843.94	4,614.65	5,629.87	11,259.74	16,889.61
E5	5,240.81	6,787.28	10,052.05	8,419.67	11,770.35	6,787.28	6,787.28	5,240.81	10,481.62	15,722.44	5,240.81	5,240.81	6,787.28	10,052.05	5,240.81	6,787.28	13,574.56	20,361.84	4,295.75	8,591.50	12,887.24	4,295.75	5,240.81	10,481.62	15,722.44
E6	5,950.43	7,706.29	11,413.11	9,559.70	13,364.07	7,706.29	7,706.29	5,950.43	11,900.85	17,851.28	5,950.43	5,950.43	7,706.29	11,413.11	5,950.43	7,706.29	15,412.58	23,118.87	4,877.40	9,754.80	14,632.20	4,877.40	5,950.43	11,900.85	17,851.28
C1	5,198.45	6,732.42	9,970.80	8,351.61	11,675.21	6,732.42	6,732.42	5,198.45	10,396.90	15,595.35	5,198.45	5,198.45	6,732.42	9,970.80	5,198.45	6,732.42	13,464.84	20,197.26	4,261.03	8,522.05	12,783.08	4,261.03	5,198.45	10,396.90	15,595.35
C2	4,999.28	6,474.48	9,588.79	8,031.63	11,227.89	6,474.48	6,474.48	4,999.28	9,998.56	14,997.84	4,999.28	4,999.28	6,474.48	9,588.79	4,999.28	6,474.48	12,948.96	19,423.44	4,097.77	8,195.54	12,293.32	4,097.77	4,999.28	9,998.56	14,997.84
C3	5,828.87	7,548.86	11,179.96	9,364.41	13,091.07	7,548.86	7,548.86	5,828.87	11,657.74	17,486.61	5,828.87	5,828.87	7,548.86	11,179.96	5,828.87	7,548.86	15,097.73	22,646.59	4,777.76	9,555.52	14,333.29	4,777.76	5,828.87	11,657.74	17,486.61
C4	5,602.70	7,255.95	10,746.16	9,001.05	12,583.11	7,255.95	7,255.95	5,602.70	11,205.39	16,808.09	5,602.70	5,602.70	7,255.95	10,746.16	5,602.70	7,255.95	14,511.90	21,767.86	4,592.37	9,184.75	13,777.12	4,592.37	5,602.70	11,205.39	16,808.09
C5	5,345.47	6,922.82	10,252.79	8,587.81	12,005.40	6,922.82	6,922.82	5,345.47	10,690.94	16,036.41	5,345.47	5,345.47	6,922.82	10,252.79	5,345.47	6,922.82	13,845.65	20,768.47	4,381.53	8,763.07	13,144.60	4,381.53	5,345.47	10,690.94	16,036.41
C6	6,076.43	7,869.48	11,654.80	9,762.14	13,647.07	7,869.48	7,869.48	6,076.43	12,152.87	18,229.30	6,076.43	6,076.43	7,869.48	11,654.80	6,076.43	7,869.48	15,738.96	23,608.44	4,980.68	9,961.37	14,942.05	4,980.68	6,076.43	12,152.87	18,229.30
C7	5,288.81	6,849.44	10,144.10	8,496.77	11,878.14	6,849.44	6,849.44	5,288.81	10,577.61	15,866.42	5,288.81	5,288.81	6,849.44	10,144.10	5,288.81	6,849.44	13,698.88	20,548.31	4,335.09	8,670.17	13,005.26	4,335.09	5,288.81	10,577.61	15,866.42
C8	5,063.50	6,557.65	9,711.96	8,134.80	11,372.12	6,557.65	6,557.65	5,063.50	10,127.00	15,190.50	5,063.50	5,063.50	6,557.65	9,711.96	5,063.50	6,557.65	13,115.29	19,672.94	4,150.41	8,300.82	12,451.23	4,150.41	5,063.50	10,127.00	15,190.50
C9	5,315.51	6,884.03	10,195.33	8,539.68	11,938.12	6,884.03	6,884.03	5,315.51	10,631.03	15,946.54	5,315.51	5,315.51	6,884.03	10,195.33	5,315.51	6,884.03	13,768.05	20,652.08	4,356.98	8,713.96	13,070.94	4,356.98	5,315.51	10,631.03	15,946.54
C10	6,344.31	8,216.41	12,168.60	10,192.51	14,248.71	8,216.41	8,216.41	6,344.31	12,688.63	19,032.94	6,344.31	6,344.31	8,216.41	12,168.60	6,344.31	8,216.41	16,432.81	24,649.22	5,200.26	10,400.52	15,600.77	5,200.26	6,344.31	12,688.63	19,032.94
C11 R1	7,810.21 5.850.94	10,114.86 7.577.44	14,980.23	12,547.55 9.399.87	17,540.96 13.140.63	10,114.86 7.577.44	10,114.86 7,577.44	7,810.21 5.850.94	15,620.42 11,701.87	23,430.62 17.552.81	7,810.21 5.850.94	7,810.21 5.850.94	10,114.86 7.577.44	14,980.23	7,810.21 5.850.94	10,114.86 7.577.44	20,229.72 15.154.89	30,344.58 22,732.33	6,401.81 4.795.85	12,803.62 9.591.70	19,205.43 14.387.55	6,401.81 4.795.85	7,810.21 5,850.94	15,620.42 11.701.87	23,430.62 17,552.81
R2	6.147.91	7,577.44	11,791.89	9,399.87	13,140.63	7,577.44	7,577.44	6.147.91	12,295,82	18,443,73	6.147.91	.,	7,577.44	11,791.89	6.147.91	7,962.05	15,154.89	23,886,14	5.039.27	10.078.54	15.117.81	5.039.27	6.147.91	12.295.82	18.443.73
R3	5.633.75	7,296.17	10,805.72	9,050.94	12,652.85	7,962.05	7,962.05	5,633.75	11,267.50	16,901.25	5,633.75	6,147.91 5,633.75	7,962.05	10,805.72	5,633.75	7,362.03	14,592.34	21,888.51	4,617.83	9,235.66	13,853,49	4.617.83	5,633.75	11,267.50	16,901.25
R4	5,728.45	7,296.17	10,805.72	9,030.94	12,865.54	7,418.81	7,296.17	5,728.45	11,456.90	17,185.36	5,728.45	5,728.45	7,296.17	10,805.72	5,728.45	7,296.17	14,837.63	22,256.44	4,617.83	9,390.90	14,086.36	4,695.45	5,728.45	11,456.90	17,185.36
W1	5,497.01	7,418.81	10,587.30	8,831.25	12,305.34	7,418.81	7,418.81	5,497.01	10,994.01	16,491.02	5,497.01	5,497.01	7,418.81	10,543.44	5,497.01	7,418.81	14,837.03	21,357.22	4,505.74	9,011.48	13,517.23	4,505.74	5,497.01	10,994.01	16,491.02
W2	5,702.23	7,384.85	10,937.06	9,160.96	12,806.65	7,384.85	7,384.85	5,702.23	11,404.46	17,106.69	5,702.23	5,702.23	7,384.85	10,937.06	5,702.23	7,384.85	14,769.71	22,154.56	4,673.96	9,347.92	14,021.88	4,673.96	5,702.23	11,404.46	17,106.69
W3	5,045.25	6,534.01	9,676.96	8,105.48	11,331.14	6,534.01	6,534.01	5,045.25	10,090.50	15,135.75	5,045.25	5,045.25	6,534.01	9,676.96	5,045.25	6,534.01	13,068.03	19,602.04	4,135.45	8,270.90	12,406.35	4,135.45	5,045.25	10,090.50	15,135.75
W4	5,239.25	6.785.26	10.049.06	8.417.16	11,766.84	6.785.26	6.785.26	5,239.25	10,478.50	15,717.75	5,239,25	5,239.25	6.785.26	10.049.06	5,239.25	6.785.26	13,570.52	20.355.78	4,294,47	8,588.94	12,400.33	4,294,47	5,239.25	10,478.50	15,717.75
W5	5,272.39	6.828.18	10.112.62	8,470,40	11.841.28	6.828.18	6.828.18	5,272.39	10,544.79	15.817.18	5,272,39	5,272.39	6.828.18	10.112.62	5,272.39	6.828.18	13,656,36	20,484,54	4,321,63	8,643,27	12,964.90	4.321.63	5,272.39	10,544,79	15,817.18
W6	5,199.51	6,733.79	9.972.82	8,353.30	11,677.58	6,733.79	6,733.79	5,199.51	10,399.01	15,598.52	5,199.51	5,199.51	6,733.79	9,972.82	5,199.51	6,733.79	13,467.57	20,201.36	4,261.89	8,523.78	12,785.67	4,261.89	5,199.51	10,399.01	15,598.52
W7	5.122.93	6,634.61	9.825.94	8,230.28	11.505.59	6,634,61	6,634.61	5,122.93	10,245.85	15,368.78	5,122,93	5,122.93	6,634.61	9,825.94	5,122.93	6,634,61	13,269,22	19,903.83	4,199,12	8,398,24	12,597.36	4,199.12	5,122.93	10,245.85	15,368.78
W8	5,150.18	6,669.91	9,878.22	8,274.06	11,566.80	6,669.91	6,669.91	5,150.18	10,300.37	15,450.55	5,150.18	5,150.18	6,669.91	9,878.22	5,150.18	6,669.91	13,339.82	20,009.73	4,221.46	8,442.92	12,664.38	4,221.46	5,150.18	10,300.37	15,450.55
W9	5.095.67	6,599.31	9,773.66	8,186.49	11,444.37	6,599.31	6,599.31	5,095.67	10,191.34	15,287.01	5,095.67	5,095.67	6,599.31	9,773.66	5,095.67	6,599.31	13,198.62	19,797.93	4,176.78	8,353.56	12,530.34	4,176.78	5,095.67	10,191.34	15,287.01

 Table 6.3
 Residential use – community facilities trunk infrastructure network

Column 1										C	ommunity F	acilities trunk	Colum		ırge (\$ per der	nand unit)									
Charge											Similarity 1			e Planning Re	0 11	nana amej									
Area													le 16, Table 1,	column 1 of t	he Planning R	egulation						,			
	Comptelia	r's accomm	sidential us	es				1		Accommodat	ion (long te	rm)							<u> </u>	Accommodati	on (short term)	1		
		tiple dwelli											Potirom	ent Facility						Short-torm a	ccommodatio	2		Tourist Park	
		al occupand	Ü	Dwellin	ig house	Relocatabl	e Home Park		Rooming Acco	mmodation				tv Residence		Touri	st Park (Carava	an Park)	,		itial componei		(Camping grour	
	Du	и оссирин	- 7	DWCIIII	ig House	1 or 2	3 or more		Trooming / rece	minodation			Communi	ty nestaence	1	Touri	Ser ark (caravi	uni unkj		loter (residen	That compone	10	,	- Lamping Broat	liu)
						bedroom	bedroom				Bedroom				Bedroom							Bedroom			
			3 or more	1 or 2	3 or more	relocatable				Suite with 3	1			Suite with 3							Suite with 3	that is not			
	1 bedroom	2 bedroom	bedroom	bedroom	bedroom	dwelling	dwelling	Suite with 1	Suite with 2		within a	Suite with 1	Suite with 2	or more	within a	1 caravan	2 caravan	3 caravan	Suite with 1	Suite with 2	or more	within a			
	dwelling	dwelling	dwelling	dwelling	dwelling	site	site	bedroom	bedrooms	bedrooms	suite	bedroom	bedrooms	bedrooms	suite	site	sites	sites	bedroom	bedrooms	bedrooms	suite	1 tent site	2 tent sites	3 tent sites
E1	743.58	963.00	1,426.21	1,194.60	1,670.01	963.00	963.00	743.58	1,487.16	2,230.74	743.58	743.58	963.00	1,426.21	743.58	963.00	1,925.99	2,888.99	609.49	1,218.98	1,828.47	609.49	743.58	1,487.16	2,230.74
E2	731.28	947.07	1,402.62	1,174.84	1,642.38	947.07	947.07	731.28	1,462.56	2,193.84	731.28	731.28	947.07	1,402.62	731.28	947.07	1,894.14	2,841.20	599.41	1,198.82	1,798.23	599.41	731.28	1,462.56	2,193.84
E3	761.68	986.44	1,460.93	1,223.68	1,710.66	986.44	986.44	761.68	1,523.36	2,285.04	761.68	761.68	986.44	1,460.93	761.68	986.44	1,972.88	2,959.31	624.33	1,248.66	1,872.98	624.33	761.68	1,523.36	2,285.04
E4	664.24	860.24	1,274.03	1,067.13	1,491.81	860.24	860.24	664.24	1,328.47	1,992.71	664.24	664.24	860.24	1,274.03	664.24	860.24	1,720.48	2,580.72	544.46	1,088.91	1,633.37	544.46	664.24	1,328.47	1,992.71
E5	681.20	882.21	1,306.56	1,094.38	1,529.90	882.21	882.21	681.20	1,362.40	2,043.59	681.20	681.20	882.21	1,306.56	681.20	882.21	1,764.41	2,646.62	558.36	1,116.72	1,675.08	558.36	681.20	1,362.40	2,043.59
E6	722.93	936.25	1,386.60	1,161.42	1,623.62	936.25	936.25	722.93	1,445.85	2,168.78	722.93	722.93	936.25	1,386.60	722.93	936.25	1,872.50	2,808.75	592.56	1,185.12	1,777.69	592.56	722.93	1,445.85	2,168.78
C1	764.32	989.85	1,465.98	1,227.92	1,716.58	989.85	989.85	764.32	1,528.63	2,292.95	764.32	764.32	989.85	1,465.98	764.32	989.85	1,979.71	2,969.56	626.49	1,252.98	1,879.47	626.49	764.32	1,528.63	2,292.95
C2	759.78	983.98	1,457.29	1,220.63	1,706.39	983.98	983.98	759.78	1,519.56	2,279.34	759.78	759.78	983.98	1,457.29	759.78	983.98	1,967.96	2,951.94	622.77	1,245.54	1,868.31	622.77	759.78	1,519.56	2,279.34
C3	754.46	977.09	1,447.09	1,212.09	1,694.45	977.09	977.09	754.46	1,508.93	2,263.39	754.46	754.46	977.09	1,447.09	754.46	977.09	1,954.19	2,931.28	618.41	1,236.83	1,855.24	618.41	754.46	1,508.93	2,263.39
C4	781.76	1,012.45	1,499.45	1,255.95	1,755.76	1,012.45	1,012.45	781.76	1,563.53	2,345.29	781.76	781.76	1,012.45	1,499.45	781.76	1,012.45	2,024.90	3,037.34	640.79	1,281.58	1,922.37	640.79	781.76	1,563.53	2,345.29
C5	697.48	903.30	1,337.80	1,120.55	1,566.48	903.30	903.30	697.48	1,394.97	2,092.45	697.48	697.48	903.30	1,337.80	697.48	903.30	1,806.60	2,709.90	571.71	1,143.42	1,715.12	571.71	697.48	1,394.97	2,092.45
C6 C7	665.10 714.36	861.36 925.16	1,275.69 1,370.17	1,068.52 1,147.66	1,493.75 1,604.38	861.36 925.16	861.36 925.16	665.10 714.36	1,330.20 1,428.72	1,995.30 2,143.08	665.10 714.36	665.10 714.36	861.36 925.16	1,275.69 1,370.17	665.10 714.36	861.36 925.16	1,722.72 1,850.31	2,584.08 2,775.47	545.16 585.54	1,090.33 1,171.08	1,635.49 1,756.63	545.16 585.54	665.10 714.36	1,330.20 1,428.72	1,995.30 2,143.08
C8	865.90	1,121.41	1,660.82	1,391.11	1,944.72	1,121.41	1,121.41	865.90	1,428.72	2,143.08	865.90	865.90	1,121.41	1,660.82	865.90	1,121.41	2,242.81	3,364.22	709.75	1,171.08	2,129.25	709.75	865.90	1,428.72	2,143.08
C9	675.27	874.53	1,295.19	1,084.86	1,516.59	874.53	874.53	675.27	1,751.79	2,025.81	675.27	675.27	874.53	1,000.82	675.27	874.53	1.749.06	2,623.59	553.50	1,419.30	1,660.50	553.50	675.27	1,350.54	2,025.81
C10	618.86	801.47	1,186.99	994.23	1,389.89	801.47	801.47	618.86	1,237.72	1,856.57	618.86	618.86	801.47	1,186.99	618.86	801.47	1,602.94	2,404.42	507.26	1,014.52	1,521.78	507.26	618.86	1,237.72	1,856.57
C10	849.29	1,099.90	1,628.97	1,364.44	1,907.43	1,099.90	1,099.90	849.29	1,698.58	2,547.88	849.29	849.29	1,099.90	1,628.97	849.29	1,099.90	2,199.81	3,299.71	696.14	1,392.28	2,088.42	696.14	849.29	1,698.58	2,547.88
R1	701.62	908.65	1,345.73	1,127.19	1,575.77	908.65	908.65	701.62	1,403.24	2,104.86	701.62	701.62	908.65	1,345.73	701.62	908.65	1,817.31	2,725.96	575.10	1,150.19	1,725.29	575.10	701.62	1,403.24	2,104.86
R2	807.35	1.045.59	1.548.53	1.297.06	1,813.24	1.045.59	1,045.59	807.35	1.614.71	2,422.06	807.35	807.35	1.045.59	1,548.53	807.35	1,045.59	2.091.18	3,136.77	661.76	1,323.53	1.985.29	661.76	807.35	1.614.71	2,422.06
R3	803.96	1,041.19	1,542.02	1,291.60	1,805.61	1,041.19	1,041.19	803.96	1,607.91	2,411.87	803.96	803.96	1,041.19	1,542.02	803.96	1,041.19	2,082.38	3,123.57	658.98	1,317.96	1,976.94	658.98	803.96	1,607.91	2,411.87
R4	757.06	980.45	1,452.07	1,216.26	1,700.28	980.45	980.45	757.06	1,514.12	2,271.18	757.06	757.06	980.45	1,452.07	757.06	980.45	1,960.91	2,941.36	620.54	1,241.08	1,861.62	620.54	757.06	1,514.12	2,271.18
W1	253.22	327.94	485.68	406.81	568.70	327.94	327.94	253.22	506.44	759.65	253.22	253.22	327.94	485.68	253.22	327.94	655.88	983.81	207.56	415.11	622.67	207.56	253.22	506.44	759.65
W2	257.63	333.65	494.14	413.89	578.61	333.65	333.65	257.63	515.25	772.88	257.63	257.63	333.65	494.14	257.63	333.65	667.30	1,000.95	211.17	422.34	633.51	211.17	257.63	515.25	772.88
W3	309.76	401.16	594.12	497.64	695.68	401.16	401.16	309.76	619.51	929.27	309.76	309.76	401.16	594.12	309.76	401.16	802.32	1,203.48	253.90	507.80	761.70	253.90	309.76	619.51	929.27
W4	272.25	352.58	522.18	437.38	611.44	352.58	352.58	272.25	544.49	816.74	272.25	272.25	352.58	522.18	272.25	352.58	705.16	1,057.75	223.15	446.31	669.46	223.15	272.25	544.49	816.74
W5	273.49	354.19	524.57	439.38	614.24	354.19	354.19	273.49	546.98	820.47	273.49	273.49	354.19	524.57	273.49	354.19	708.39	1,062.58	224.17	448.35	672.52	224.17	273.49	546.98	820.47
W6	340.03	440.37	652.19	546.28	763.67	440.37	440.37	340.03	680.06	1,020.09	340.03	340.03	440.37	652.19	340.03	440.37	880.73	1,321.10	278.71	557.42	836.14	278.71	340.03	680.06	1,020.09
W7	310.75	402.44	596.02	499.23	697.91	402.44	402.44	310.75	621.50	932.24	310.75	310.75	402.44	596.02	310.75	402.44	804.89	1,207.33	254.71	509.42	764.13	254.71	310.75	621.50	932.24
W8	313.60	406.13	601.49	503.81	704.30	406.13	406.13	313.60	627.19	940.79	313.60	313.60	406.13	601.49	313.60	406.13	812.26	1,218.40	257.05	514.09	771.14	257.05	313.60	627.19	940.79
W9	307.92	398.78	590.60	494.69	691.56	398.78	398.78	307.92	615.84	923.76	307.92	307.92	398.78	590.60	307.92	398.78	797.57	1,196.35	252.39	504.79	757.18	252.39	307.92	615.84	923.76

Table 6.4 Residential use – water supply trunk infrastructure network for water service

Column 1															Water	supply trunk i		lumn 2	arge (\$ ner de	mand unit)																
Charge															Water				ng Regulation	mana ame														-		
Area															Editor's n					ing Regulation	n															
			Residentia	al uses										A	ccommodatio	on (long term)												Ac	commodatio	n (short term)					
						Dwelling	house						Re	ooming Acc	ommodation													Sł	ort-term ao	commodation						
		er's accommodation						450.0				0.1									ent Facility		l .	Tourist Park									,		Tourist Park	
	Mu	Itiple dwelling	Dual occupancy		site > 4	50m2	site < or =	450m2	Relocatable	3 or more		Oth		Bedroom		Student acco	mmodation	Bedroom		Communit	ty Residence	1	1	(Caravan Park)	HC	tel (residentia		Bedroom	Snort	term accomm		er) Bedroom	(Ca	amping Groun	1)
		3 or more	3,	or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2 bedroom				Suite with 3				Suite with 3				Suite with 3	Bedroom that						Suite with 3				Suite with 3				
	1 bedroom	2 bedroom bedroom	1 bedroom 2 bedroom be		bedroom			bedroom	relocatable	relocatable	Suite with 1	Suite with 2		within a	Suite with 1	Suite with 2		within a	Suite with 1	Suite with 2		is not within	1 caravan	2 caravan	3 caravan	Suite with 1	Suite with 2		within a	Suite with 1	Suite with 2		within a			
		dwelling dwelling			dwelling	dwelling	dwelling	dwelling	dwelling site	dwelling site				suite			bedrooms	suite			bedrooms	a suite	site		sites				suite				suite	1 tent site	2 tent sites	3 tent sites
1	2,498.69	3,748.04 4,372.71	3,123.37 4,372.71 4	1,997.39	5,896.92	8,245.69	4,822.48	6,746.47	3,748.04	3,748.04	1,874.02	3,748.04	5,622.06	1,874.02	1,624.15	3,248.30	4,872.45	1,624.15	2,498.69	3,748.04	4,372.71	2,498.69	3,748.04	7,496.08	11,244.12	1,874.02	3,748.04	5,622.06	1,874.02	2,498.69	4,997.39	7,496.08	2,498.69	2,498.69	4,997.39	7,496.08
2	2,095.79	3,143.69 3,667.63	2,619.74 3,667.63 4	1,191.58	4,946.07	6,916.11	4,044.88	5,658.63	3,143.69	3,143.69	1,571.84	3,143.69	4,715.53	1,571.84	1,362.26	2,724.53	4,086.79	1,362.26	2,095.79	3,143.69	3,667.63	2,095.79	3,143.69	6,287.37	9,431.06	1,571.84	3,143.69	4,715.53	1,571.84	2,095.79	4,191.58	6,287.37	2,095.79	2,095.79	4,191.58	6,287.37
3	1,668.68	2,503.02 2,920.19	7	3,337.36	3,938.08	5,506.64	3,220.55	4,505.43	2,503.02	2,503.02	1,251.51	2,503.02	3,754.53	1,251.51	1,084.64	2,169.28	3,253.92	1,084.64	1,668.68	2,503.02	2,920.19	1,668.68	2,503.02	5,006.03	7,509.05	1,251.51	2,503.02	3,754.53	1,251.51	1,668.68	3,337.36	5,006.03	1,668.68	1,668.68	3,337.36	5,006.03
4	1,936.70	2,905.06 3,389.23	, ,	3,873.41	4,570.62	6,391.12	3,737.84	5,229.10	2,905.06	2,905.06	1,452.53	2,905.06	4,357.58	1,452.53	1,258.86	2,517.72	3,776.57	1,258.86	1,936.70	2,905.06	3,389.23	1,936.70	2,905.06	5,810.11	8,715.17	1,452.53	2,905.06	4,357.58	1,452.53	1,936.70	3,873.41	5,810.11	1,936.70	1,936.70	3,873.41	5,810.11
6	1,058.27 644.99	1,587.41 1,851.97 967.49 1.128.74		2,116.54 1.289.98	2,497.52 1,522.18	3,492.29 2,128.47	2,042.46 1,244.83	2,857.33 1.741.48	1,587.41 967.49	1,587.41 967.49	793.70 483.74	1,587.41 967.49	2,381.11 1.451.23	793.70 483.74	687.88 419.24	1,375.75 838.49	2,063.63 1,257.73	687.88 419.24	1,058.27 644.99	1,587.41 967.49	1,851.97	1,058.27 644.99	1,587.41 967.49	3,174.81 1.934.97	4,762.22 2.902.46	793.70 483.74	1,587.41 967.49	2,381.11 1.451.23	793.70 483.74	1,058.27 644.99	2,116.54 1.289.98	3,174.81 1.934.97	1,058.27 644.99	1,058.27 644.99	2,116.54 1.289.98	3,174.81 1.934.97
7	1,791.45	2,687.18 3,135.04		3,582.90	4,227.82	5,911.79	3,457.50	4,836.92	2,687.18	2,687.18	1,343.59	2.687.18	4,030.77	1,343.59	1,164.44	2.328.89	3,493.33	1,164.44	1,791.45	2,687.18	3,135.04	1,791.45	2,687.18	5,374.35	8,061.53	1,343.59	2.687.18	4,030.77	1,343.59	1,791.45	3,582.90	5,374.35	1,791.45	1,791.45	3,582.90	5.374.35
8	1,170.67	1,756.00 2,048.67		2,341.34	2,762,78	3,863.21	2,259.39	3.160.80	1,756.00	1,756.00	878.00	1.756.00	2,634.00	878.00	760.93	1,521.87	2.282.80	760.93	1,170.67	1.756.00	2.048.67	1,170,67	1.756.00	3,512.01	5.268.01	878.00	1.756.00	2.634.00	878.00	1,170.67	2.341.34	3,512.01	1.170.67	1,170.67	2.341.34	3,512.01
9	1,063.46	1,595.19 1,861.05		2,126.92	2,509.76	3,509.41	2,052.47	2,871.34	1,595.19	1,595.19	797.59	1,595.19	2,392.78	797.59	691.25	1,382.50	2,073.74	691.25	1,063.46	1,595.19	1,861.05	1,063.46	1,595.19	3,190.37	4,785.56	797.59	1,595.19	2,392.78	797.59	1,063.46	2,126.92	3,190.37	1,063.46	1,063.46	2,126.92	3,190.37
10	1,971.29	2,956.93 3,449.75	2,464.11 3,449.75 3	3,942.58	4,652.24	6,505.25	3,804.59	5,322.48	2,956.93	2,956.93	1,478.47	2,956.93	4,435.40	1,478.47	1,281.34	2,562.67	3,844.01	1,281.34	1,971.29	2,956.93	3,449.75	1,971.29	2,956.93	5,913.86	8,870.80	1,478.47	2,956.93	4,435.40	1,478.47	1,971.29	3,942.58	5,913.86	1,971.29	1,971.29	3,942.58	5,913.86
11	1,504.40	2,256.61 2,632.71	1,880.51 2,632.71 3	3,008.81	3,550.39	4,964.53	2,903.50	4,061.89	2,256.61	2,256.61	1,128.30	2,256.61	3,384.91	1,128.30	977.86	1,955.73	2,933.59	977.86	1,504.40	2,256.61	2,632.71	1,504.40	2,256.61	4,513.21	6,769.82	1,128.30	2,256.61	3,384.91	1,128.30	1,504.40	3,008.81	4,513.21	1,504.40	1,504.40	3,008.81	4,513.21
12	909.56	1,364.34 1,591.73		1,819.12	2,146.56	3,001.55	1,755.45	2,455.81	1,364.34	1,364.34	682.17	1,364.34	2,046.51	682.17	591.21	1,182.43	1,773.64	591.21	909.56	1,364.34	1,591.73	909.56	1,364.34	2,728.68	4,093.02	682.17	1,364.34	2,046.51	682.17	909.56	1,819.12	2,728.68	909.56	909.56	1,819.12	2,728.68
13	3,074.52	4,611.78 5,380.41 3.107.37 3.625.27		5,149.04	7,255.86	10,145.91	5,933.82	8,301.20	4,611.78	4,611.78	2,305.89	4,611.78	6,917.66	2,305.89	1,998.44	3,996.87	5,995.31	1,998.44	3,074.52	4,611.78	5,380.41	3,074.52	4,611.78	9,223.55	13,835.33	2,305.89	4,611.78	6,917.66	2,305.89	3,074.52	6,149.04	9,223.55	3,074.52	3,074.52	6,149.04	9,223.55
14 15	2,071.58 1.903.85	3,107.37 3,625.27 2.855.77 3.331.74	7	1,143.16 3.807.70	4,888.93 4.493.08	6,836.22 6,282.70	3,998.15 3.674.43	5,593.27 5.140.39	3,107.37 2.855.77	3,107.37 2.855.77	1,553.69 1.427.89	3,107.37 2.855.77	4,661.06 4.283.66	1,553.69 1.427.89	1,346.53	2,693.06 2.475.00	4,039.58 3,712.51	1,346.53 1,237.50	2,071.58 1.903.85	3,107.37 2.855.77	3,625.27 3.331.74	2,071.58 1.903.85	3,107.37 2.855.77	6,214.74 5,711.55	9,322.12 8.567.32	1,553.69	3,107.37 2.855.77	4,661.06 4,283.66	1,553.69	2,071.58 1.903.85	4,143.16 3.807.70	6,214.74 5,711.55	2,071.58 1.903.85	2,071.58 1.903.85	4,143.16 3.807.70	6,214.74 5.711.55
16	3.888.97	5,833.46 6,805.70	,	7.777.94	9,177.97	12.833.60	7,505.71	10.500.22	5.833.46	5.833.46	2,916.73	5.833.46	8,750.18	2.916.73	2,527.83	5.055.66	7.583.49	2,527.83	3.888.97	5.833.46	6.805.70	3.888.97	5.833.46	11,666.91	17.500.37	2.916.73	5.833.46	8,750.18	2,916.73	3.888.97	.,	11,666.91	3.888.97	3.888.97	7.777.94	11.666.91
17	3,484.34	5,226.51 6,097.59		5.968.68	8,223.04	11,498,32	6,724.77	9.407.71	5,226.51	5,226.51	2,613.25	5,226.51	7.839.76	2,613.25	2.264.82	4,529.64	6.794.46	2,264.82	3,484,34	5.226.51	6.097.59	3,484,34	5,226,51		15.679.52	2,613.25	5.226.51	7.839.76	2,613.25	3,484.34		10,453.01	3,484,34	3,484.34	6.968.68	10.453.01
18	3,385.77	5,078.66 5,925.10	4,232.22 5,925.10 6	5,771.55	7,990.43	11,173.05	6,534.54	9,141.59	5,078.66	5,078.66	2,539.33	5,078.66	7,617.99	2,539.33	2,200.75	4,401.51	6,602.26	2,200.75	3,385.77	5,078.66	5,925.10	3,385.77	5,078.66	10,157.32	15,235.98	2,539.33	5,078.66	7,617.99	2,539.33	3,385.77	6,771.55	10,157.32	3,385.77	3,385.77	6,771.55	10,157.32
19	8,011.38	12,017.08 14,019.92	10,014.23 14,019.92 1	6,022.77	18,906.87	26,437.57	15,461.97	21,630.74	12,017.08	12,017.08	6,008.54	12,017.08	18,025.61	6,008.54	5,207.40	10,414.80	15,622.20	5,207.40	8,011.38	12,017.08	14,019.92	8,011.38	12,017.08	24,034.15	36,051.23	6,008.54	12,017.08	18,025.61	6,008.54	8,011.38	16,022.77	24,034.15	8,011.38	8,011.38	16,022.77	24,034.15
20	2,159.77	3,239.66 3,779.60		1,319.54	5,097.06	7,127.24	4,168.36	5,831.38	3,239.66	3,239.66	1,619.83	3,239.66	4,859.48	1,619.83	1,403.85	2,807.70	4,211.55	1,403.85	2,159.77	3,239.66	3,779.60	2,159.77	3,239.66	6,479.31	9,718.97	1,619.83	3,239.66	4,859.48	1,619.83	2,159.77		6,479.31	2,159.77	2,159.77	4,319.54	6,479.31
21	1,680.78	2,521.17 2,941.37	/	3,361.56	3,966.65	5,546.58	3,243.91	4,538.11	2,521.17	2,521.17	1,260.59	2,521.17	3,781.76	1,260.59	1,092.51	2,185.02	3,277.53	1,092.51	1,680.78	2,521.17	2,941.37	1,680.78	2,521.17	5,042.35	7,563.52	1,260.59	2,521.17	3,781.76	1,260.59	1,680.78	3,361.56	5,042.35	1,680.78	1,680.78	3,361.56	5,042.35
22	2,263.52	3,395.28 3,961.16 2.982.87 3.480.02	7	1,527.05	5,341.91 4,693.05	7,469.63	4,368.60 3.837.96	6,111.51 5.369.17	3,395.28 2.982.87	3,395.28 2,982.87	1,697.64	3,395.28 2.982.87	5,092.93 4.474.31	1,697.64	1,471.29	2,942.58	4,413.87 3,877.73	1,471.29	2,263.52	3,395.28 2.982.87	3,961.16 3,480.02	2,263.52	3,395.28 2.982.87	6,790.57	10,185.85 8.948.61	1,697.64	3,395.28 2.982.87	5,092.93 4,474.31	1,697.64	2,263.52 1.988.58	4,527.05 3.977.16	6,790.57	2,263.52	2,263.52 1.988.58	4,527.05 3.977.16	6,790.57 5.965.74
24	1,988.58 689.95	2,982.87 3,480.02 1,034.93 1,207.41	,, .,	3,977.16 1.379.90	1,628.28	6,562.31 2,276.84	1,331.61	1.862.87	1,034.93	1,034.93	1,491.44 517.46	1.034.93	1,552.39	1,491.44 517.46	1,292.58 448.47	2,585.15 896.94	1.345.40	1,292.58 448.47	1,988.58 689.95	1.034.93	1,207.41	1,988.58 689.95	1,034.93	5,965.74 2.069.85	3,104,78	1,491.44 517.46	1.034.93	1,552.39	1,491.44 517.46	689.95	1,379.90	5,965.74 2,069.85	1,988.58 689.95	689.95	1,379.90	2.069.85
25	1,675.59	2.513.39 2.932.29		3,351.19	3,954.40	5,529.46	3.233.90	4.524.11	2,513,39	2,513.39	1.256.70	2.513.39	3,770.09	1.256.70	1.089.14	2,178.27	3.267.41	1,089.14	1,675.59	2.513.39	2,932.29	1,675,59	2,513.39	5.026.78	7.540.18	1.256.70	2.513.39	3,770.09	1,256.70	1,675.59	3,351.19	5,026.78	1,675.59	1,675.59	3,351.19	5,026.78
26	1,777.62	2,666.43 3,110.83		3,555.24	4,195.18	5,866.14	3,430.80	4,799.57	2,666.43	2,666.43	1,333.21	2,666.43	3,999.64	1,333.21	1,155.45	2,310.90	3,466.35	1,155.45	1,777.62	2,666.43	3,110.83	1,777.62	2,666.43	5,332.85	7,999.28	1,333.21	2,666.43	3,999.64	1,333.21	1,777.62	3,555.24	5,332.85	1,777.62	1,777.62	3,555.24	5,332.85
27	1,910.77	2,866.15 3,343.84	2,388.46 3,343.84 3	3,821.53	4,509.41	6,305.53	3,687.78	5,159.07	2,866.15	2,866.15	1,433.07	2,866.15	4,299.22	1,433.07	1,242.00	2,484.00	3,725.99	1,242.00	1,910.77	2,866.15	3,343.84	1,910.77	2,866.15	5,732.30	8,598.45	1,433.07	2,866.15	4,299.22	1,433.07	1,910.77	3,821.53	5,732.30	1,910.77	1,910.77	3,821.53	5,732.30
28	1,167.21	1,750.82 2,042.62	/ /	2,334.42	2,754.62	3,851.79	2,252.72	3,151.47	1,750.82	1,750.82	875.41	1,750.82	2,626.22	875.41	758.69	1,517.37	2,276.06	758.69	1,167.21	1,750.82	2,042.62	1,167.21	1,750.82	3,501.63	5,252.45	875.41	1,750.82	2,626.22	875.41	1,167.21	2,334.42	3,501.63	1,167.21	1,167.21	2,334.42	3,501.63
29	1,039.25	1,558.87 1,818.69		2,078.50	2,452.63	3,429.52	2,005.75	2,805.97	1,558.87	1,558.87	779.44	1,558.87	2,338.31	779.44	675.51	1,351.02	2,026.54	675.51	1,039.25	1,558.87	1,818.69	1,039.25	1,558.87	3,117.75	4,676.62	779.44	1,558.87	2,338.31	779.44	1,039.25	2,078.50	3,117.75	1,039.25	1,039.25	2,078.50	3,117.75
30	1,649.66	2,474.49 2,886.90		3,299.31	3,893.19	5,443.87	3,183.84	4,454.07	2,474.49	2,474.49	1,237.24	2,474.49	3,711.73	1,237.24	1,072.28	2,144.55	3,216.83	1,072.28	1,649.66	2,474.49	2,886.90	1,649.66	2,474.49	4,948.97	7,423.46	1,237.24	2,474.49	3,711.73	1,237.24	1,649.66	3,299.31	4,948.97	1,649.66	1,649.66	3,299.31	4,948.97
31	316.44 1.504.40	474.67 553.78 2,256.61 2,632.71		632.89 3.008.81	746.81 3,550.39	1,044.26 4,964.53	610.74 2,903.50	854.40 4.061.89	474.67 2,256.61	474.67 2,256.61	237.33	474.67 2.256.61	712.00 3.384.91	237.33	205.69 977.86	411.38 1.955.73	617.07 2.933.59	205.69	316.44 1.504.40	474.67 2.256.61	553.78 2.632.71	316.44 1.504.40	474.67 2,256.61	949.33	1,424.00	237.33 1.128.30	474.67 2.256.61	712.00 3.384.91	237.33 1.128.30	316.44 1,504.40	632.89 3.008.81	949.33 4,513.21	316.44 1.504.40	316.44 1.504.40	632.89 3.008.81	949.33
32	771.22	2,256.61 2,632.71 1.156.83 1.349.64	,	1,542.45	1,820.09	4,964.53 2.545.04	1,488.46	2.082.30	2,256.61 1,156.83	1,156.83	1,128.30 578.42	1.156.83	1,735.25	1,128.30 578.42	501.30	1,955.73	1,503.89	977.86 501.30	771.22	1.156.83	1,349,64	771.22	1,156.83	4,513.21 2,313.67	6,769.82 3 470 50	1,128.30 578.42	1.156.83	1,735.25	1,128.30 578.42	771.22	1,542.45	2,313.67	771.22	771.22	1,542.45	4,513.21 2.313.67
34	9.021.24	13,531.85 15,787.16				29,770.08	17,410.99	24,357.34	13,531.85	13,531.85	6,765.93		20,297.78	6,765.93	5,863.80	11,727.61	17,591.41	5,863.80	9,021.24	13,531.85	15,787.16	9,021.24	13,531.85		40,595.56	6,765.93	,	20,297.78	6,765.93	9,021.24			9,021.24	9,021.24		27,063.71

Table 6.5 Residential use – sewerage trunk infrastructure network for wastewater service

Column 1															Sewe	r trunk infras	Colun tructure netwo		\$ per demano	l unit)															
Charge																	al use under th																		
Area				Residential uses											Editor's note		ule 16, Table 1	, column 1	of the Plannin	g Regulation		1						Acc	ommodation	n (short term)	1				
				Residential uses		Dwellir	ng house						R	ooming Acco																commodation					
	Caretaker's accommo																			Retiremen	,			Tourist Park											Tourist Park
	Multiple dwelli	ng	Dua	occupancy	site :	>450m2	site < or	= 450m2	Relocatable	3 or more		Oth		Bedroom		Student acco		Bedroom		Community		Bedroom	(Caravan Park)	Ho	tel (residentia		Bedroom	Short	-term accomi	nodation (oth	Bedroom	(Ca	mping Ground)
		3 or more		3 or more	1 or 2	3 or more			1 or 2 bedroom	bedroom			Suite with 3	that is not			Suite with 3	that is not			Suite with 3						9	Suite with 3	that is not			Suite with 3			
	1 bedroom 2 bedroom dwelling dwelling	bedroom dwelling		bedroom bedroom	bedroom		bedroom dwelling	bedroom dwelling	relocatable dwelling site	relocatable	Suite with 1 bedroom			within a S suite b		Suite with 2 bedrooms		within a suite		Suite with 2 bedrooms		within a		2 caravan sites	3 caravan sites		Suite with 2 of bedrooms b		within a suite	Suite with 1	Suite with 2 bedrooms		within a suite	1 tent site	2 tent sites 3 tent sites
1	3,057.23 4,585.84	5,350.14	3,821.53	5,350.14 6,114.45	7,215.05		5,900.45	8,254.51	4,585.84	4,585.84	2,292.92	4,585.84	6,878.76	2,292.92	1,987.20	3,974.39	5,961.59	1,987.20	3,057.23	4,585.84	5,350.14	3,057.23	4,585.84	9,171.68	13,757.52	2,292.92	4,585.84	6,878.76	2,292.92	3,057.23	6,114.45	9,171.68	3,057.23	3,057.23	6,114.45 9,171.68
2	2,903.33 4,354.99	5,080.82	3,629.16	5,080.82 5,806.65	6,851.85 7,357.88	-,	5,603.42	7,838.98	4,354.99	4,354.99 4.676.62	2,177.50	4,354.99 4.676.62	6,532.49	2,177.50	1,887.16	3,774.32	5,661.49	1,887.16	2,903.33	4,354.99	5,080.82	2,903.33	4,354.99	8,709.98	13,064.97	2,177.50 2.338.31	4,354.99	6,532.49 7.014.93	2,177.50	2,903.33	5,806.65	8,709.98	2,903.33	2,903.33	5,806.65 8,709.98
4	3,117.75 4,676.62 2,111.35 3,167.03	5,456.06 3,694.87	3,897.18 2,639.19	5,456.06 6,235.50 3,694.87 4,222.71	4,982.79	,	6,017.25 4,074.91	8,417.92 5,700.65	4,676.62 3,167.03	3,167.03	2,338.31 1,583.51	3,167.03	7,014.93 4,750.54	2,338.31 1,583.51	2,026.54 1,372.38	4,053.07 2,744.76	6,079.61 4,117.14	2,026.54 1,372.38	3,117.75 2,111.35	4,676.62 3,167.03	5,456.06 3,694.87	3,117.75 2,111.35	4,676.62 3,167.03	9,353.24 6,334.06	14,029.86 9,501.09	1,583.51	4,676.62 3,167.03	4,750.54	1,583.51	3,117.75 2,111.35	6,235.50 4,222.71	9,353.24 6,334.06	3,117.75 2,111.35	3,117.75 2,111.35	6,235.50 9,353.24 4,222.71 6,334.06
5	3,024.37 4,536.56	5,292.65	3,780.46	5,292.65 6,048.74	7,137.52		5,837.04	8,165.80	4,536.56	4,536.56	2,268.28	4,536.56	6,804.83	2,268.28	1,965.84	3,931.68	5,897.52	1,965.84	3,024.37	4,536.56	5,292.65	3,024.37	4,536.56	9,073.11	13,609.67	2,268.28	4,536.56	6,804.83	2,268.28	3,024.37	6,048.74	9,073.11	3,024.37	3,024.37	6,048.74 9,073.11
7	5,007.76 7,511.64 1.599.51 2.399.27	8,763.59 2,799.14	0,2000	8,763.59 10,015.53 2,799.14 3,199.02	11,818.32 3.774.84		9,664.98	13,520.96	7,511.64 2.399.27	7,511.64 2.399.27	3,755.82 1.199.63	7,511.64	11,267.47 3,598.90	3,755.82 1.199.63	3,255.05 1.039.68	6,510.09 2.079.36	9,765.14	3,255.05 1.039.68	5,007.76 1.599.51	7,511.64	8,763.59 2.799.14	5,007.76 1,599.51	7,511.64 2.399.27	15,023.29 4.798.53	22,534.93 7.197.80	3,755.82 1.199.63	7,511.64	11,267.47 3.598.90	3,755.82 1.199.63	5,007.76 1.599.51	10,015.53	15,023.29 4.798.53	5,007.76 1.599.51	5,007.76 1.599.51	10,015.53 15,023.29 3.199.02 4.798.53
8	9,275.43 13,913.14	16,232.00	11,594.29	16,232.00 18,550.86			17,901.58	25,043.66	13,913.14	13,913.14	6,956.57	13,913.14	20,869.71	6,956.57	6,029.03	12,058.06	18,087.09	6,029.03	9,275.43	13,913.14	16,232.00	9,275.43	13,913.14	27,826.29	41,739.43	6,956.57	13,913.14	20,869.71	6,956.57	9,275.43	18,550.86	27,826.29	9,275.43	9,275.43	18,550.86 27,826.29
9	2,190.90 3,286.34 2,557.49 3,836.23	3,834.07 4,475.60	2,738.62 3.196.86	3,834.07 4,381.79 4,475.60 5,114.97	5,170.52 6,035.67		4,228.43	5,915.42 6.905.21	3,286.34 3,836.23	3,286.34	1,643.17 1,918.12	3,286.34 3,836.23	4,929.52 5,754.35	1,643.17 1,918.12	1,424.08	2,848.17 3.324.73	4,272.25	1,424.08	2,190.90	3,286.34 3,836.23	3,834.07 4,475.60	2,190.90 2,557.49	3,286.34 3,836.23	6,572.69 7.672.46	9,859.03 11,508.69	1,643.17	3,286.34	4,929.52 5.754.35	1,643.17	2,190.90 2,557.49	4,381.79 5,114.97	6,572.69 7,672.46	2,190.90	2,190.90	4,381.79 6,572.69 5.114.97 7.672.46
11	-,	11,399.32	0,200.00	11,399.32 13,027.79		0 21,495.86	12,571.82	17,587.52	9,770.84	9,770.84	4,885.42	9,770.84	14,656.27	4,885.42	4,234.03	8,468.07	.,	4,234.03	6,513.90	9,770.84	11,399.32	6,513.90	9,770.84	.,	29,312.53	4,885.42	9,770.84	14,656.27	4,885.42	6,513.90	13,027.79	19,541.69	6,513.90	_,000	13,027.79 19,541.69
12	7,898.99 11,848.48			13,823.22 15,797.97	,		15,245.04	21,327.26	11,848.48	11,848.48	5,924.24	11,848.48	17,772.72	5,924.24	5,134.34	10,268.68	15,403.02	5,134.34	7,898.99	11,848.48	13,823.22	7,898.99	11,848.48	23,696.96	35,545.44	5,924.24	11,848.48	17,772.72	5,924.24	7,898.99	15,797.97		7,898.99	7,898.99	15,797.97 23,696.96
13 14	2,742.51 4,113.77 3,567.34 5,351.01	4,799.39 6,242.84	3,428.14 4,459.17	4,799.39 5,485.02 6,242.84 7,134.68	6,472.33 8,418.92		5,293.05 6,884.97	7,404.78 9,631.82	4,113.77 5,351.01	4,113.77 5,351.01	2,056.88 2,675.50	4,113.77 5,351.01	6,170.65 8,026.51	2,056.88	1,782.63 2,318.77	3,565.26 4,637.54	5,347.90 6,956.31	1,782.63 2,318.77	2,742.51 3,567.34	4,113.77 5,351.01	4,799.39 6,242.84	2,742.51 3,567.34	4,113.77 5,351.01	8,227.53 10,702.02	12,341.30 16,053.03	2,056.88 2,675.50	4,113.77 5,351.01	6,170.65 8,026.51	2,056.88 2,675.50	2,742.51 3,567.34	5,485.02 7,134.68	8,227.53 10,702.02	2,742.51 3,567.34	2,742.51 3,567.34	5,485.02 8,227.53 7,134.68 10,702.02
15	2,256.61 3,384.91	3,949.06	2,820.76	3,949.06 4,513.21	5,325.59		4,355.25	6,092.84	3,384.91	3,384.91	1,692.45	3,384.91	5,077.36	1,692.45	1,466.79	2,933.59	4,400.38	1,466.79	2,256.61	3,384.91	3,949.06	2,256.61	3,384.91	6,769.82	10,154.73	1,692.45	3,384.91	5,077.36	1,692.45	2,256.61	4,513.21	6,769.82	2,256.61	2,256.61	4,513.21 6,769.82
16 17	2,149.40 3,224.09 3.190.37 4.785.56	3,761.44 5.583.15	2,686.74 3,987.97	3,761.44 4,298.79 5.583.15 6.380.75	5,072.57 7.529.28		4,148.33 6.157.42	5,803.37 8.614.01	3,224.09 4.785.56	3,224.09 4.785.56	1,612.05 2.392.78	3,224.09 4.785.56	4,836.14 7.178.34	1,612.05 2.392.78	1,397.11 2.073.74	2,794.21 4.147.49	4,191.32 6,221.23	1,397.11	2,149.40 3.190.37	3,224.09 4.785.56	3,761.44 5.583.15	2,149.40 3,190.37	3,224.09 4.785.56	6,448.19 9.571.12	9,672.28	1,612.05 2.392.78	3,224.09 4.785.56	4,836.14 7.178.34	1,612.05 2.392.78	2,149.40 3.190.37	4,298.79 6.380.75	6,448.19 9.571.12	2,149.40 3.190.37	2,149.40 3.190.37	4,298.79 6,448.19 6.380.75 9.571.12
18	3,800.78 5,701.17	6,651.37	4,750.98	6,651.37 7,601.56	8,969.84	12,542.58	7,335.51	10,262.11	5,701.17	5,701.17	2,850.59	5,701.17	8,551.76	2,850.59	2,470.51	4,941.02	7,411.52	2,470.51	3,800.78	5,701.17	6,651.37	3,800.78	5,701.17	11,402.34	17,103.52	2,850.59	5,701.17	8,551.76	2,850.59	3,800.78	7,601.56	11,402.34	3,800.78	3,800.78	7,601.56 11,402.34
19 20	2,458.92 3,688.38 9,790.73 14,686.10	4,303.11 17,133.78	0,01000	4,303.11 4,917.84 17,133.78 19,581.46	5,803.06 23,106.12	,	4,745.72 18.896.11	6,639.09 26.434.97	3,688.38 14,686.10	3,688.38 14,686.10	1,844.19 7,343.05	3,688.38 14,686.10	5,532.58 22,029.14	1,844.19 7,343.05	1,598.30 6,363.97	3,196.60 12,727.95	4,794.90 19,091.92	1,598.30 6,363.97	2,458.92 9,790.73	3,688.38 14,686.10	4,303.11 17,133.78	2,458.92 9,790.73	3,688.38 14,686.10	7,376.77 29.372.19	11,065.15 44,058.29	1,844.19 7,343.05	3,688.38 14,686.10	5,532.58 22,029.14	1,844.19 7,343.05	2,458.92 9,790.73	4,917.84 19,581.46	7,376.77 29,372.19	2,458.92 9.790.73	2,458.92 9,790.73	4,917.84 7,376.77 19.581.46 29.372.19
21		12,497.79		12,497.79 14,283.19			13,783.28	19,282.31	10,712.39	10,712.39	5,356.20	10,712.39	16,068.59	5,356.20	4,642.04	9,284.07	13,926.11	4,642.04	7,141.60	10,712.39	12,497.79	7,141.60	10,712.39	21,424.79	32,137.18	5,356.20	10,712.39	16,068.59	5,356.20	7,141.60	14,283.19	21,424.79	7,141.60	7,141.60	14,283.19 21,424.79
22	7,444.21 11,166.31 1.326.30 1.989.44	13,027.36		13,027.36 14,888.41 2.321.02 2.652.59	17,568.33 3.130.06		14,367.32 2,559.75	20,099.36	11,166.31 1.989.44	11,166.31	5,583.15 994.72	11,166.31	16,749.46 2.984.17	5,583.15 994.72	4,838.73 862.09	9,677.47	14,516.20 2.586.28	4,838.73 862.09	7,444.21	11,166.31	13,027.36	7,444.21 1.326.30	11,166.31	22,332.62 3.978.89	33,498.93 5.968.33	5,583.15 994.72	11,166.31	16,749.46 2,984.17	5,583.15 994.72	7,444.21	14,888.41	22,332.62 3.978.89	7,444.21 1.326.30	7,444.21	14,888.41 22,332.62 2,652.59 3,978.89
23 24	1,979.93 2,969.90	2,321.02 3,464.88	-,00	3,464.88 3,959.87	4,672.64	.,	3,821.27	5,345.82	2,969.90	2,969.90	1,484.95	2,969.90	4,454.85	1,484.95	1,286.96	2,573.91	3,860.87	1,286.96	1,326.30 1,979.93	2,969.90	2,321.02 3,464.88	1,979.93	2,969.90	5,939.80	8,909.70	1,484.95	2,969.90	4,454.85	1,484.95	1,326.30 1,979.93	3,959.87	5,939.80	1,979.93	1,979.93	3,959.87 5,939.80
25	1,596.05 2,394.08	2,793.09	1,995.06	2,793.09 3,192.10	3,766.68	,	3,080.38	4,309.34	2,394.08	2,394.08	1,197.04	2,394.08	3,591.12	1,197.04	1,037.43	2,074.87	3,112.30	1,037.43	1,596.05	2,394.08	2,793.09	1,596.05	2,394.08	4,788.15	7,182.23	1,197.04	2,394.08	3,591.12	1,197.04	1,596.05	3,192.10	4,788.15	1,596.05	1,596.05	3,192.10 4,788.15
26 27	2,173.60 3,260.41 4.087.83 6.131.74	3,803.81 7,153.70	2,717.01 5.109.79	3,803.81 4,347.21 7.153.70 8.175.66	5,129.71 9.647.28		4,195.06 7.889.51	5,868.73 11.037.14	3,260.41 6.131.74	3,260.41 6,131.74	1,630.20 3.065.87	3,260.41 6.131.74	4,890.61 9.197.61	1,630.20 3.065.87	1,412.84 2.657.09	2,825.69 5.314.18	4,238.53 7.971.27	1,412.84 2.657.09	2,173.60 4.087.83	3,260.41 6.131.74	3,803.81 7.153.70	2,173.60 4.087.83	3,260.41 6.131.74	6,520.81 12.263.49	9,781.22	1,630.20 3.065.87	3,260.41 6.131.74	4,890.61 9.197.61	1,630.20 3.065.87	2,173.60 4.087.83	4,347.21 8.175.66	6,520.81 12.263.49	2,173.60 4.087.83	2,173.60 4.087.83	4,347.21 6,520.81 8.175.66 12.263.49
28	,,	4,148.78	2,963.42	4,148.78 4,741.47	5,594.93	.,	4,575.52	6,400.98	3,556.10	3,556.10	1,778.05	3,556.10	5,334.15	1,778.05	1,540.98	3,081.95	4,622.93	1,540.98	2,370.73	3,556.10	4,148.78	2,370.73	3,556.10	7,112.20	10,668.30	1,778.05	3,556.10	5,334.15	1,778.05	2,370.73	4,741.47	.,	2,370.73	2,370.73	4,741.47 7,112.20
29 30	2,228.94 3,343.41 2.605.90 3.908.86	3,900.64 4,560.33	2,786.17 3.257.38	3,900.64 4,457.88 4.560.33 5.211.81	5,260.30 6.149.93	.,	4,301.85 5.029.40	6,018.13 7.035.94	3,343.41 3.908.86	3,343.41	1,671.70	3,343.41	5,015.11 5.863.28	1,671.70	1,448.81	2,897.62 3.387.68	4,346.43 5.081.51	1,448.81	2,228.94	3,343.41	3,900.64 4.560.33	2,228.94	3,343.41	6,686.82 7.817.71	10,030.22	1,671.70	3,343.41	5,015.11	1,671.70	2,228.94	4,457.88 5.211.81	6,686.82 7.817.71	2,228.94	2,228.94	4,457.88 6,686.82 5.211.81 7.817.71
31	2,391.48 3,587.23	4,185.10	2,989.35	4,185.10 4,782.97	5,643.90		4,615.56	6,457.01	3,587.23	3,587.23	1,793.61	3,587.23	5,380.84	1,793.61	1,554.46	3,108.93	4,663.39	1,554.46	2,391.48	3,587.23	4,185.10	2,391.48	3,587.23	7,174.45	10,761.68	1,793.61	3,587.23	5,380.84	1,793.61	2,391.48	4,782.97	7,174.45	2,391.48	2,391.48	4,782.97 7,174.45
32	1,544.18 2,316.26 2,047.37 3,071.06	2,702.31 3,582.90	1,930.22 2,559.22	2,702.31 3,088.35 3.582.90 4.094.75	3,644.25 4,831.80	-7	2,980.26 3,951.43	4,169.27 5.527.91	2,316.26 3,071.06	2,316.26 3.071.06	1,158.13 1,535.53	2,316.26 3.071.06	3,474.40 4,606.59	1,158.13 1,535.53	1,003.71 1,330.79	2,007.43 2,661.58	3,011.14	1,003.71	1,544.18 2,047.37	2,316.26 3,071.06	2,702.31 3,582.90	1,544.18	2,316.26 3.071.06	4,632.53 6,142.12	6,948.79 9,213.18	1,158.13 1,535.53	2,316.26 3.071.06	3,474.40 4,606.59	1,158.13 1,535.53	1,544.18 2,047.37	3,088.35 4.094.75	4,632.53 6,142.12	1,544.18	1,544.18 2.047.37	3,088.35 4,632.53 4.094.75 6.142.12
34	1,815.66 2,723.49	3,177.41	2,339.22	3,177.41 3,631.32	4,831.80		3,504.22	4,902.28	2,723.49	2,723.49	1,361.75	2,723.49	4,000.39	1,361.75	1,180.18	2,360.36	3,540.54	1,180.18	1,815.66	2,723.49	3,177.41	1,815.66	2,723.49	5,446.98	8,170.47	1,361.75	2,723.49	4,000.39	1,361.75	1,815.66	3,631.32	5,446.98	1,815.66	1,815.66	3,631.32 5,446.98
35	5,623.36 8,435.04	9,840.88	7,029.20	9,840.88 11,246.72			10,853.08	15,183.07	8,435.04	8,435.04	4,217.52	8,435.04	,	4,217.52	3,655.18	7,310.37	10,965.55	3,655.18	5,623.36	8,435.04	9,840.88	5,623.36	8,435.04	16,870.08	25,305.11	4,217.52	8,435.04	,	4,217.52	5,623.36	11,246.72	16,870.08	5,623.36	.,	11,246.72 16,870.08
37	10,662.25 15,993.37 1,542.45 2,313.67	18,658.93 2,699.28	13,327.81 1,928.06	18,658.93 21,324.49 2,699.28 3,084.89	25,162.90 3,640.17		20,578.14	28,788.07 4,164.61	15,993.37 2,313.67	15,993.37 2,313.67	7,996.69 1,156.83	15,993.37 2,313.67	23,990.06 3,470.50	7,996.69 1,156.83	6,930.46 1,002.59	13,860.92 2,005.18	20,791.38 3,007.77	6,930.46 1,002.59	10,662.25	15,993.37 2,313.67	18,658.93 2,699.28	10,662.25 1,542.45	15,993.37 2,313.67	31,986.74 4,627.34	47,980.11 6,941.01	7,996.69 1,156.83	15,993.37 2,313.67	23,990.06 3,470.50	7,996.69 1,156.83	10,662.25 1,542.45	21,324.49 3,084.89	31,986.74 4,627.34	10,662.25 1,542.45	1,542.45	21,324.49 31,986.74 3,084.89 4,627.34
38	7,909.36 11,864.04	,	-,	13,841.38 15,818.72	,	,	15,265.07	21,355.27	11,864.04	11,864.04	5,932.02	11,864.04	17,796.06	5,932.02	5,141.08	10,282.17	15,423.25	5,141.08	7,909.36	11,864.04	13,841.38	7,909.36	11,864.04	23,728.08	35,592.12	5,932.02	11,864.04	17,796.06	5,932.02	7,909.36	15,818.72	23,728.08	7,909.36	7,909.36	15,818.72 23,728.08
39 40	-,	16,080.70 22,220.65	,	16,080.70 18,377.94 22,220.65 25,395.03	21,685.97 29,966.14		17,734.71 24,506.21	24,810.22 34,283.29	13,783.45 19.046.27	13,783.45 19,046.27	6,891.73 9,523.14	13,783.45 19,046.27	20,675.18	6,891.73 9.523.14	5,972.83 8,253.39	11,945.66 16.506.77	17,918.49 24.760.16	5,972.83 8,253.39	9,188.97 12,697.52	13,783.45 19.046.27	16,080.70 22,220.65	9,188.97 12.697.52	13,783.45 19.046.27	27,566.91 38.092.55	41,350.36 57,138.82	6,891.73 9,523.14	13,783.45 19.046.27	20,675.18	6,891.73 9,523.14	9,188.97 12,697.52	18,377.94 25,395.03	27,566.91 38,092.55	9,188.97 12.697.52	9,188.97 12.697.52	18,377.94 27,566.91 25,395.03 38,092.55
41	1,329.75 1,994.63	2,327.07		2,327.07 2,659.51	3,138.22		2,566.43	3,590.34	1,994.63	1,994.63	997.32	1,994.63	2,991.95	997.32	864.34	1,728.68	2,593.02	864.34	1,329.75	1,994.63	2,327.07	1,329.75	1,994.63	3,989.26	5,983.90	997.32	1,994.63	2,991.95	997.32	1,329.75	2,659.51	3,989.26	1,329.75	1,329.75	2,659.51 3,989.26
42	3,116.02 4,674.03 1.765.51 2.648.27	5,453.03 3.089.65	0,000.02	5,453.03 6,232.04 3,089.65 3,531.03	7,353.80 4.166.61	,	6,013.92 3,407.44	8,413.25 4,766.89	4,674.03 2 648 27	4,674.03 2.648.27	2,337.01	4,674.03 2.648.27	7,011.04	2,337.01	2,025.41	4,050.82 2.295.17	6,076.24	2,025.41	3,116.02 1.765.51	4,674.03 2.648.27	5,453.03 3.089.65	3,116.02 1,765.51	4,674.03 2.648.27	9,348.06 5,296.54	14,022.08 7 944 81	2,337.01 1.324.13	4,674.03 2 648 27	7,011.04	2,337.01	3,116.02 1.765.51	6,232.04	9,348.06 5.296.54	3,116.02 1.765.51	3,116.02 1.765.51	6,232.04 9,348.06 3.531.03 5.296.54
44	4,184.66 6,277.00	7,323.16	2,200.03	7,323.16 8,369.33	9,875.81	,	8,076.40	11,298.59	6,277.00	6,277.00	3,138.50	6,277.00	9,415.49	3,138.50	2,720.03	5,440.06	8,160.09	2,720.03	4,184.66	6,277.00	7,323.16	4,184.66	6,277.00	12,553.99	18,830.99	3,138.50	6,277.00	9,415.49	3,138.50	4,184.66	8,369.33	12,553.99	4,184.66	4,184.66	8,369.33 12,553.99
45	2,662.97 3,994.45	4,660.19	3,328.71	4,660.19 5,325.94	6,284.60		5,139.53	7,190.01	3,994.45	3,994.45	1,997.23	3,994.45	5,991.68	1,997.23	1,730.93	3,461.86	5,192.79	1,730.93	2,662.97	3,994.45	4,660.19	2,662.97	3,994.45	7,988.90	11,983.36	1,997.23	3,994.45	5,991.68	1,997.23	2,662.97	5,325.94	7,988.90	2,662.97	2,662.97	5,325.94 7,988.90
46 47	2,407.05 3,610.57 2,521.17 3,781.76	4,212.33 4,412.05	3,008.81 3,151.47	4,212.33 4,814.09 4,412.05 5,042.35	5,680.63 5,949.97	.,	4,645.60 4,865.87	6,499.03 6,807.17	3,610.57 3,781.76	3,610.57 3,781.76	1,805.28 1,890.88	3,610.57 3,781.76	5,415.85 5,672.64	1,805.28 1,890.88	1,564.58 1,638.76	3,129.16 3,277.53	4,693.74 4,916.29	1,564.58	2,407.05 2,521.17	3,610.57 3,781.76	4,212.33 4,412.05	2,407.05 2,521.17	3,610.57 3,781.76	7,221.14 7,563.52	10,831.71 11,345.28	1,805.28 1,890.88	3,610.57 3,781.76	5,415.85 5,672.64	1,805.28 1,890.88	2,407.05 2,521.17	4,814.09 5,042.35	7,221.14 7,563.52	2,407.05 2,521.17	2,407.05 2,521.17	4,814.09 7,221.14 5,042.35 7,563.52
48	3,147.14 4,720.72	5,507.50	3,933.93	5,507.50 6,294.29	7,427.26	10,385.58	6,073.99	8,497.29	4,720.72	4,720.72	2,360.36	4,720.72	7,081.07	2,360.36	2,045.64	4,091.29	6,136.93	2,045.64	3,147.14	4,720.72	5,507.50	3,147.14	4,720.72	9,441.43	14,162.15	2,360.36	4,720.72	7,081.07	2,360.36	3,147.14	6,294.29	9,441.43	3,147.14	3,147.14	6,294.29 9,441.43
49 50	3,022.64 4,533.96 2,075.04 3,112.56	5,289.62 3,631.32	3,778.30 2.593.80	5,289.62 6,045.28 3,631.32 4.150.08	7,133.43		5,833.70 4.004.83	8,161.13 5,602.61	4,533.96 3,112.56	4,533.96 3,112.56	2,266.98 1,556.28	4,533.96 3.112.56	6,800.94 4.668.84	2,266.98 1.556.28	1,964.72	3,929.43	5,894.15 4.046.33	1,964.72	3,022.64 2,075.04	4,533.96 3.112.56	5,289.62 3,631.32	3,022.64 2,075.04	4,533.96 3,112.56	9,067.92 6,225.12	13,601.89 9,337.68	2,266.98 1,556.28	4,533.96 3.112.56	6,800.94 4.668.84	2,266.98 1.556.28	3,022.64 2,075.04	6,045.28 4.150.08	9,067.92 6,225.12	3,022.64 2,075.04	3,022.64 2,075.04	6,045.28 9,067.92 4,150.08 6,225.12
51	2,515.99 3,773.98	4,402.98	3,144.98	4,402.98 5,031.97	5,937.73		4,855.85	6,793.16	3,773.98	3,773.98	1,886.99	3,773.98	5,660.97	1,886.99	1,635.39	3,270.78	4,906.17	1,635.39	2,515.99	3,773.98	4,402.98	2,515.99	3,773.98	7,547.96	11,321.94	1,886.99	3,773.98	5,660.97	1,886.99	2,515.99	5,031.97		2,515.99	2,515.99	5,031.97 7,547.96
52 53	1,666.95 2,500.42 1.832.95 2,749.43	2,917.16 3,207.67	2,083.69 2,291.19	2,917.16 3,333.90 3.207.67 3.665.90	3,934.00 4.325.77	,	3,217.21 3.537.60	4,500.76 4,948.97	2,500.42 2,749.43	2,500.42 2,749.43	1,250.21 1.374.71	2,500.42 2,749.43	3,750.63 4.124.14	1,250.21 1.374.71	1,083.52 1.191.42	2,167.03 2.382.84	3,250.55 3,574.26	1,083.52 1.191.42	1,666.95 1.832.95	2,500.42 2,749.43	2,917.16 3,207.67	1,666.95 1.832.95	2,500.42 2,749.43	5,000.85 5,498.86	7,501.27 8.248.28	1,250.21 1.374.71	2,500.42 2,749.43	3,750.63 4.124.14	1,250.21 1.374.71	1,666.95 1.832.95	3,333.90 3.665.90	5,000.85 5,498.86	1,666.95 1.832.95	1,666.95 1.832.95	3,333.90 5,000.85 3,665.90 5,498.86
53	2,413.96 2,749.43 2,413.96 3,620.94	4,224.44	3,017.45	4,224.44 4,827.93	5,696.95	-7	4,658.95	6,517.70	3,620.94	3,620.94	1,374.71	3,620.94	5,431.42	1,810.47	1,191.42	3,138.15	4,707.23	1,191.42	2,413.96	3,620.94	4,224.44	2,413.96	3,620.94	7,241.89	10,862.83	1,374.71	3,620.94	5,431.42	1,374.71	2,413.96	4,827.93	7,241.89	2,413.96	2,413.96	4,827.93 7,241.89
55	2,090.60 3,135.90	3,658.55	2,613.25	3,658.55 4,181.21	4,933.82	.,,	4,034.86	5,644.63	3,135.90	3,135.90	1,567.95	3,135.90	4,703.86	1,567.95	1,358.89	2,717.78	4,076.68	1,358.89	2,090.60	3,135.90	3,658.55	2,090.60	3,135.90	6,271.81	9,407.71	1,567.95	3,135.90	4,703.86	1,567.95	2,090.60	4,181.21	6,271.81	2,090.60	2,090.60	4,181.21 6,271.81
56 57	1,727.47 2,591.21 1.891.74 2.837.62	3,023.07		3,023.07 3,454.94 3.310.55 3.783.49	4,076.83 4.464.52		3,334.02 3.651.07	4,664.17 5.107.71	2,591.21 2.837.62	2,591.21 2.837.62	1,295.60 1.418.81	2,591.21	3,886.81 4.256.43	1,295.60	1,122.86	2,245.71 2.459.27	3,368.57 3.688.90	1,122.86	1,727.47	2,591.21 2.837.62	3,023.07 3.310.55	1,727.47 1.891.74	2,591.21 2.837.62	5,182.41 5.675.23	7,773.62 8.512.85	1,295.60 1.418.81	2,591.21 2.837.62	3,886.81 4,256.43	1,295.60 1.418.81	1,727.47 1.891.74	3,454.94 3.783.49	5,182.41 5.675.23	1,727.47 1.891.74	1,727.47	3,454.94 5,182.41 3,783.49 5,675.23
- 57	_,331.17 2,037.02	3,310.33	2,504.00	-,-10.33 3,703.43	-,-104.32	0,242.70	3,031.0/	3,231.11	2,037.02	2,037.02	2,720.01	2,037.02	7,230.43	2,720.01	4,443.03	2,700.21	3,000.30	2,223.03	2,001.74	2,037.02	3,320.33	1,001.77	2,007.02	2,013.23	0,512.05	2,710.01	2,037.02	1,230.43	2,720.01	1,001.74	3,, 33.43	3,013.23	2,001.74	2,002.74	-,. 000 3,073.23

 Table 7.1
 Non-residential use – transport trunk infrastructure network

Column	ı																Transpor	t trunk infrastructure	olumn 2 network charge (\$ p	oer demand unit)													
Charge																		lon-residential use u - see schedule 16, Tal			ation												
																			Indoor sport &				h impact ustry or special Lo	ow impact									
	Places of	Assembly Function facility	Comm	Bulk landscape supplies		Adult Store	Service station	Shopping Centre (10,000m2 < 20,000m2 GFA)	Shopping Centre (20,000m2 < 30,000m2 GFA)	Shopping Centre (> 30,000m2 GFA)	Food & drinl	k outlet	Service Industry	Commerci	al (office) Sales office	Educational facility Childcare centre	Hotel	Theatre	recreation Indoor sport & recreation	Low impact industry	Research & tech. ind. W	High i	h impact Ani ustry hus	rural imal sbandry	High impact rural Cultivating, in a confined area, aquatic animals o plants for sale		Health care service	Emergency services	Crematorium	Major sport, recreation and entertainment facility	Other uses Air service, Animal keeping, Car park	Any other use not listed, including a use that is unknown	Minor uses Advertising device, Cemetery, Home-based business
	Community		Garden Centre			Shop					Fast Food Premises	Other				Community care centre	Nightclub entertainment facility			Medium impact industry		Speci	cial industry Cro	pping	Intensive animal ind. & horticulture	Hospital	Veterinary service				Motor sport facility, Non- resident accommodation		Landing, Market, Roadside stall
	Funeral parlour Place of worship		H'ware & trade supplies Outdoor sales			Shopping Centre (<10,000m2 GFA)										Educational establishment other than an educational establishment for the Flyin Start for Queensland Children program	B			Rural industry Marine industry			plai	rmanent ntation nd farm	Wholesale nursery Winery	Residential care facility					Port service, Tourist attraction Utility installation, Extractive industry		Telecommunications facility, Park Temporary use, Outdoor lighting
	m² of			m ² of GFA				•	m ² of GFA	•				m² of		m ² of GFA		De n ² of GFA	mand unit m ² of GFA		m ² of GFA		m ² of GFA m	n ² of GFA	m ² of GFA		m ² of GFA				m ² of GFA		n/a
1	117.43	151.64	151.64	53.59	107.17	151.64	265.65	117.43	m" of GFA 107.17	82.09	265.65	212.06	53.59	m of	151.64	m" of GFA 117.43	265.65	n" of GFA 151.64	m" of GFA 151.64	53.59	117.43	26.22	m of GFA n 53.59	0.00	m of GFA 53.59	74.11	m" of GFA 117.43	53.59	117.43	151.64	m ⁻ of GFA The maximum adopted charge	The maximum adopted charge	
2 3 4	98.77 116.24 113.50 160.23	127.54 150.09 146.55 206.90	127.54 150.09 146.55 206.90	45.07 53.04 51.79 73.11	90.14 106.08 103.58 146.23	127.54 150.09 146.55 206.90	223.44 262.94 256.74 362.46	98.77 116.24 113.50 160.23	90.14 106.08 103.58 146.23	69.05 81.25 79.34 112.01	223.44 262.94 256.74 362.46	178.37 209.90 204.95 289.35	45.07 53.04 51.79 73.11	98.77 116.24 113.50 160.23	127.54 150.09 146.55 206.90	98.77 116.24 113.50 160.23	223.44 262.94 256.74 362.46	127.54 150.09 146.55 206.90	127.54 150.09 146.55 206.90	45.07 53.04 51.79 73.11	98.77 116.24 113.50 160.23	22.06 25.96 25.34 35.78	45.07 53.04 51.79 73.11	0.00 0.00 0.00	45.07 53.04 51.79 73.11	62.33 73.35 71.62 101.12	98.77 116.24 113.50 160.23	45.07 53.04 51.79 73.11	98.77 116.24 113.50 160.23	127.54 150.09 146.55 206.90	under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that	and adopted charges under this resolution are those which	Regulation and adopted th charges under this
6	167.08	215.74	215.74	76.24	152.48	215.74	377.95	167.08	152.48	116.79	377.95	301.71	76.24	167.08	215.74	167.08	377.95	215.74	215.74	76.24	167.08	37.31	76.24	0.00	76.24	105.44	167.08	76.24	167.08	215.74	the local government decides	the local government decides	s Editor's note - see schedule
7 8	138.32 47.93	178.61 61.89	178.61 61.89	63.12 21.87	126.23 43.74	178.61 61.89	312.89 108.43	138.32 47.93	126.23 43.74	96.69 33.51	312.89 108.43	249.78 86.56	63.12 21.87	138.32 47.93	178.61 61.89	138.32 47.93	312.89 108.43	178.61 61.89	178.61 61.89	63.12 21.87	138.32 47.93	30.89 10.70		0.00	63.12 21.87	87.29 30.25	138.32 47.93	63.12 21.87	138.32 47.93	178.61 61.89	should apply for the use. Editor's note - see schedule 16.	should apply for the use. Editor's note - see schedule 16	16, Table 1, column 2 of the Planning Regulation
9	93.81	121.13	121.13	42.81	85.61	121.13	212.21	93.81	85.61	65.58	212.21	169.40	42.81	93.81	121.13	93.81	212.21	121.13	121.13	42.81	93.81	20.95	42.81	0.00	42.81	59.20	93.81	42.81	93.81	121.13	Table 1, column 2 of the	Table 1, column 2 of the	running regulation
10	130.96 115.55	169.10 149.21	169.10 149.21	59.76 52.73	119.51 105.45	169.10 149.21	296.24 261.39	130.96 115.55	119.51 105.45	91.54 80.77	296.24 261.39	236.49	59.76 52.73	130.96 115.55	169.10 149.21	130.96 115.55	296.24 261.39	169.10 149.21	169.10 149.21	59.76 52.73	130.96 115.55	29.24 25.80	59.76 52.73	0.00	59.76 52.73	82.64 72.92	130.96 115.55	59.76 52.73	130.96 115.55	169.10 149.21	Planning Regulation	Planning Regulation	
12	162.63	209.99	209.99	74.21	148.42	209.99	367.88	162.63	148.42	113.68	367.88	293.68	74.21	162.63	209.99	162.63	367.88	209.99	209.99	74.21	162.63	36.31	74.21	0.00	74.21	102.63	162.63	74.21	162.63	209.99			
13 14	165.02 164.17	213.09 211.98	213.09 211.98	75.30 74.91	150.60 149.82	213.09 211.98	373.31 371.37	165.02 164.17	150.60 149.82	115.36 114.76	373.31 371.37	298.00 296.46	75.30 74.91	165.02 164.17	213.09 211.98	165.02 164.17	373.31 371.37	213.09 211.98	213.09 211.98	75.30 74.91	165.02 164.17	36.85 36.66	75.30 74.91	0.00	75.30 74.91	104.14 103.60	165.02 164.17	75.30 74.91	165.02 164.17	213.09 211.98			
15	99.63	128.65	128.65	45.46	90.92	128.65	225.38	99.63	90.92	69.64	225.38	179.91	45.46	99.63	128.65	99.63	225.38	128.65	128.65	45.46	99.63	22.25	45.46	0.00	45.46	62.87	99.63	45.46	99.63	128.65			
16 17	122.91 218.09	158.71 281.61	158.71 281.61	56.09 99.52	112.17 199.03	158.71 281.61	278.04 493.35	122.91 218.09	112.17 199.03	85.92 152.45	278.04 493.35	221.96 393.83	56.09 99.52	122.91 218.09	158.71 281.61	122.91 218.09	278.04 493.35	158.71 281.61	158.71 281.61	56.09 99.52	122.91 218.09	27.45 48.70	56.09 99.52	0.00	56.09 99.52	77.57 137.63	122.91 218.09	56.09 99.52	122.91 218.09	158.71 281.61			
18	164.00	211.76	211.76	74.83	149.67	211.76	370.98	164.00	149.67	114.64	370.98	296.15	74.83	164.00	211.76	164.00	370.98	211.76	211.76	74.83	164.00	36.62		0.00	74.83	103.49	164.00	74.83	164.00	211.76			
19 20	224.42 144.14	289.79 186.12	289.79 186.12	102.41 65.77	204.81 131.54	289.79 186.12	507.68 326.06	224.42 144.14	204.81 131.54	156.88 100.76	507.68 326.06	405.27 260.29	102.41 65.77	224.42 144.14	289.79 186.12	224.42 144.14	507.68 326.06	289.79 186.12	289.79 186.12	102.41 65.77	224.42 144.14	50.11 32.19	102.41 65.77	0.00	102.41 65.77	141.63 90.96	224.42 144.14	102.41 65.77	224.42 144.14	289.79 186.12	-		
21	162.28	209.55	209.55	74.05	148.10	209.55	367.11	162.28	148.10	113.44	367.11	293.06	74.05	162.28	209.55	162.28	367.11	209.55	209.55	74.05	162.28	36.24	74.05	0.00	74.05	102.41	162.28	74.05	162.28	209.55			
22	218.78 120.86	282.50 156.06	282.50 156.06	99.83 55.15	199.66	282.50 156.06	494.90 273.40	218.78 120.86	199.66 110.30	152.93 84.48	494.90 273.40	395.07 218.25	99.83 55.15	218.78 120.86	282.50 156.06	218.78 120.86	494.90 273.40	282.50 156.06	282.50 156.06	99.83 55.15	218.78 120.86	48.85 26.99	99.83 55.15	0.00	99.83 55.15	138.06 76.27	218.78 120.86	99.83 55.15	218.78 120.86	282.50 156.06			
24	102.54	132.41	132.41	46.79	93.58	132.41	231.96	102.54	93.58	71.68	231.96	185.17	46.79	102.54	132.41	102.54	231.96	132.41	132.41	46.79	102.54	22.90	46.79	0.00	46.79	64.71	102.54	46.79	102.54	132.41			
25	114.35 129.07	147.66 166.67	147.66 166.67	52.18 58.90	104.36 117.80	147.66 166.67	258.68 291.98	114.35 129.07	104.36 117.80	79.94 90.23	258.68 291.98	206.50	52.18 58.90	114.35 129.07	147.66 166.67	114.35 129.07	258.68 291.98	147.66 166.67	147.66 166.67	52.18 58.90	114.35 129.07	25.53 28.82	52.18 58.90	0.00	52.18 58.90	72.16	114.35 129.07	52.18 58.90	114.35 129.07	147.66 166.67			
26 27	121.03	156.28	156.28	55.23	110.45	156.28	273.78	121.03	110.45	84.60	273.78	218.56	55.23	121.03	156.28	121.03	273.78	156.28	156.28	55.23	121.03	27.03	55.23	0.00	55.23	81.45 76.38	121.03	55.23	121.03	156.28			
28	105.45	136.16	136.16	48.12	96.24	136.16	238.54	105.45	96.24	73.71	238.54	190.43	48.12	105.45	136.16	105.45	238.54	136.16	136.16	48.12	105.45	23.55	48.12	0.00	48.12	66.55	105.45	48.12	105.45	136.16			
29 30	124.45 119.32	160.70 154.07	160.70 154.07	56.79 54.45	113.58 108.89	160.70 154.07	281.53 269.91	124.45 119.32	113.58 108.89	87.00 83.41	281.53 269.91	224.74	56.79 54.45	124.45 119.32	160.70 154.07	124.45 119.32	281.53 269.91	160.70 154.07	160.70 154.07	56.79 54.45	124.45 119.32	27.79	56.79 54.45	0.00	56.79 54.45	78.54 75.30	124.45 119.32	56.79 54.45	124.45 119.32	160.70 154.07	-		
31	168.10	217.07	217.07	76.71	153.42	217.07	380.28	168.10	153.42	117.51	380.28	303.57	76.71	168.10	217.07	168.10	380.28	217.07	217.07	76.71	168.10	37.54		0.00	76.71	106.09	168.10	76.71	168.10	217.07			
32 33	70.19 115.21	90.63	90.63 148.76	32.03 52.57	64.05 105.14	90.63 148.76	158.77 260.62	70.19 115.21	64.05 105.14	49.06 80.53	158.77 260.62	126.74 208.05	32.03 52.57	70.19 115.21	90.63 148.76	70.19 115.21	158.77 260.62	90.63	90.63 148.76	32.03 52.57	70.19 115.21	15.67 25.73	32.03 52.57	0.00	32.03 52.57	44.29 72.70	70.19 115.21	32.03 52.57	70.19 115.21	90.63 148.76	_		
34	131.13	169.32	169.32	59.84	119.67	169.32	296.63	131.13	119.67	91.66	296.63	236.80	59.84	131.13	169.32	131.13	296.63	169.32	169.32	59.84	131.13	29.28	59.84	0.00	59.84	82.75	131.13	59.84	131.13	169.32			
35	166.56	215.08	215.08	76.00	152.01	215.08	376.79	166.56	152.01	116.43	376.79	300.79	76.00	166.56	215.08	166.56 82.17	376.79	215.08	215.08	76.00	166.56	37.19		0.00	76.00	105.11	166.56	76.00	166.56	215.08			
36 37	82.17 88.16	106.10 113.84	106.10 113.84	37.49 40.23	74.99 80.46	106.10 113.84	185.88 199.43	82.17 88.16	74.99 80.46	57.44 61.63	185.88 199.43	148.38 159.20	37.49 40.23	82.17 88.16	106.10 113.84	82.17 88.16	185.88 199.43	106.10 113.84	106.10 113.84	37.49 40.23	82.17 88.16	18.35 19.69	37.49 40.23	0.00	37.49 40.23	51.85 55.64	82.17 88.16	37.49 40.23	82.17 88.16	106.10 113.84			
38	103.23	133.29	133.29	47.10	94.21	133.29	233.51	103.23	94.21	72.16	233.51	186.41	47.10	103.23	133.29	103.23	233.51	133.29	133.29	47.10	103.23	23.05	47.10	0.00	47.10	65.14	103.23	47.10	103.23	133.29			
39 40	124.11 93.13	160.26 120.25	160.26 120.25	56.63 42.49	113.27 84.99	160.26 120.25	280.75 210.66	124.11 93.13	113.27 84.99	86.76 65.10	280.75 210.66	224.12 168.17	56.63 42.49	124.11 93.13	160.26 120.25	124.11 93.13	280.75 210.66	160.26 120.25	160.26 120.25	56.63 42.49	124.11 93.13	27.71	56.63 42.49	0.00	56.63 42.49	78.32 58.77	124.11 93.13	56.63 42.49	124.11 93.13	160.26 120.25	-		
41	91.76	118.48	118.48	41.87	83.74	118.48	207.56	91.76	83.74	64.14	207.56	165.69	41.87	91.76	118.48	91.76	207.56	118.48	118.48	41.87	91.76	20.49	41.87	0.00	42.49	57.90	91.76	41.87	91.76	118.48			
42	195.67	252.66	252.66	89.28	178.57	252.66	442.62	195.67	178.57	136.78	442.62	353.34	89.28	195.67	252.66	195.67	442.62	252.66	252.66	89.28	195.67	43.69		0.00	89.28	123.48	195.67	89.28	195.67	252.66	-		
43	167.76 119.15	216.63 153.85	216.63 153.85	76.55 54.37	153.10 108.73	216.63 153.85	379.50 269.52	167.76 119.15	153.10 108.73	117.27 83.29	379.50 269.52	302.95 215.16	76.55 54.37	167.76 119.15	216.63 153.85	167.76 119.15	379.50 269.52	216.63 153.85	216.63 153.85	76.55 54.37	167.76 119.15	37.46 26.61		0.00	76.55 54.37	105.87 75.19	167.76 119.15	76.55 54.37	167.76 119.15	216.63 153.85			
45	235.55	304.16	304.16	107.48	214.97	304.16	532.85	235.55	214.97	164.66	532.85	425.37	107.48	235.55	304.16	235.55	532.85	304.16	304.16	107.48	235.55	52.60	107.48	0.00	107.48	148.65	235.55	107.48	235.55	304.16			
46	128.22 89.53	165.56 115.61	165.56 115.61	58.51 40.85	117.01 81.71	165.56 115.61	290.05 202.53	128.22 89.53	117.01 81.71	89.63 62.58	290.05 202.53	231.54 161.68	58.51 40.85	128.22 89.53	165.56 115.61	128.22 89.53	290.05 202.53	165.56 115.61	165.56 115.61	58.51 40.85	128.22 89.53	28.63 19.99	58.51 40.85	0.00	58.51 40.85	80.91 56.50	128.22 89.53	58.51 40.85	128.22 89.53	165.56 115.61			
48	28.07	36.25	36.25	12.81	25.62	36.25	63.51	28.07	25.62	19.62	63.51	50.70	12.81	28.07	36.25	89.53 28.07	63.51	36.25	36.25	12.81	28.07	6.27	40.85 12.81	0.00	40.85 12.81	17.72	28.07	12.81	28.07	36.25			
49	55.81	72.06	72.06	25.47	50.93	72.06	126.24	55.81	50.93	39.01	126.24	100.78	25.47	55.81	72.06	55.81	126.24	72.06	72.06	25.47	55.81	12.46	25.47	0.00	25.47	35.22	55.81	25.47	55.81	72.06			
50 51	64.02 44.68	82.67 57.69	82.67 57.69	29.21	58.43 40.78	82.67 57.69	144.83	64.02 44.68	58.43 40.78	44.75 31.23	144.83	115.62 80.68	29.21	64.02 44.68	82.67 57.69	64.02 44.68	144.83	82.67 57.69	82.67 57.69	29.21	64.02 44.68	14.30 9.98	29.21	0.00	29.21	40.40 28.20	64.02 44.68	29.21	64.02 44.68	82.67 57.69	-		
52	87.48	112.95	112.95	39.92	79.83	112.95	197.88	87.48	79.83	61.15	197.88	157.97	39.92	87.48	112.95	87.48	197.88	112.95	112.95	39.92	87.48	19.53	39.92	0.00	39.92	55.20	87.48	39.92	87.48	112.95			
53 54	43.65 39.89	56.37 51.50	56.37 51.50	19.92 18.20	39.84 36.40	56.37 51.50	98.75	43.65	39.84 36.40	30.51 27.88	98.75	78.83 72.03	19.92	43.65	56.37 51.50	43.65 39.89	98.75 90.23	56.37 51.50	56.37 51.50	19.92 18.20	43.65	9.75 8.91	19.92 18.20	0.00	19.92 18.20	27.55 25.17	43.65 39.89	19.92 18.20	43.65 39.89	56.37 51.50			
	33.09	31.30	31.30	10.20	30.40	31.30	30.23	33.03	30.40	47.00	30.43	72.03	10.20	33.03	31.30	35.05	30.43	31.30	31.30	10.20	33.03	0.71	10.20	J.00	10.20	23.17	37.07	10.20	33.03	31.30			

Table 7.2 Non-residential use – water supply trunk infrastructure network for water service

Column 1															Wate	r supply trunk infrast	Column 2	rharge (\$ ner de	mand unit)											
																Non-residential	use under the Pla	inning Regulatio	n											
Charge area						l					1				Editors	note - see schedule 1	b, Table 1, Colum	n 1 or the Planni	ng Kegulatio	High impact										
										Commercial						Indoor sport &				industry or specia	l Low impact	High impact								
	Places of A	ssembly	Comme	rcial (bulk good	s)		Commerc	cial (retail)		(office)		Educational fa	acility	Enterta	ainment	recreation	C	ther Industry		industry	rural	rural	Es	ssential service	es			Other uses		Minoruses
	Club	Function facility	Agric. Supplies sto	Bulk landscape re supplies		Adult Store	Food & dr	rink outlet	Service Industry	Office	Childcare centre	other than a establishme	establishment an educational ent for the Flying eensland Childrer	l Hotel	Theatre	Indoor sport & recreation	Low impact industry	Research & tech. ind.	Varehouse	High impact industry	Animal husbandry	Cultivating, in a confined area, aquatic animals or plants for sale	Correctional facility	Emergency services	Health care	Crematorium	Major sport, recreation and entertainment facility	Air service, Animal keeping, Car park	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home- based business
														Nightclub								Intensive								
	Community						Fast Food				Community	Primary		entertainment			Medium					animal ind. &			Veterinary			Motor sport facility, Non-		Landing, Market,
	use		Garden Centre H'ware & trade			Shop	Premises	Other		Sales office	care centre	school	Other	facility			impact industry	/		Special Industry	Cropping	horticulture	Hospital		service		and recreation	resident accommodation		Roadside stall
	Funeral parlour		supplies			Shopping Centre											Rural industry				Permanent plantation	Wholesale nursery	Residential care facility					Port service, Tourist attraction		Telecommunications facility, Park
	Place of		supplies			Service											Marine				piantation	liuisery	care racinty					Utility installation.		Temporary use,
	worship		Showroom			Station											industry				Wind farm	Winery						Extractive industry		Outdoor lighting
			•			•					•			•	•	•	Demand unit			•	•		•			•	*	•	•	
	m ² of	GFA		m ² of GFA			m² o	of GFA		m ² of GFA		m ² of GF	A	m² o	of GFA	m ² of GFA		m ² of GFA		m ² of GFA	m ² of GFA	m ² of GFA		m ² of GFA				m ² of GFA		n/a
1	14.99	44.98	37.48	7.50	14.99	37.48	224.88		22.49	37.48	29.23	29.23	48.72	44.98	14.99	14.99	22.49	37.48	7.50	22.49	0.00	0.00	16.49	22.49	37.48	37.48	14.99	The maximum adopted	The maximum adopted	The maximum adopted
2	12.57	37.71	31.43	6.29	12.57	31.43	188.57	100.57	18.86	31.43	24.51	24.51	40.86	37.71	12.57	12.57	18.86	31.43	6.29	18.86	0.00	0.00	13.83	18.86	31.43	31.43	12.57		charge under the Planning	charge under the
4	10.01	30.04 34.86	25.03	5.01	10.01 11.62	25.03	150.18	80.10	15.02 17.43	25.03	19.52	19.52 22.66	32.54 37.77	30.04	10.01	10.01 11.62	15.02	25.03	5.01	15.02 17.43	0.00	0.00	11.01	15.02 17.43	25.03 29.05	25.03	10.01	Regulation and adopted		Planning Regulation
- 4	11.62 6.35	19.04	29.05 15.87	5.81 3.17	6.35	29.05 15.87	174.30 95.19	92.96 50.77	9.52	29.05 15.87	22.66 12.38	12.38	20.63	34.86 19.04	6.35	6.35	17.43 9.52	29.05 15.87	5.81 3.17	9.52	0.00	0.00	12.78 6.98	9.52	15.87	29.05 15.87	11.62 6.35	charges under this	charges under this resolution are those which	and adopted charges
6	3.87	11.62	9.68	1.94	3.87	9.68	58.10	30.99	5.81	9.68	7.55	7.55	12.59	11.62	3.87	3.87	5.81	9.68	1.94	5.81	0.00	0.00	4.26	5.81	9.68	9.68	3.87	are applicable to the use		nil.
7	10.75	32.24	26.87	5.37	10.75	26.87	161.20	85.98	16.12	26.87	20.96	20.96	34.93	32.24	10.75	10.75	16.12	26.87	5.37	16.12	0.00	0.00	11.82	16.12	26.87	26.87	10.75		that the local government	Editor's note - see
8	7.03	21.09	17.57	3.51	7.03	17.57	105.44	56.23	10.54	17.57	13.71	13.71	22.84	21.09	7.03	7.03	10.54	17.57	3.51	10.54	0.00	0.00	7.73	10.54	17.57	17.57	7.03	decides should apply for		schedule 16, Table 1,
9	6.39	19.17	15.97	3.19	6.39	15.97	95.84	51.12	9.58	15.97	12.46	12.46	20.77	19.17	6.39	6.39	9.58	15.97	3.19	9.58	0.00	0.00	7.03	9.58	15.97	15.97	6.39	the use.	the use.	column 2 of the
10	11.82	35.46	29.55	5.91	11.82	29.55	177.29	94.55	17.73	29.55	23.05	23.05	38.41	35.46	11.82	11.82	17.73	29.55	5.91	17.73	0.00	0.00	13.00	17.73	29.55	29.55	11.82		Editor's note - see schedule	Planning Regulation
11	9.03	27.08	22.57	4.51	9.03	22.57	135.40	72.21	13.54	22.57	17.60	17.60	29.34	27.08	9.03	9.03	13.54	22.57	4.51	13.54	0.00	0.00	9.93	13.54	22.57	22.57	9.03		16, Table 1, column 2 of the	
12	5.46 18.44	16.37 55.33	13.64 46.10	2.73 9.22	5.46 18.44	13.64 46.10	81.83 276.63	43.65 147.54	8.18	13.64 46.10	10.64 35.96	10.64 35.96	17.73 59.94	16.37 55.33	5.46 18.44	5.46 18.44	8.18 27.66	13.64 46.10	2.73 9.22	8.18 27.66	0.00	0.00	6.00	8.18 27.66	13.64 46.10	13.64 46.10	5.46 18.44	Planning Regulation	Planning Regulation	1
13 14	12.43	37.30	31.08	6.22	12.43	31.08	186.49	99.46	27.66 18.65	31.08	24.24	24.24	40.41	37.30	12.43	12.43	18.65	31.08	6.22	18.65	0.00	0.00	20.29 13.68	18.65	31.08	31.08	12.43			
15	11.42	34.26	28.55	5.71	11.42	28.55	171.32	91.37	17.13	28.55	22.27	22.27	37.12	34.26	11.42	11.42	17.13	28.55	5.71	17.13	0.00	0.00	12.56	17.13	28.55	28.55	11.42			
16	23.34	70.01	58.34	11.67	23.34	58.34	350.03	186.68	35.00	58.34	45.50	45.50	75.84	70.01	23.34	23.34	35.00	58.34	11.67	35.00	0.00	0.00	25.67	35.00	58.34	58.34	23.34			
17	20.91	62.72	52.27	10.45	20.91	52.27	313.59	167.25	31.36	52.27	40.77	40.77	67.94	62.72	20.91	20.91	31.36	52.27	10.45	31.36	0.00	0.00	23.00	31.36	52.27	52.27	20.91			
18	20.32	60.95	50.80	10.16	20.32	50.80	304.77	162.54	30.48	50.80	39.62	39.62	66.03	60.95	20.32	20.32	30.48	50.80	10.16	30.48	0.00	0.00	22.35	30.48	50.80	50.80	20.32			1
19	48.07	144.22	120.18	24.04	48.07	120.18	721.08	384.57	72.11	120.18	93.74	93.74	156.23	144.22	48.07	48.07	72.11	120.18	24.04	72.11	0.00	0.00	52.88	72.11	120.18	120.18	48.07			1
20	12.95 10.08	38.86 30.24	32.38 25.20	6.48 5.04	12.95	32.38 25.20	194.28 151.22	103.61 80.65	19.43	32.38 25.20	25.26 19.66	25.26 19.66	42.09 32.76	38.86 30.24	12.95 10.08	12.95 10.08	19.43 15.12	32.38 25.20	6.48 5.04	19.43 15.12	0.00	0.00	14.25 11.09	19.43 15.12	32.38 25.20	32.38 25.20	12.95 10.08			1
21	13.58	40.75	33.96	6.79	13.58	33.96	203.74	108.66	15.12 20.37	33.96	26.49	26.49	32.76 44.14	40.75	13.58	13.58	20.37	33.96	6.79	20.37	0.00	0.00	14.94	20.37	33.96	33.96	13.58			1
23	11.93	35.79	29.83	5.97	11.93	29.83	178.97	95.45	17.90	29.83	23.27	23.27	38.78	35.79	11.93	11.93	17.90	29.83	5.97	17.90	0.00	0.00	13.12	17.90	29.83	29.83	11.93			1
24	4.14	12.42	10.35	2.07	4.14	10.35	62.12	33.13	6.21	10.35	8.08	8.08	13.46	12.42	4.14	4.14	6.21	10.35	2.07	6.21	0.00	0.00	4.56	6.21	10.35	10.35	4.14			1
25	10.06	30.17	25.14	5.03	10.06	25.14	150.83	80.44	15.08	25.14	19.61	19.61	32.68	30.17	10.06	10.06	15.08	25.14	5.03	15.08	0.00	0.00	11.06	15.08	25.14	25.14	10.06			į į
26	10.66	31.98	26.65	5.33	10.66	26.65	159.91	85.28	15.99	26.65	20.79	20.79	34.65	31.98	10.66	10.66	15.99	26.65	5.33	15.99	0.00	0.00	11.73	15.99	26.65	26.65	10.66]
27	11.46	34.39	28.66	5.73	11.46	28.66	171.97	91.72	17.20	28.66	22.36	22.36	37.26	34.39	11.46	11.46	17.20	28.66	5.73	17.20	0.00	0.00	12.61	17.20	28.66	28.66	11.46			1
28	7.00 6.23	21.01 18.70	17.51	3.50 3.12	7.00	17.51	105.05	56.03	10.50	17.51	13.66	13.66	22.76	21.01 18.70	7.00	7.00	10.50	17.51	3.50	10.50	0.00	0.00	7.70	10.50	17.51	17.51	7.00	-		1
30	9.90	29.70	15.58 24.75	4.95	6.23 9.90	15.58 24.75	93.51 148.50	49.87 79.20	9.35 14.85	15.58 24.75	12.16 19.30	12.16 19.30	20.26 32.17	29.70	6.23 9.90	6.23 9.90	9.35 14.85	15.58 24.75	3.12 4.95	9.35 14.85	0.00	0.00	6.86 10.89	9.35 14.85	15.58 24.75	15.58 24.75	6.23 9.90			}
31	1.90	5.71	4.76	0.95	1.90	4.76	28.53	15.22	2.85	4.76	3.71	3.71	6.18	5.71	1.90	1.90	2.85	4.76	0.95	2.85	0.00	0.00	2.09	2.85	4.76	4.76	1.90			1
32	9.03	27.08	22.57	4.51	9.03	22.57	135.40	72.21	13.54	22.57	17.60	17.60	29.34	27.08	9.03	9.03	13.54	22.57	4.51	13.54	0.00	0.00	9.93	13.54	22.57	22.57	9.03			1
33	4.63	13.88	11.56	2.31	4.63	11.56	69.38	37.00	6.94	11.56	9.02	9.02	15.03	13.88	4.63	4.63	6.94	11.56	2.31	6.94	0.00	0.00	5.09	6.94	11.56	11.56	4.63			į į
34	54.13	162.40	135.33	27.07	54.13	135.33	811.99	433.06	81.20	135.33	105.56	105.56	175.93	162.40	54.13	54.13	81.20	135.33	27.07	81.20	0.00	0.00	59.55	81.20	135.33	135.33	54.13			

Table 7.3 Non-residential use – sewerage trunk infrastructure network for wastewater service

Column 1															S	ewerage trunk infras	Column 2 tructure network	charge (\$ per	demand unit)										
Charge																Non-residenti	al use under the	Planning Regu	ulation											
area															Editor	's note - see schedule														
																1				High impact										
	Places of A	Assembly	Comme	rcial (bulk goor	ds)		Commercia	ial (retail)		Commercial (office)		Educational fac	ility	Entert	tainment	Indoor sport & recreation		Other Industry	,	industry or speci industry	rural	High impact rura		ssential service	,			Other uses		Minor uses
		,		(=====						(000)			,								10.0							0.000		
	Club	Function facility	n Agric. Supplies stor	Bulk landscape re supplies	Outdoor sales	Adult Store	e Food & drir	nk outlet	Service Industry	Office	Childcare centre	other than a		B Hotel Niehtclub	Theatre	Indoor sport & recreation	Low impact industry		Warehouse	High impact industry	Animal husbandry	Cultivating, in a confined area, aquatic animals or plants for sale Intensive animal		Emergency services	Health care service (rematorium	Major sport, recreation and entertainment facility	Air service, Animal keeping, Ca park	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home- based business
	Community						Fast Food				Community	Primary		entertainment			Medium					ind. &			Veterinary		Outdoor sport	Motor sport facility, Non-		Landing, Market,
	use		Garden Centre			Shop	Premises	Other		Sales office	care centre	school	Other	facility			impact industry	у		Special Industry	Cropping	horticulture	Hospital		service		and recreation	resident accommodation		Roadside stall
	Funeral		H'ware & trade			Shopping															Permanent	Wholesale	Residential							Telecommunications
	parlour		supplies			Centre											Rural industry Marine	1			plantation	nursery	care facility					Port service, Tourist attraction		facility, Park
	Place of worship		Showroom			Service Station											industry				Wind farm	Winery						Utility installation, Extractive industry		Temporary use, Outdoor lighting
							•							,		•	Demand uni	it		,		1					-		•	
	m² of	GFA		m² of GFA			m ² of	GFA		m ² of GFA		m ² of GFA		m² /	of GFA	m ² of GFA		m ² of GFA		m ² of GFA	m ² of GFA	m ² of GFA		m ² of GFA				m ² of GFA		n/a
1	17.75	53.25	5 44.38	8.88	17.75	44.38	266.25	142.00	26.63	44.38	34.61	34.61	57.69	53.25	17.75	17.75	26.63	44.38	8.88	26.63	0.00	0.00	19.53	26.63	44.38	44.38	17.75	The maximum adopted charge	The maximum adopted	The maximum
2	16.98	50.94	42.45	8.49	16.98	42.45	254.71	135.85	25.47	42.45	33.11	33.11	55.19	50.94	16.98	16.98	25.47	42.45	8.49	25.47	0.00	0.00	18.68	25.47	42.45	42.45	16.98	under the Planning Regulation		adopted charge under
3	18.05	54.16		9.03	18.05	45.13	270.79	144.42	27.08	45.13	35.20	35.20	58.67	54.16	18.05	18.05	27.08	45.13	9.03	27.08	0.00	0.00	19.86	27.08	45.13	45.13	18.05	and adopted charges under this		the Planning
5	13.02 17.59	39.06 52.76		6.51 8.79	13.02 17.59	32.55 43.96	195.31 263.79	104.17	19.53 26.38	32.55 43.96	25.39 34.29	25.39 34.29	42.32 57.15	39.06 52.76	13.02	13.02	19.53 26.38	32.55 43.96	6.51 8.79	19.53	0.00	0.00	14.32 19.34	19.53 26.38	32.55 43.96	32.55 43.96	13.02	resolution are those which are applicable to the use that the		Regulation and adopted charges
6	27.50	82.51		13.75	27.50	68.76	412.54	220.02	41.25	68.76	53.63	53.63	89.38	82.51	27.50	27.50	41.25	68.76	13.75	41.25	0.00	0.00	30.25	41.25	68.76	68.76	27.50	local government decides	which are applicable to	under this resolution
7	10.46	31.38	3 26.15	5.23	10.46	26.15	156.92	83.69	15.69	26.15	20.40	20.40	34.00	31.38	10.46	10.46	15.69	26.15	5.23	15.69	0.00	0.00	11.51	15.69	26.15	26.15	10.46	should apply for the use.	the use that the local	is nil.
8	48.84	146.52		24.42	48.84	122.10	732.62	390.73	73.26	122.10	95.24	95.24	158.73	146.52	48.84	48.84	73.26	122.10	24.42	73.26	0.00	0.00	53.73	73.26	122.10	122.10	48.84	Editor's note - see schedule 16,		Editor's note - see
9	13.42	40.26		6.71 7.63	13.42 15.25	33.55	201.28	107.35 122.01	20.13	33.55 38.13	26.17	26.17 29.74	43.61 49.57	40.26	13.42	13.42	20.13	33.55 38.13	6.71 7.63	20.13	0.00	0.00	14.76 16.78	20.13 22.88	33.55 38.13	33.55	13.42	Table 1, column 2 of the	should apply for the use	schedule 16, Table 1,
10 11	15.25 35.03	45.75 105.10		7.63 17.52	15.25 35.03	38.13 87.58	525.50	122.01 280.27	22.88 52.55	38.13 87.58	29.74 68.32	68.32	49.57 113.86	45.75 105.10	15.25 35.03	15.25 35.03	52.88 52.55	38.13 87.58	7.63 17.52	22.88 52.55	0.00	0.00	16.78 38.54	52.88 52.55	38.13 87.58	38.13 87.58	15.25 35.03	Planning Regulation	Editor's note - see schedule 16, Table 1,	column 2 of the Planning Regulation
12	41.96	125.88		20.98	41.96	104.90	629.39	335.67	62.94	104.90	81.82	81.82	136.37	125.88	41.96	41.96	62.94	104.90	20.98	62.94	0.00	0.00	46.15	62.94	104.90	104.90	41.96		column 2 of the Plannina	Flutining Regulation
13	16.18	48.53	3 40.44	8.09	16.18	40.44	242.65	129.41	24.26	40.44	31.54	31.54	52.57	48.53	16.18	16.18	24.26	40.44	8.09	24.26	0.00	0.00	17.79	24.26	40.44	40.44	16.18		Regulation	
14	20.30	60.90		10.15	20.30	50.75	304.51	162.41	30.45	50.75	39.59	39.59	65.98	60.90	20.30	20.30	30.45	50.75	10.15	30.45	0.00	0.00	22.33	30.45	50.75	50.75	20.30			
15	13.75	41.24		6.87	13.75	34.37	206.21	109.98	20.62	34.37	26.81	26.81	44.68	41.24	13.75	13.75	20.62	34.37	6.87	20.62	0.00	0.00	15.12	20.62	34.37	34.37	13.75			
16 17	13.21 18.42	39.63 55.25		6.61 9.21	13.21 18.42	33.03 46.04	198.17 276.24	105.69 147.33	19.82 27.62	33.03 46.04	25.76 35.91	25.76 35.91	42.94 59.85	39.63 55.25	13.21 18.42	13.21 18.42	19.82 27.62	33.03 46.04	6.61 9.21	19.82 27.62	0.00	0.00	14.53 20.26	19.82 27.62	33.03 46.04	33.03 46.04	13.21 18.42			
18	21.47	64.40		10.73	21.47	53.67	322.02	171.74	32.20	53.67	41.86	41.86	69.77	64.40	21.47	21.47	32.20	53.67	10.73	32.20	0.00	0.00	23.61	32.20	53.67	53.67	21.47			
19	14.76	44.28	36.90	7.38	14.76	36.90	221.38	118.07	22.14	36.90	28.78	28.78	47.97	44.28	14.76	14.76	22.14	36.90	7.38	22.14	0.00	0.00	16.23	22.14	36.90	36.90	14.76			
20	51.42	154.25		25.71	51.42	128.54	771.27	411.34	77.13	128.54	100.26	100.26	167.11	154.25	51.42	51.42	77.13	128.54	25.71	77.13	0.00	0.00	56.56	77.13	128.54	128.54	51.42			
21	38.17	114.52		19.09 19.84	38.17	95.43	572.58 595.28	305.38 317.48	57.26	95.43	74.44 77.39	74.44 77.39	124.06 128.98	114.52 119.06	38.17	38.17	57.26 59.53	95.43	19.09	57.26	0.00	0.00	41.99 43.65	57.26 59.53	95.43	95.43	38.17			
22	39.69 9.10	27.29		4.55	39.69 9.10	99.21 22.74	136.43	72.76	59.53 13.64	99.21 22.74	17.74	17.74	128.98 29.56	27.29	39.69 9.10	39.69 9.10	13.64	99.21 22.74	19.84 4.55	59.53 13.64	0.00	0.00	10.01	13.64	99.21 22.74	99.21 22.74	39.69 9.10			
24	12.36	37.09		6.18	12.36	30.91	185.46	98.91	18.55	30.91	24.11	24.11	40.18	37.09	12.36	12.36	18.55	30.91	6.18	18.55	0.00	0.00	13.60	18.55	30.91	30.91	12.36			
25	10.44	31.33	3 26.11	5.22	10.44	26.11	156.67	83.55	15.67	26.11	20.37	20.37	33.94	31.33	10.44	10.44	15.67	26.11	5.22	15.67	0.00	0.00	11.49	15.67	26.11	26.11	10.44			
26	13.33	40.00		6.67	13.33	33.33	199.98	106.66	20.00	33.33	26.00	26.00	43.33	40.00	13.33	13.33	20.00	33.33	6.67	20.00	0.00	0.00	14.67	20.00	33.33	33.33	13.33			
27 28	22.90 14.32	68.71 42.95	0	11.45 7.16	22.90 14.32	57.26 35.79	343.55 214.77	183.23 114.54	34.35 21.48	57.26 35.79	44.66 27.92	44.66 27.92	74.44 46.53	68.71 42.95	22.90 14.32	22.90 14.32	34.35 21.48	57.26 35.79	11.45 7.16	34.35 21.48	0.00	0.00	25.19 15.75	34.35 21.48	57.26 35.79	57.26 35.79	22.90 14.32	_		
29	13.61	40.83		6.80	13.61	34.02	204.13	108.87	20.41	34.02	26.54	26.54	44.23	40.83	13.61	13.61	20.41	34.02	6.80	20.41	0.00	0.00	14.97	20.41	34.02	34.02	13.61			
30	15.49	46.48		7.75	15.49	38.73	232.40	123.95	23.24	38.73	30.21	30.21	50.35	46.48	15.49	15.49	23.24	38.73	7.75	23.24	0.00	0.00	17.04	23.24	38.73	38.73	15.49			
31	14.42	43.26		7.21	14.42	36.05	216.32	115.37	21.63	36.05	28.12	28.12	46.87	43.26	14.42	14.42	21.63	36.05	7.21	21.63	0.00	0.00	15.86	21.63	36.05	36.05	14.42			
32 33	10.18 12.70	30.55		5.09 6.35	10.18	25.46 31.75	152.77 190.51	81.48 101.61	15.28 19.05	25.46 31.75	19.86 24.77	19.86	33.10 41.28	30.55 38.10	10.18	10.18 12.70	15.28 19.05	25.46 31.75	5.09 6.35	15.28 19.05	0.00	0.00	11.20 13.97	15.28 19.05	25.46 31.75	25.46 31.75	10.18 12.70			
34	11.63	34.89		5.81	11.63	29.07	174.43	93.03	17.44	29.07	24.77	24.77	41.28 37.79	38.10	12.70	11.63	17.44	29.07	5.81	19.05	0.00	0.00	13.97	17.44	29.07	29.07	11.63			
35	30.58	91.74		15.29	30.58	76.45	458.71	244.65	45.87	76.45	59.63	59.63	99.39	91.74	30.58	30.58	45.87	76.45	15.29	45.87	0.00	0.00	33.64	45.87	76.45	76.45	30.58			
36	55.78	167.33		27.89	55.78	139.44	836.63	446.20	83.66	139.44	108.76	108.76	181.27	167.33	55.78	55.78	83.66	139.44	27.89	83.66	0.00	0.00	61.35	83.66	139.44	139.44	55.78			
37	10.18	30.53		5.09	10.18	25.44	152.65	81.41	15.26	25.44	19.84	19.84	33.07	30.53	10.18	10.18	15.26	25.44	5.09	15.26	0.00	0.00	11.19	15.26	25.44	25.44	10.18			
38 39	42.01 48.41	126.03 145.23		21.01 24.20	42.01 48.41	105.03 121.02	630.16 726.13	336.09 387.27	63.02 72.61	105.03 121.02	81.92 94.40	81.92 94.40	136.54 157.33	126.03 145.23	42.01 48.41	42.01 48.41	63.02 72.61	105.03 121.02	21.01 24.20	63.02 72.61	0.00	0.00	46.21 53.25	63.02 72.61	105.03 121.02	105.03 121.02	42.01 48.41			
40	65.95	197.86		32.98	65.95	164.88	989.28	527.61	98.93	164.88	128.61	128.61	214.34	197.86	65.95	65.95	98.93	164.88	32.98	98.93	0.00	0.00	72.55	98.93	164.88	164.88	65.95			
41	9.11	27.34		4.56	9.11	22.78	136.69	72.90	13.67	22.78	17.77	17.77	29.62	27.34	9.11	9.11	13.67	22.78	4.56	13.67	0.00	0.00	10.02	13.67	22.78	22.78	9.11			
42	18.04	54.13		9.02	18.04	45.11	270.66	144.35	27.07	45.11	35.19	35.19	58.64	54.13	18.04	18.04	27.07	45.11	9.02	27.07	0.00	0.00	19.85	27.07	45.11	45.11	18.04			
43 44	11.29 23.39	33.88 70.16		5.65 11.69	11.29 23.39	28.23 58.47	169.38 350.81	90.33 187.10	16.94 35.08	28.23 58.47	22.02 45.61	22.02 45.61	36.70 76.01	33.88 70.16	11.29 23.39	11.29 23.39	16.94 35.08	28.23 58.47	5.65 11.69	16.94 35.08	0.00	0.00	12.42 25.73	16.94 35.08	28.23 58.47	28.23 58.47	11.29 23.39			
44	16.21	48.63		8.11	16.21	40.53	243.17	187.10	24.32	40.53	45.61 31.61	45.61 31.61	76.01 52.69	70.16 48.63	16.21	23.39 16.21	35.08 24.32	40.53	8.11	35.08 24.32	0.00	0.00	17.83	24.32	40.53	40.53	23.39 16.21			
46	14.93	44.79		7.47	14.93	37.33	223.97	119.45	22.40	37.33	29.12	29.12	48.53	44.79	14.93	14.93	22.40	37.33	7.47	22.40	0.00	0.00	16.42	22.40	37.33	37.33	14.93			
47	15.50	46.51	1 38.76	7.75	15.50	38.76	232.53	124.02	23.25	38.76	30.23	30.23	50.38	46.51	15.50	15.50	23.25	38.76	7.75	23.25	0.00	0.00	17.05	23.25	38.76	38.76	15.50			
48	18.63	55.90		9.32	18.63	46.58	279.48	149.06	27.95	46.58	36.33	36.33	60.55	55.90	18.63	18.63	27.95	46.58	9.32	27.95	0.00	0.00	20.50	27.95	46.58	46.58	18.63			
49 50	18.01 13.27	54.03 39.81		9.00	18.01	45.02 33.18	270.14 199.07	144.08	27.01 19.91	45.02 33.18	35.12 25.88	35.12 25.88	58.53 43.13	54.03 39.81	18.01	18.01	27.01 19.91	45.02 33.18	9.00	27.01	0.00	0.00	19.81	27.01 19.91	45.02 33.18	45.02 33.18	18.01			
50	15.48	46.43		7.74	15.48	33.18	232.15	106.17	23.21	33.18	25.88 30.18	30.18	43.13 50.30	39.81 46.43	13.27	15.48	23.21	33.18	7.74	23.21	0.00	0.00	17.02	23.21	33.18	33.18	15.48			
52	11.23	33.69	28.08	5.62	11.23	28.08	168.47	89.85	16.85	28.08	21.90	21.90	36.50	33.69	11.23	11.23	16.85	28.08	5.62	16.85	0.00	0.00	12.35	16.85	28.08	28.08	11.23			
53	12.06	36.18		6.03	12.06	30.15	180.92	96.49	18.09	30.15	23.52	23.52	39.20	36.18	12.06	12.06	18.09	30.15	6.03	18.09	0.00	0.00	13.27	18.09	30.15	30.15	12.06			
54	14.58	43.73		7.29	14.58	36.44	218.66	116.62	21.87	36.44	28.43	28.43	47.38	43.73	14.58	14.58	21.87	36.44	7.29	21.87	0.00	0.00	16.03	21.87	36.44	36.44	14.58			
55 56	13.04 10.08	39.11 30.24		6.52 5.04	13.04 10.08	32.60 25.20	195.57 151.22	104.31 80.65	19.56 15.12	32.60 25.20	25.42 19.66	25.42 19.66	42.37 32.76	39.11 30.24	13.04 10.08	13.04 10.08	19.56 15.12	32.60 25.20	6.52 5.04	19.56 15.12	0.00	0.00	14.34 11.09	19.56 15.12	32.60 25.20	32.60 25.20	13.04 10.08			
57	12.36	37.07		6.18	12.36	30.89	185.33		18.53	30.89	24.09	24.09	40.15	37.07	12.36	12.36	18.53	30.89	6.18	18.53	0.00	0.00	13.59	18.53	30.89	30.89	12.36			
٠,	11.50	37.07	30.03	5.10	12.50	30.03	103.55	30.04	10.55	30.03	24.03	24.03	-10.15	37.07	12.50	1 11.30	10.55	30.03	0.10	10.55	0.00	1 0.00	1 25.55	20.55	30.03	30.03	11.55	-	1	

Schedule 5

Discounts and incentives

Discount Table

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Row number	Category	Discount (%) Council networks	Maximum discount (\$) per development	Total annual discount fund available per category	Council policy (link)
1.	Not-for-profit Community organisations	100	50,000	500,000	Not-for-profit Community Organisation Incentives Policy
2.	Rural tourism	100	65,000	130,000	Rural Tourism Incentives Policy
3.	Adaptive reuse of character buildings	100	40,000	480,000	Adaptive Reuse of Character Buildings Incentives Policy

Note - Water supply and wastewater supply networks are not Council infrastructure. This discount does not alter any applicable water supply and wastewater infrastructure charges.

2 **Preliminary**

- 2.1 The total annual discount fund available per category as specified in Column 5 applies to each financial year period of 1 July to 30 June where specified.
- 2.2 Prior to applying any discounts, they are to be reduced by any previous discount approved for the premises (for a use that has not lapsed).
- 2.3 The application of a discount cannot result in a levied charge of less than zero.
- 2.4 The application of a discount is to be applied in accordance with the relevant Council Policy as referenced in Column 6.
- 2.5 Where the levied charges exceed the maximum discount per development, the balance of the charges may, at Council's discretion, be deferred in accordance with section 4 below.

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3 Definitions

Term	Definition
character building	means a building that was built in, or before 1946 in the Character Residential Zone, and places listed in Schedule 7 in the planning scheme.
eligible non-residential community development	means non-residential development, excluding a childcare centre, which: (a) provides facilities or services to the community and is not limited to members of the organisation;
	(b) is not undertaken for commercial or retail purposes.
eligible not-for-profit community organisation	means: (a) a charitable organisation, including religious, community, sporting and educational organisation registered with the Australian Charities and Not-for-profits Commission (ACNC); or (b) a not-for-profit organisation endorsed to access charity tax
	concessions from the Australian Tax Office.
eligible rural tourist activity	means development for a tourist activity in a rural areas that: (a) has a maximum gross floor area of 250m² for the tourist activity; (b) may provide ancillary short-term accommodation for a maximum of 30 guests; (c) where provided consistent with the definition of tourist park, includes a maximum of six (6) accommodation sites; and (d) may include another use where ancillary to the tourist activity.
Regional Landscape and Rural Production Area	is as identified in the <i>ShapingSEQ 2023</i> , South East Queensland Regional Plan 2023.
rural areas	means land identified as being in the Regional Landscape and Rural Production Area Regional Land Use Category.
tourist activity	means a use listed in the 'tourist activity' activity group under Schedule 1 of the planning scheme.

4 Policy Criteria

- 4.1 Not-for-profit Community organisations
 - (a) The discount in row 1 of the Discount Table applies to eligible community development by eligible not-for-profit community organisations.
- 4.2 Rural tourism
 - (a) The discount in row 2 of the Discount Table applies to eligible rural tourist activity development.
- 4.3 Adaptive reuse of character buildings
 - (a) The discount in row 3 of the Discount Table applies to the reuse of an existing character building to facilitate non-residential uses.
 - (b) This discount does not apply to any additional gross floor area.

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(c) The reuse area is limited to a maximum gross floor area of 250m².

4.4 Deferral of payments

- (a) Where a development is eligible for a discount and charges remain payable after the application of the maximum discount available, a deferral of the remaining charges may, at Council's discretion, be permitted over a specified period.
- (b) Deferred payments may exclude indexation, at Council's discretion.
- (c) An infrastructure agreement is required to set the amount and indexation for each payment.

Schedule 6

Recalculation of the establishment cost - land

Establishment cost - land

The establishment cost of a trunk infrastructure contribution that is land is to be recalculated using the before and after method of valuation, in accordance with this Schedule 6.

Process

- 2 The process will involve the following steps:
 - (a) The applicant, at their own cost, is to provide Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation in accordance with paragraph 3 to 5 of this Schedule 6 (**Valuation**).
 - (b) Council is to decide to:
 - (i) accept the Valuation (Agreed Valuation); or
 - (ii) reject the Valuation.
 - (c) If Council accepts the Valuation, Council is to:
 - (i) provide written notice to the applicant that it agrees with the Valuation;
 - (ii) index the Agreed Valuation based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice; and
 - (iii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the recalculated establishment cost of the trunk infrastructure land contribution.
 - (d) If Council rejects the valuation, it must provide written notice to the applicant that:
 - (i) rejects the valuation;
 - (ii) proposes an amended valuation (Amended Valuation); and
 - (iii) provides reasons for rejecting the Valuation.
 - (e) Following receipt of the Council's written notice proposing an Amended Valuation under paragraph 2(d) above, the applicant must provide Council written notice as to whether it accepts or rejects the Amended Valuation.
 - (f) If the applicant accepts the Amended Valuation (Agreed Amended Valuation), Council must:
 - index the Agreed Amended Valuation based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice; and

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- (ii) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the recalculated establishment cost of the trunk infrastructure land contribution.
- (g) If the applicant rejects the Amended Valuation, Council must refer the valuation to an independent certified practicing valuer to assess whether the Amended Valuation is consistent with current market value.
- (h) The cost of the independent certified practicing valuer is to be paid by the applicant.
- (i) The valuation determined by the independent certified practicing valuer under paragraph 2(g) above is the establishment cost of the infrastructure.
- (j) As soon as reasonably practical after receiving the independent certified practicing valuer's valuation, Council must:
 - index the establishment cost of the infrastructure based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice; and
 - (ii) provide written notice to the applicant stating the recalculated establishment cost of the infrastructure based on the indexed value of the independent valuer's valuation.

Current market value of the land

- The before and after methodology is to be used to determine the market value of the land.
- 4 The market value of land is to be determined at the following date:
 - (a) if the land is identified in the LGIP the market value that would have applied on the day the development application (which is the subject of a condition to provide trunk infrastructure) first became properly made; or
 - (b) if the land is not identified in the LGIP the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
- 5 The valuation is to:
 - (a) be undertaken by a certified practising valuer who must act professionally as a neutral and independent expert;
 - (b) include a report by an appropriately qualified town planner regarding the highest and best use (see Schedule 1 definition) of the original land and the remaining land, which the independent valuation expert has relied on to form an opinion about the value;
 - (c) identify the area of the land that is above the minimum flood immunity standard for the relevant land use (before and after relevant works);
 - (d) identify the area of the land that is below the high and extreme flood risk, or primarily used for conveyance function;
 - (e) identify and consider all other real and relevant constraints including (but not limited to):

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- (i) vegetation protection;
- (ii) ecological values including riparian buffers and corridors;
- (iii) waterways and wetlands;
- (iv) mining influence;
- (v) slope;
- (vi) bushfire and landslide hazards;
- (vii) heritage and character;
- (viii) airport defence activities;
- (ix) extractive resources;
- (x) flooding and stormwater;
- (xi) land use buffer requirements;
- (xii) tenure related constraints;
- (xiii) access related constraints; and
- (xiv) restrictions such as easements, leases, licences, infrastructure, and other dealings whether or not registered on title; and
- (f) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.

Schedule 7

Recalculation of the establishment cost - works

Establishment cost - works

- The establishment cost of works for the trunk infrastructure contribution is the pre-market estimate of the design and construction of the work, expressed in dollars:
 - (a) including:
 - (i) the cost of designing and planning the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) a cost under a construction contract for the work, including costs for the following where directly related to the trunk infrastructure:
 - (A) clearing and grubbing;
 - (B) subsoil drainage;
 - (C) permanent signage and marking;
 - (D) temporary signage and marking required for road user safety during construction;
 - (E) pavement and materials testing;
 - street lighting and planting in accordance with the relevant planning scheme policy, applicable standard drawing, or the trunk infrastructure condition;
 - (iv) a maximum on-cost for construction in accordance with Table 6 below;
 - (v) a portable long service leave payment for a construction contract;
 - (vi) an insurance premium for the work;
 - (vii) a Council inspection fee for the commencement and end of the maintenance period for the work; and
 - (viii) the cost of an approval for the work;
 - (b) excluding:
 - (i) a cost for preliminary works;
 - (ii) a cost of carrying out any required temporary or redundant infrastructure;
 - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution, including without limitation:

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- (A) any earthworks that are required for the reconfiguration or use of the land beyond the boundary of the trunk infrastructure;
- (B) retaining walls or other retaining structures that would have been required for the development of the land in the absence of the trunk infrastructure;
- (C) non-trunk road infrastructure adjoining the trunk infrastructure;
- (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in 1(b)(ii) and 1(b)(iii) above;
- (v) a cost of the trunk infrastructure contribution subject to another offset claim;
- a part of the trunk infrastructure contribution provided by Council or a person other than the person seeking the infrastructure offset;
- (vii) a cost to the extent that GST is payable and an input tax credit can be claimed for the work; and
- (viii) a future forecast construction cost, including:
 - (A) maintenance activities beyond three months of the date of acceptance on-maintenance;
 - (B) correction of defects; and
 - (C) uncompleted works.

Table 8 Maximum construction on-costs for works

Column 1	Column 2
Trunk infrastructure network	Maximum construction on costs for work (Percentage of the construction cost for the work)
Transport network	23%
Public parks network	8% (included in embellishment cost)
Land for community facilities network	Not applicable

Process

- The applicant must undertake an open and competitive tender process for any work contribution which is eligible for an offset under this document;
- The applicant must give Council a notice which states the applicant's calculation of the premarket estimate, which must include, as applicable:
 - (a) a copy of the tender advertisement;
 - (b) a copy of each tender received;
 - (c) the applicant's preferred tenderer;

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- (d) the applicant's reasons 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 offset;
- (g) the applicant's calculation of the cost of providing a works contribution to which an infrastructure offset applies;
- (h) the total of the applicant's calculation of the pre-market estimate.
- 4 Council may, within 15 business days of receiving a notice under paragraph 3 above, give a notice to the applicant which states that the applicant is to provide to Council a document to enable Council to determine the market cost, including, without limitation, the following:
 - (a) details in respect of a construction contract for the required works; and
 - (b) a plan for each development infrastructure network, clearly showing the scope of the required works for which the recalculated establishment cost is sought.
- 5 The applicant must comply with the notice given under paragraph 4 above.
- 6 Council must, as soon as reasonably practicable, determine the market cost acting reasonably, having regard to the matters in paragraphs 2 to 4 of Schedule 7.
- 7 After determining the market cost, Council must, as soon as reasonably practicable:
 - (a) give to the applicant a notice which states:
 - (i) the Council's calculation of the market cost for the required works and the reason for any difference from the applicant's calculation;
 - (ii) the establishment cost for the required works; and
 - (b) issue an amended infrastructure charges notice.
- 8 To avoid any doubt, Council may issue the amended infrastructure charges notice using the recalculated establishment cost even where it is lower than the original establishment cost.

Attachment 2 Council Incentives Package 2025

Attachment 2.1



Not-for-profit Community Organisation Incentives Policy











Version Control and Objective ID	Version No: 1	Objective ID: A11537198
Adopted at Council Ordinary Meeting on	19 June 2025	
Date of Review	30 June 2026	

1. Statement

Ipswich City Council recognises the essential services provided by community organisations across the city and aims to support their efforts through infrastructure contribution relief. This policy standardises relief measures, offering eligible not-for-profit community organisations certainty regarding infrastructure charges while maintaining alignment with Council's strategic objectives.

This policy provides a standard approach to providing infrastructure contribution relief for eligible community development.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

2. **Purpose and Principles**

This policy identifies not-for-profit community organisations and development that is eligible for infrastructure contribution relief, offering 100% infrastructure charges contribution relief up to a maximum of \$50,000 per development.

A 50% development application fee relief is also available for the establishment of eligible non-residential community developments by eligible not-for-profit community organisations.

Strategic Plan Links 3.

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing

A Trusted and Leading Organisation

4. **Regulatory Authority**

Authority for Council to perform this function is determined by s.9 of the Local Government Act (2009) giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. **Human Rights Commitment**

Ipswich City Council (Council) has considered the human rights protected under the Human Rights Act 2019 (Qld) (the Act) when adopting and/or amending this policy.

IPSWICH CITY COUNCIL | Not-for-profit Community Organisation Incentives Policy

When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

6. Scope

Application of this policy

This policy applies to eligible non-residential community developments undertaken by eligible not-for-profit community organisations, offering:

a) Infrastructure contribution relief and deferral payment plan

For the establishment of eligible non-residential community developments by eligible not-for-profit community organisations, a 100% reduction to the infrastructure contributions applicable for the development levied by Ipswich City Council to a maximum discount of \$50,000 per development.

The balance of any outstanding levied charges will also be eligible for the deferral of payment over a 5-year period subject to entering into an infrastructure agreement with Council.

The deferral payment plan will exclude indexation.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

b) Application fee relief

For the establishment of eligible non-residential community developments by eligible not-for-profit community organisations, the development application fee is discounted by 50% from the prescribed fee pursuant to the current Ipswich City Council Register of Fees & Charges.

7. Eligibility Criteria

In order to be eligible for the infrastructure contribution and application fee relief offered by this policy, the proposal must satisfy the following criteria:

- (1) the proposal is by an eligible not-for-profit community organisation;
- (2) the proposal is for eligible non-residential community development; and
- (3) the proponent provides adequate information to satisfy compliance with the criteria above.

8. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

9. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and the Development Planning Branch
- Finance Branch

IPSWICH CITY COUNCIL | Not-for-profit Community Organisation Incentives Policy

10. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

Fee Variations Register

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

11. Infrastructure Agreement

Where a development is eligible for an infrastructure contribution discount and charges remain payable after the application of the maximum discount available, a deferral of the remaining charges is available subject to the proponent entering into an infrastructure agreement with Council prior to the commencement of the use using the Standard Deferral of Payments Infrastructure Agreement.

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.

No indexation will be applied to these deferred payments.

12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

Eligible non-residential community development means non-residential development, excluding a childcare centre, which:

- (a) provides facilities or services to the community and is not limited to members of the organisation; and
- (b) is not undertaken for commercial or retail purposes.

Eligible not-for-profit community organisation means:

- a charitable organisation, including religious, community, sporting and educational organisation registered with the Australian Charities and Not-for-profits Commission (ACNC); or
- (b) a not-for-profit organisation endorsed to access charity tax concessions from the Australian Tax Office.

Ipswich planning scheme / planning scheme means the Ipswich planning scheme, or as varied from time to time.

13. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.



Version Control and Objective ID	Version No: 1	Objective ID: A11569333
Adopted at Council Ordinary Meeting on	19 June 2025	
Date of Review	30 June 2026	

1. Statement

Ipswich has a diversity of rural areas that provide significant opportunities for tourism development. To foster growth and sustainability in these regions, this policy offers incentives to encourage investment in small scale rural tourism activities, including for short-term accommodation.

Rural tourism development, such as eco-lodges, farm stays, and activity-based short-term accommodation, contribute to the local economy by attracting domestic and international visitors, preserving rural landscapes, and supporting local communities. This policy aligns with the Council's commitment to fostering vibrant and sustainable regional growth.

Ipswich has experienced consistent growth in visitors to the region correlating with the growing demand for local rural tourism opportunities within the region. In addition, a range of opportunities are likely to emerge as South-East Queensland prepares for the 2032 Olympics.

In recognition of this, Council is further encouraging the establishment and the expansion of these experiences by offering relief from infrastructure contributions and discounts on application fees. It is intended that this relief will facilitate the establishment and expansion of appropriate rural tourism experiences within rural areas of Ipswich and provide additional, rural tourism activities that will expand visitors to the region.

This policy recognises that rural tourism activities are generally small scale in nature and often occur ancillary to a rural activity or farming business while maintaining the primary production or environmental values on the land. Given their rural locality they are also likely to have limited impact on the existing or proposed trunk infrastructure network.

This policy provides a standard approach to incentives for the expansion and establishment of rural tourism activities, and a degree of certainty for applicants, Council and the community regarding the available relief from infrastructure contributions and application fee dispensation in these instances.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

IPSWICH CITY COUNCIL | Rural Tourism Incentives Policy

2. Purpose and Principles

This policy provides incentives to promote the development of eligible rural tourist activities by offering a 100% infrastructure contribution relief, up to a maximum of \$65,000 per development and development application fee relief.

Development application fee relief is available where an expanded or proposed new use will result in negligible or minimal impact on existing infrastructure networks, and the use is suitable for the site and its surrounds at the discretion of Council.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing

A Trusted and Leading Organisation

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the *Local Government Act (2009)* giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

6. Scope

Application of this policy

This policy applies to the expansion of existing and the establishment of new eligible rural tourist activities that require a planning application to be made, assessed and determined by Council pursuant to the Ipswich planning scheme.

Two forms of relief are provided for:

a) Infrastructure contribution relief and deferral payment plan

For the expansion or establishment of an eligible rural tourist activity, a 100% reduction to the infrastructure charges contributions applicable for the development levied by Ipswich City Council to a maximum discount of \$65,000 per development.

The balance of any outstanding levied charges will also be eligible for the deferral of payment over a 5-year period subject to entering into an infrastructure agreement with Council.

The deferral payment plan will exclude indexation.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

IPSWICH CITY COUNCIL | Rural Tourism Incentives Policy

b) Application fee relief

For the expansion of existing, or the establishment of a new eligible rural tourist activity, the development application fee for a code assessable application is discounted by 50% from the prescribed fee pursuant to the current Ipswich City Council Register of Fees & Charges.

Impact Assessable applications will be calculated based on the equivalent Code Assessable development application fee.

7. Eligibility Criteria

In order to be eligible for the infrastructure contribution and application fee relief offered by this policy, the proposal must satisfy the following criteria:

- (1) the proposal is for an eligible rural tourist activity;
- (2) the proposal is suitable for the site having regard to the character and amenity of the site and its' surrounds;
- (3) the proposal does not impose significant additional demand on existing infrastructure networks; and
- (4) the proposal does not give rise to unacceptable impacts through the relief being given.

8. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

9. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and Development Planning Branch
- Finance Branch

10. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

Fee Variations Register

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

11. Infrastructure Agreement

Where a development is eligible for an infrastructure contribution discount and charges remain payable after the application of the maximum discount available, a deferral of the remaining charges is available subject to the proponent entering into an infrastructure agreement with Council prior to the commencement of the use using the Standard Deferral of Payments Infrastructure Agreement.

IPSWICH CITY COUNCIL | Rural Tourism Incentives Policy

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.

No indexation will be applied to these deferred payments.

12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

Eligible rural tourist activity means development for a tourist activity in a rural area that:

- (a) has a maximum gross floor area of 250m² for the tourist activity;
- (b) may provide ancillary short-term accommodation for a maximum of 30 guests;
- (c) where provided consistent with the definition of tourist park, includes a maximum of six (6) accommodation sites; and
- (d) may include another use where ancillary to the tourist activity.

Ipswich planning scheme / planning scheme means the Ipswich planning scheme, or as varied from time to time.

Regional Landscape and Rural Production Area is as identified in the *ShapingSEQ 2023*, South East Queensland Regional Plan 2023.

Rural area means land identified as being in the Regional Landscape and Rural Production Area Regional Land Use Category.

Short-term accommodation has the same meaning under the Ipswich planning scheme.

Tourist activity means a use listed in the 'tourist activity' defined activity group under Schedule 1 of the Ipswich planning scheme.

13. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.

Attachment 2.3



Adaptive Reuse of Character Buildings Incentives Policy











Version Control and Objective ID	Version No: 1	Objective ID: A11569625
Adopted at Council Ordinary Meeting on	19 June 2025	
Date of Review	30 June 2026	

1. Statement

Ipswich City Council supports the conservation and adaptive reuse of character buildings to retain the city's unique heritage and foster vibrant community spaces. This policy incentivises projects that conserve, restore, and adaptively reuse character buildings, ensuring their continued contribution to the character and amenity of the local area while encouraging sustainable redevelopment.

This policy provides a standard approach to providing infrastructure contribution relief and parking relief for the reuse of character buildings, including the reuse of non-residential character buildings.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

2. **Purpose and Principles**

This policy promotes the adaptive reuse of character buildings for non-residential purposes, provided the heritage and character significance of the place is maintained or enhanced, by providing relief from parking and infrastructure charges contributions up to a maximum of \$40,000 per development.

The parking relief is intended to reduce the need for the provision of additional access requirements and hardstand areas, promoting the retention of established gardens and mature trees.

Strategic Plan Links 3.

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing A Trusted and Leading Organisation

4. **Regulatory Authority**

Authority for Council to perform this function is determined by s.9 of the *Local Government* Act (2009) giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

IPSWICH CITY COUNCIL | Adaptive Reuse of Character Buildings Incentives Policy

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

6. Scope

Application of this policy

This policy applies to development proposing the adaptive reuse of character buildings, offering two forms of relief:

a) Infrastructure contribution relief and deferral payment plan

For development providing for the adaptive reuse of a character building, a 100% reduction to the infrastructure contributions applicable for the development levied by Ipswich City Council to a maximum discount of \$40,000 per development.

The balance of any outstanding levied charges will also be eligible for the deferral of payment over a 5-year period subject to entering into an infrastructure agreement with Council.

The deferral payment plan will exclude indexation.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

b) Parking relief

Existing on-street parking may be relied upon to reduce the on-site car parking requirements as specified in the planning scheme where the road has a minimum 7.5 metre pavement width or greater.

The number of on-street parking spaces that can be used to offset the required onsite provision will depend on the available capacity considering matters such as the road frontage width of the property, road hierarchy and function, the number of crossovers, and regulatory parking limitations of parking on the adjacent road. The parking relief must not give rise to unacceptable impacts.

7. Eligibility Criteria

In order to be eligible for the infrastructure contribution fee relief and deferral payment plan offered by this policy, the proposal must satisfy the following criteria:

- (1) the proposal is for the reuse of an existing character building for a non-residential use;
- (2) the discount does not apply to any additional gross floor area;
- (3) the reuse area is limited to a maximum gross floor area of 250m²; and
- (4) site suitability for non-residential use is to be determined through the application of the planning scheme.

IPSWICH CITY COUNCIL | Adaptive Reuse of Character Buildings Incentives Policy

It is noted that non-residential uses are generally excluded or restricted in predominately residential areas to appropriate low key uses that serve the day to day needs of the local community and that maintain residential amenity.

8. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

9. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and the Development Planning Branch
- Finance Branch

10. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

11. Infrastructure Agreement

Where a development is eligible for an infrastructure contribution discount and charges remain payable after the application of the maximum discount available, a deferral of the remaining charges is available subject to the proponent entering into an infrastructure agreement with Council prior to the commencement of the use using the Standard Deferral of Payments Infrastructure Agreement.

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.

No indexation will be applied to these deferred payments.

12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

Character building means a building that was built in, or before 1946 in the Character Residential Zone, and places listed in Schedule 7 in the planning scheme.

Ipswich planning scheme / planning scheme means the Ipswich planning scheme, or as varied from time to time.

13. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.

Attachment 2.4



Hotel and Short-Term Accommodation Incentives Policy











Version Control and Objective ID	Version No: 1	Objective ID: A11569477
Adopted at Council Ordinary Meeting on	19 June 2025	
Date of Review	30 June 2026	

1. Statement

Ipswich has a rapidly expanding economy and a thriving tourism sector, driving demand for new hotel and short-term accommodation.

Tourism Research Australia projections indicate that by 2028 there will be a 65% increase in international arrivals, and a 10% rise in domestic overnight trips. Major events, such as the Brisbane 2032 Olympic and Paralympic Games, are expected to drive demand for 34,000 new hotel rooms in Queensland.

Ipswich is a prime investment destination, benefiting from its strategic location, diverse industries, and robust infrastructure. The city boasts key projects and attractions that are fuelling its growth, including major events like the Brisbane 2032 Olympic and Paralympic Games. With a thriving business economy, significant developments in health, defence, and manufacturing, and a rich array of leisure and cultural attractions, Ipswich offers excellent connectivity and significant potential for development across various sectors.

This policy provides incentives to fast-track Ipswich's rapidly expanding economy and thriving tourism sector to meet the growing demand for new hotel rooms, providing a standard approach to incentives for the targeted delivery of hotel short-term accommodation, inclusive of supporting restaurant and function / conference facilities.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

2. **Purpose and Principles**

This policy provides incentives for the targeted delivery of eligible hotel and short-term accommodation and related activities in well serviced locations by providing relief from infrastructure contributions, deferral payment plan options, application fee relief, parking relief, compressed development assessment timeframes, and concierge service.

Strategic Plan Links 3.

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing A Trusted and Leading Organisation

IPSWICH CITY COUNCIL | Hotel and Short-Term Accommodation Incentives Policy

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the *Local Government Act (2009)* giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

6. Scope

Application of this policy

This policy applies to eligible Hotel and Short-Term Accommodation that is built and the use commenced by 30 June 2029.

Four forms of relief are provided for:

a) Infrastructure contribution relief and deferral payment plan

For the establishment of eligible Hotel and Short-Term Accommodation, a 50% reduction to the infrastructure contributions applicable for the provision of short-term accommodation levied by Ipswich City Council, and for the balance of the levied charges to be eligible for deferral of payment over a 5-year period. The deferral payment plan will exclude indexation and include the associated restaurant and function / conference facilities infrastructure contributions levied by Ipswich City Council. If the eligible development includes additional ancillary uses, these may be added to the deferral payment plan where part of an integrated use at Council discretion.

A maximum fund of \$1,000,000 in relief is available for the delivery of up to 200 lettable rooms. Infrastructure contribution relief availability will be confirmed at a pre-lodgement meeting.

A deferral payment plan will be available for eligible Hotel and Short-Term Accommodation that is built and commenced by 30 June 2029, subject to an infrastructure agreement.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

b) Application fee relief

For eligible well-made applications that address all matters raised in a prelodgement meeting, the development application fee for a code assessable application is discounted by 50% from the prescribed fee pursuant to the current lpswich City Council Register of Fees & Charges.

IPSWICH CITY COUNCIL | Hotel and Short-Term Accommodation Incentives Policy

Impact Assessable applications will be calculated based on the equivalent Code Assessable development application fee.

c) Parking relief

Minimum on-site parking requirements contained in the Ipswich planning scheme are waived for eligible Hotel and Short-Term Accommodation. This relief applies to the Short-Term Accommodation component only.

This relief does not apply to any relevant Building Code of Australia or Queensland Development Code requirements and does not preclude the requirement to comply with bicycle parking, end of trip facility requirements, universal access, the provision of adequate loading and unloading facilities, the provision of adequate waste services, or the provision of adequate emergency services access.

d) Compressed development assessment timeframes and concierge service

An assessment manager will be assigned at the pre-lodgement meeting and where possible will be the single point of contact for the remainder of the development assessment process for eligible development.

Council will commit to the following assessment benchmark timeframes for eligible development applications:

- i. provision of the pre-lodgement meeting within 10 business days of the prelodgement meeting request where a suitable time can be arranged and agreed upon;
- ii. the issue of a further information request (if necessary) within 10 business days of making a properly made application; and
- iii. provision of a draft decision notice within 15 business days of the application entering the decision stage.

This service does not override the statutory timeframes and Council will act in good faith to meet this commitment for well-made development applications for eligible Hotel and Short-Term Accommodation.

7. Eligibility Criteria

- (A) In order to be eligible for infrastructure contribution relief, the deferral payment plan, and parking relief offered by this policy, the proposal must satisfy the following criteria:
 - (1) be a minimum of three (3) storeys and have a built form that is consistent with the planned building height for the locality, or as approved under the Ipswich planning scheme;
 - (2) the development is not to give rise to unacceptable impacts as a result of the parking relief provided;
 - (3) the development is to be built and the use commenced by 30 June 2029; and
 - (4) the proponent is to enter into an infrastructure agreement with Council.
- (B) In order to be eligible for development application fee relief and concierge service offered by this policy, the proponent must satisfy the criteria in section (A) above and the following additional criteria:
 - (5) the proponent is to request and undertake a pre-lodgement meeting with Council;

IPSWICH CITY COUNCIL | Hotel and Short-Term Accommodation Incentives Policy

- (6) the proponent is to address all matters raised in the pre-lodgement meeting provided by Council as part of the supporting material at the time of making the application; and
- (7) the application is to be accompanied with and comply with the Well-made application checklist.
- (C) In order to be eligible for the compressed development assessment timeframe offered by this policy, the proponent must satisfy the criteria in sections (A) and (B) above, and the following additional criteria:
 - (8) the application is to be a properly made application;
 - (9) the application is to be decision ready with no outstanding information requirements when entering the decision stage;
 - (10) the land subject to the application is not subject to significant development constraints; and
 - (11) the application is eligible to be determined under delegated authority.

8. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

9. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and Development Planning Branch
- Finance Branch
- Economic Development Branch

10. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

Fee Variations Register

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

11. Infrastructure Agreement

The proponent must enter into an infrastructure agreement with Council prior to the commencement of the use. The infrastructure contribution relief and deferral payment plan are only available for eligible developments that are built, and the use commenced by 30 June 2029.

Full payment of the relevant infrastructure contributions, including indexation, will be applicable otherwise.

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.

IPSWICH CITY COUNCIL | Hotel and Short-Term Accommodation Incentives Policy

No indexation will be applied to these deferred payments.

12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

Eligible hotel and short-term accommodation means development providing short-term accommodation that:

- (a) provides a minimum of 50 lettable rooms;
- (b) is located within 800 metres walking distance of an existing passenger railway station (refer to Map 1 Locational Requirements); and
- (c) includes restaurant (food and drink outlet) and function / conference facilities (function facility).

Ipswich planning scheme / planning scheme means the Ipswich planning scheme, or as varied from time to time.

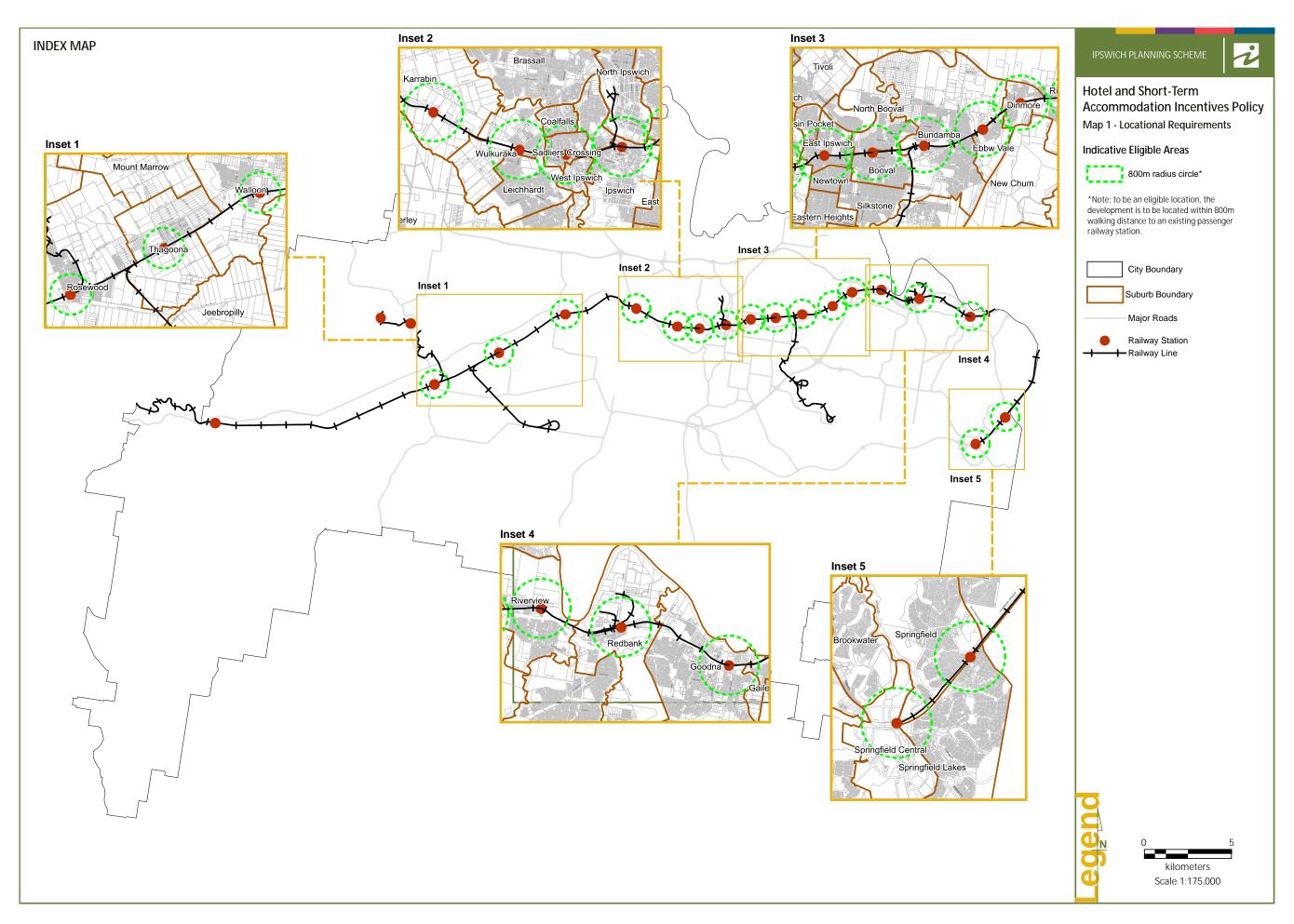
Lettable room means a suite, room or grouping of rooms available to be booked to provide short-term accommodation.

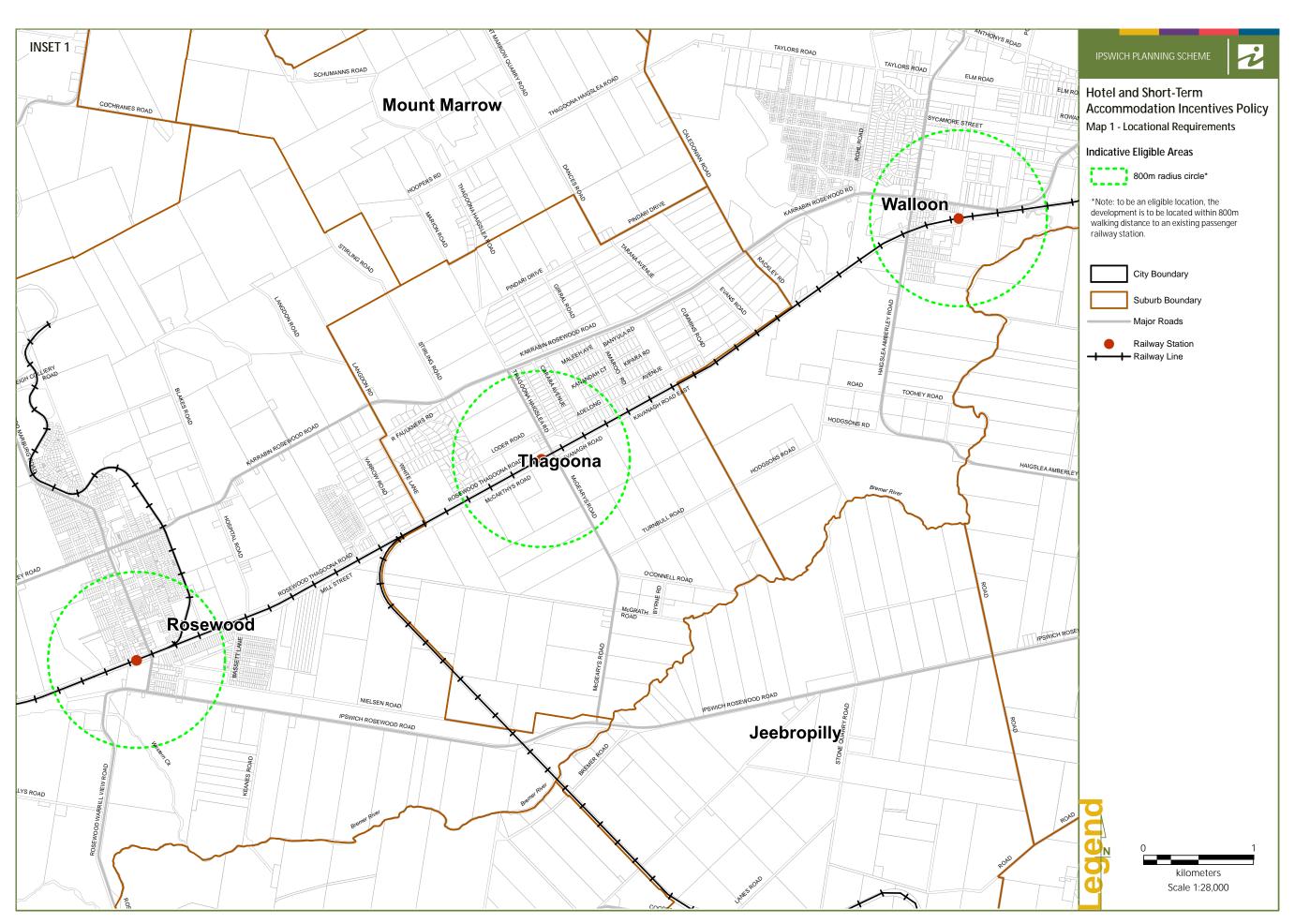
Short-term accommodation has the same meaning under the Ipswich planning scheme.

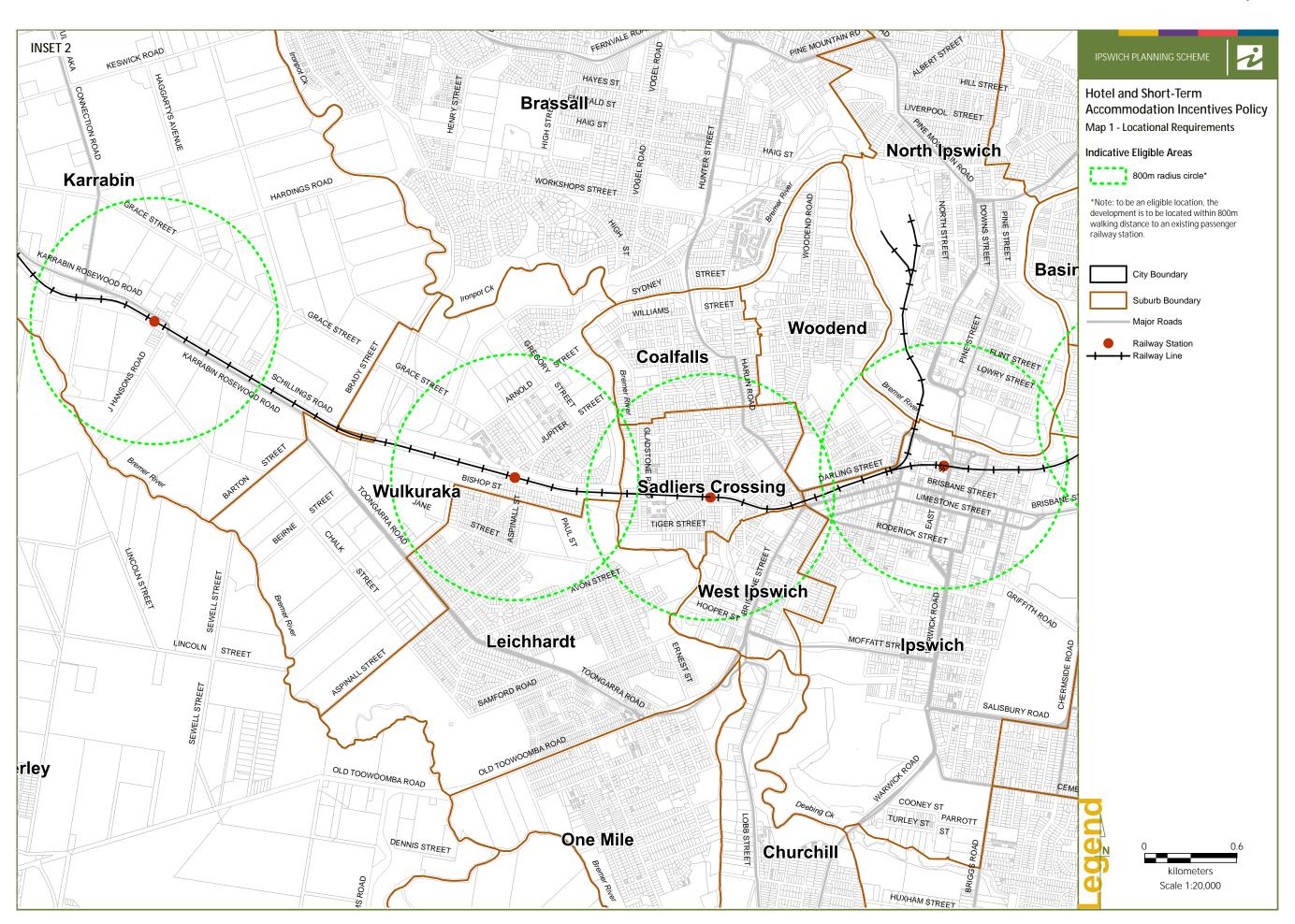
Well-made application means an application that is accompanied with a completed Well-made application checklist and sufficient information to satisfy the checklist to the satisfaction of Council.

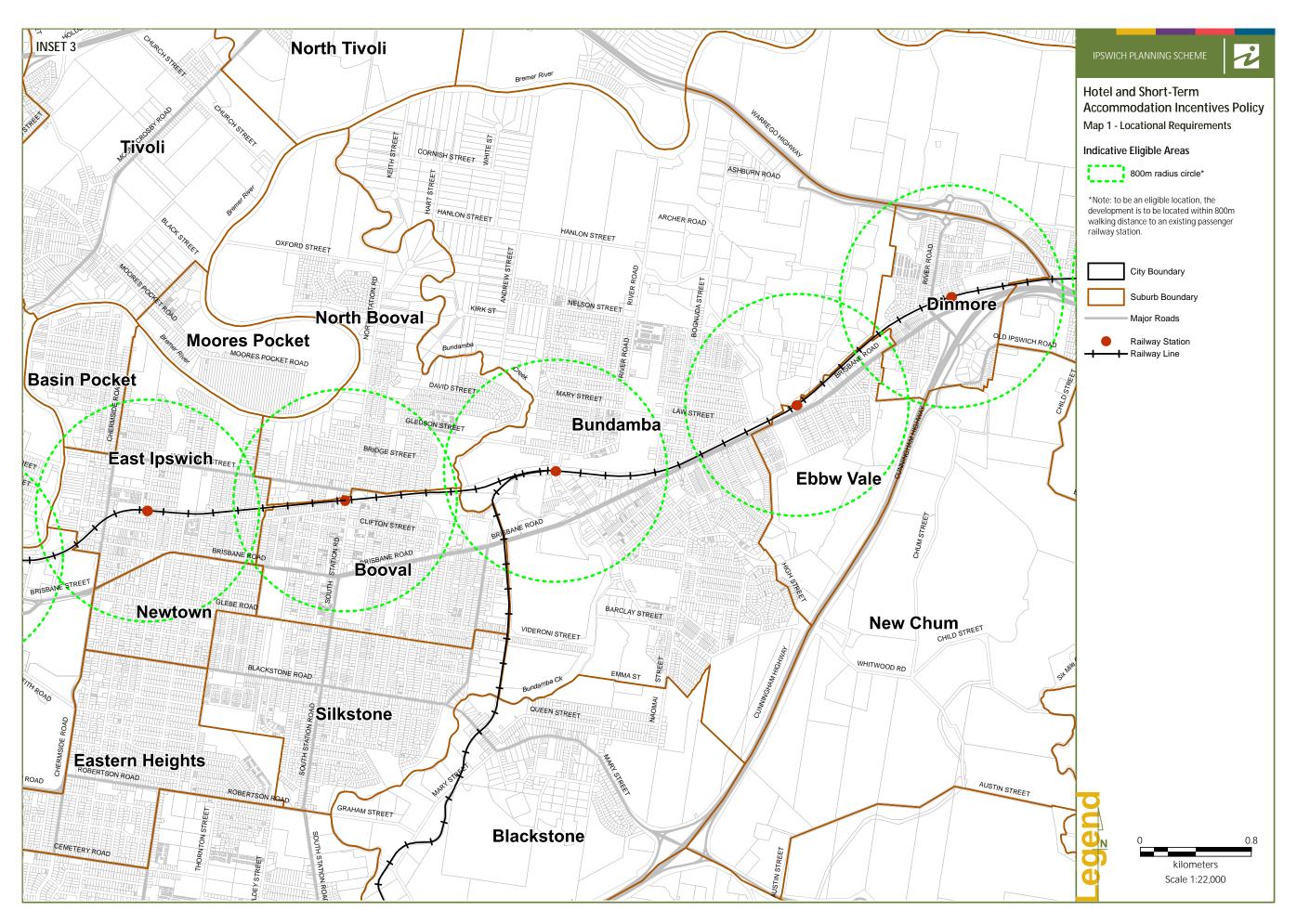
13. Policy Owner

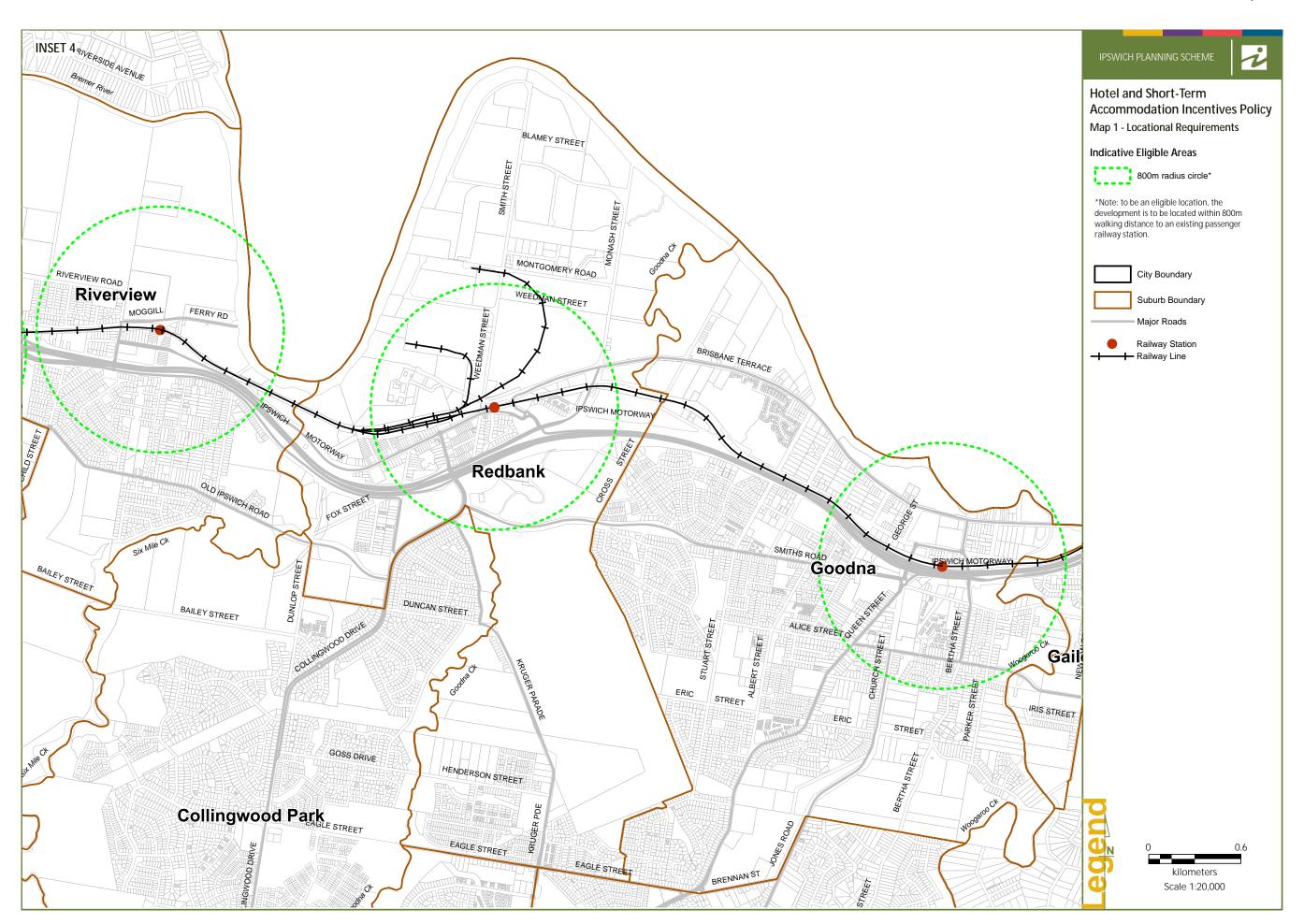
The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.

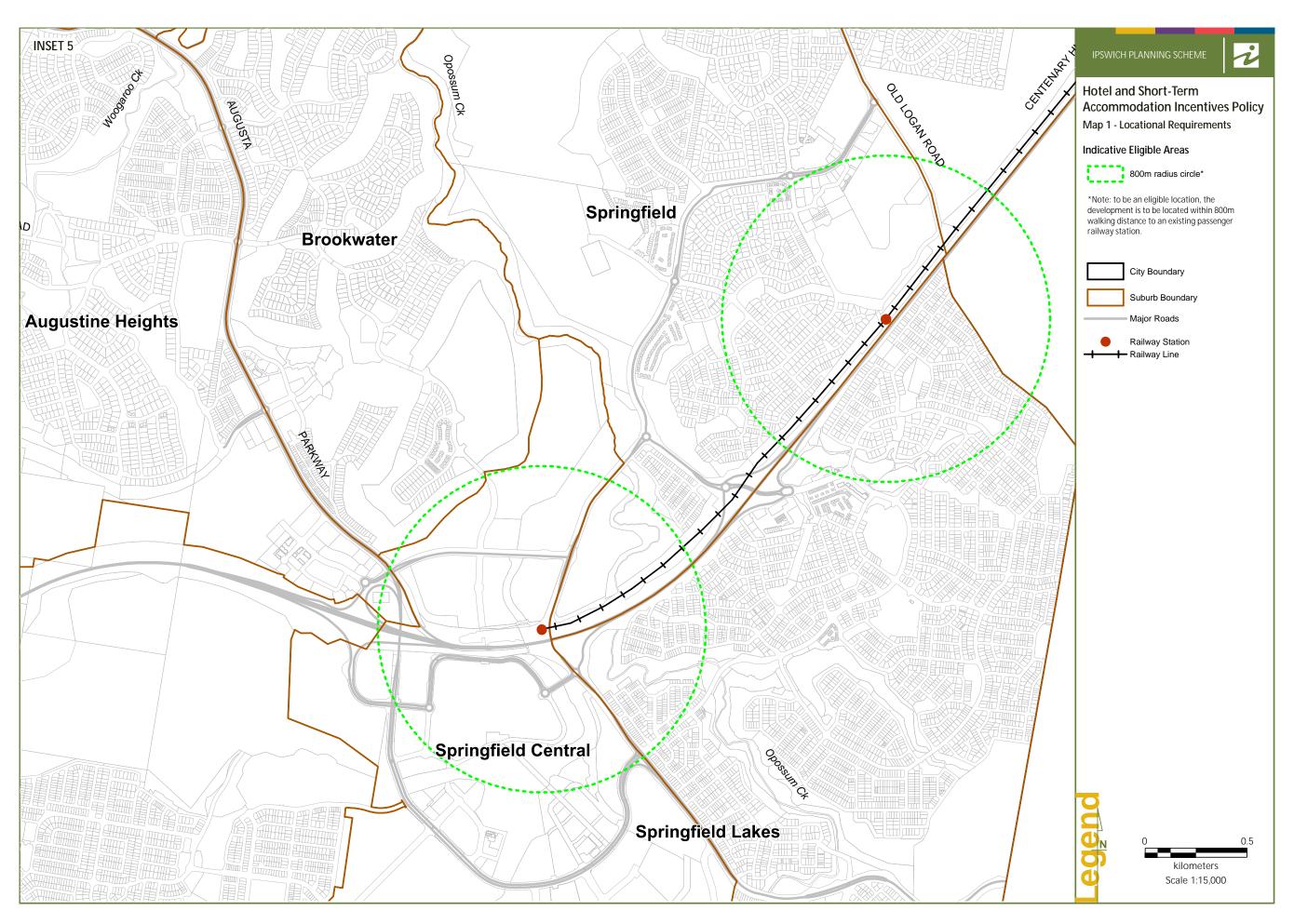












Attachment 2.5



Housing Diversity and Affordability Incentives Policy











Version Control and Objective ID	Version No: 1 Objective ID: A11569676	
Adopted at Council Ordinary Meeting on	19 June 2025	
Date of Review	30 June 2025	

1. Statement

Ipswich City Council is committed to addressing housing supply, diversity, and affordability challenges by incentivising development that meets the diverse needs of the community. This policy supports the construction of eligible multiple dwellings by offering infrastructure contribution reductions and other benefits to encourage sustainable and affordable housing outcomes.

The Ipswich City Plan 2025 and supporting Ipswich Local Government Infrastructure Plan (new LGIP) provide major land use policy reforms to support the delivery of local housing outcomes of housing supply, diversity, choice, and affordability.

This plan has been prepared to guide growth over the next 20 years, with zoned land supply exceeding the requirements to accommodate the ShapingSEQ 2023 dwelling benchmarks to 2046. It will deliver more homes, faster, through lowering the regulation of dual occupancy and secondary dwellings to Accepted Development Subject to Requirements (ADSR) in most residential zones supporting an increase in housing stock through 'gentle density' across established suburbs and new greenfield communities (25,000 lots available through ADSR). The plan also includes a contemporary Multiple Dwelling and Accommodation Code, Dwelling and Dual Occupancy Code, and Form-based policy controls through compatible building form typology in each zone facilitating housing choice in right locations.

Ipswich is one of Queensland's fastest growing local government areas currently home to more than 260,000 people and is expected to more than double in population to approximately 534,000 people by 2046.

This policy is designed to support the construction of eligible multiple dwelling development, sooner, through reducing upfront financial impacts, promoting the delivery of a diversity of product in well serviced localities.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

2. Purpose and Principles

This policy provides incentives to support eligible multiple dwelling projects that deliver affordable and diverse housing options by providing relief from infrastructure contributions, deferral payment plan options, application fee relief, parking relief, compressed development assessment timeframes, and concierge service.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing
A Trusted and Leading Organisation

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the *Local Government Act (2009)* giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

6. Scope

Application of this policy

This policy applies to eligible multiple dwelling projects that are built and the use commenced by 30 June 2029.

Four forms of relief are provided for:

a) Infrastructure contribution relief and deferral payment plan

For eligible multiple dwelling development that provides for a minimum of 20% of the development as an affordable housing component, a 100% reduction to the infrastructure contributions levied by Ipswich City Council for the affordable housing component, and for the balance of the levied charges to be eligible for deferral of payment over a 5-year period.

The affordable housing component is to be provided in perpetuity and the proponent will be required to enter into an Infrastructure Agreement consistent with Section 10.

For eligible multiple dwelling development provided by community housing providers, a 100% reduction to the infrastructure contributions levied by Ipswich City Council capped at \$265,000 per development, and for the balance of the levied charges to be eligible for deferral of payment over a 5-year period.

IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

For other eligible multiple dwelling development, a 50% reduction to the infrastructure contributions levied by Ipswich City Council capped at \$160,000 per development, and for the balance of the levied charges to be eligible for deferral of payment over a 5-year period.

For a mixed-use development, the infrastructure contribution reduction and deferral payment plan apply to the eligible multiple dwelling component of the project only. The deferral payment plan will exclude indexation for community housing providers.

Council has a maximum total fund of \$5,000,000 of contribution relief available for the delivery of eligible multiple dwelling projects by 30 June 2029. Infrastructure contribution relief availability will be confirmed at a pre-lodgement meeting. Where the fund has been expended, a deferral payment plan remains available.

The infrastructure contribution relief and deferral payment plan will only be available for eligible developments that are built, and the use commenced by 30 June 2029, subject to entering into an infrastructure agreement with Council.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

b) Application fee relief

For eligible well-made applications that address all matters raised in a prelodgement meeting, the development application fee for a code assessable application is discounted by 100% for community housing providers, and 50% for other entities from the prescribed fee pursuant to the current Ipswich City Council Register of Fees & Charges.

Impact Assessable applications will be calculated based on the equivalent Code Assessable development application fee where in an eligible location.

c) Parking relief

For eligible multiple dwelling development in an eligible location, a 20% on-site car parking rate reduction is supported for the eligible multiple dwelling component. A higher reduction will be considered where the development is located within 800m walking distance of an existing passenger railway station.

The proponent is to demonstrate that suitable provision for on-site carparking has been made, that the development is located for convenient access to public and active transport infrastructure, and that the development minimises any adverse onstreet parking impacts.

This relief does not apply to any relevant Building Code of Australia or Queensland Development Code requirements and does not preclude the requirement to comply with bicycle parking, end of trip facility requirements, universal access, the provision of adequate loading and unloading facilities, the provision of adequate waste services, or the provision of adequate emergency services access.

IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

d) Compressed development assessment timeframes and concierge service

An assessment manager will be assigned at the pre-lodgement meeting and where possible will be the single point of contact for the remainder of the development assessment process for eligible development.

Council will commit to the following assessment benchmark timeframes for eligible development applications:

- i. provision of the pre-lodgement meeting within 10 business days of the prelodgement meeting request where a suitable time can be arranged and agreed upon;
- ii. the issue of an information request (if necessary) within 10 business days of making a properly made application; and
- iii. provision of a draft decision notice within 15 business days of the application entering the decision stage.

This service does not override the statutory timeframes and Council will act in good faith to meet this commitment for well-made and eligible development applications.

7. Eligibility Criteria

- (A) In order to be eligible for infrastructure contribution relief, the deferral payment plan, and parking fee relief offered by this policy, the proposal must satisfy the following criteria:
 - (1) is an eligible multiple dwelling development;
 - (2) is provided in an eligible location;
 - (3) where including an affordable housing component, includes a minimum of 20% of the development as an affordable housing component and is maintained as affordable in perpetuity;
 - (4) the development does not give rise to unacceptable impacts as a result of the parking relief provided;
 - (5) the levied charge for the development has not yet been paid (or otherwise satisfied) or become payable under the Act at the time of the request;
 - (6) the development is subject to a development approval under the Act and has not lapsed or been cancelled under the Act;
 - (7) there are no development offences being committed in relation to the development;
 - (8) the dwellings must not be used for short-term accommodation purposes;
 - (9) the construction of the development has not commenced at the time of the request;
 - (10) the development is to be built and the use commenced by 30 June 2029; and
 - (11) the proponent is to enter into an infrastructure agreement with Council.
- (B) In order to be eligible for development application fee relief and concierge service offered by this policy, the proponent must satisfy the criteria in section (A) above and the following additional criteria:
 - (12) the proponent is to request and undertake a pre-lodgement meeting with Council;

IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

- (13) the proponent is to address all matters raised in the pre-lodgement meeting provided by Council as part of the supporting material at the time of making the application; and
- (14) the application is to be accompanied with and comply with the Well-made application checklist.
- (C) In order to be eligible for the compressed development assessment timeframe offered by this policy, the proponent must satisfy the criteria in section (A) and (B) above and the following additional criteria:
 - (15) the application is to be a properly made application;
 - (16) the application is to be decision ready with no outstanding information requirements to the satisfaction of Council when entering the decision stage;
 - (17) the land subject to the application is not subject to significant development constraints; and
 - (18) the application is eligible to be determined under delegated authority.

8. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

9. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and Development Planning Branch
- Finance Branch
- Economic Development Branch

10. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

Fee Variations Register

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

11. Infrastructure Agreement

The proponent must enter into an infrastructure agreement with Council prior to the commencement of the use. The infrastructure contribution relief and deferral payment plan are only available for eligible multiple dwelling developments that are built, and the use commenced by 30 June 2029.

Full payment of the relevant infrastructure contributions, including indexation, will be applicable otherwise.

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.

IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

No indexation will be applied to these deferred payments for community housing providers.

For development involving an affordable housing component that attracts contribution relief, where the housing is not maintained as affordable in perpetuity, the full payment of the relevant infrastructure contributions, including indexation, will become applicable.

12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

Act means the Planning Act 2016.

Affordable housing component means a component of development that—

- (a) involves housing that is affordable for particular types of households; and
- (b) complies with the criteria prescribed by regulation.

Community housing provider means a national provider or a state provider within the meaning of the *Housing Act 2003*.

Dwelling has the same meaning in the Ipswich planning scheme.

Eligible location means a location mapped in the Housing Diversity Area as identified on Map 1 – Housing Diversity Area, or if for a community housing provider, another location which Council determines at its absolute discretion to be suitable for the purpose of this policy.

Eligible multiple dwelling development means:

- (1) For a community housing provider, a material change of use for a multiple dwelling with a built form that is consistent with the planned building height for the locality, or as approved under the Ipswich planning scheme.
- (2) For development involving an affordable housing component, a material change of use for a multiple dwelling with a built form that is consistent with the planned building height for the locality, or as approved under the Ipswich planning scheme.
- (3) For all other entities, a material change of use for a multiple dwelling that provides:
 - a. a minimum of 50 dwellings;
 - a minimum of three (3) storeys with a built form that is consistent with the
 planned building height for the locality, or as approved under the Ipswich planning
 scheme; and
 - c. a minimum 20% of the dwellings as one-bedroom dwellings.

Ipswich planning scheme / planning scheme means the Ipswich planning scheme, or as varied from time to time.

Multiple dwelling has the same meaning under the Ipswich planning scheme.

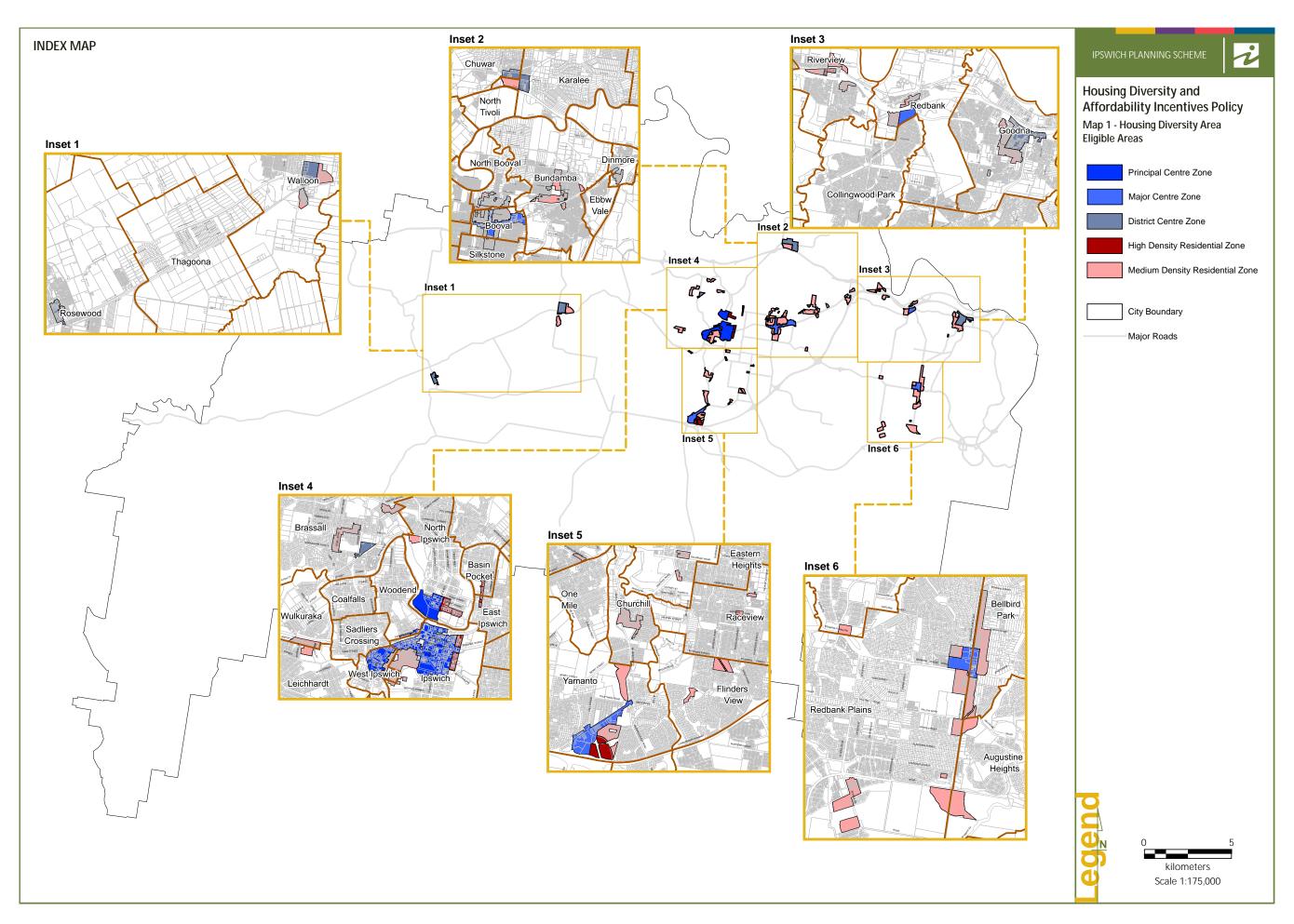
Short-term accommodation has the same meaning under the Ipswich planning scheme.

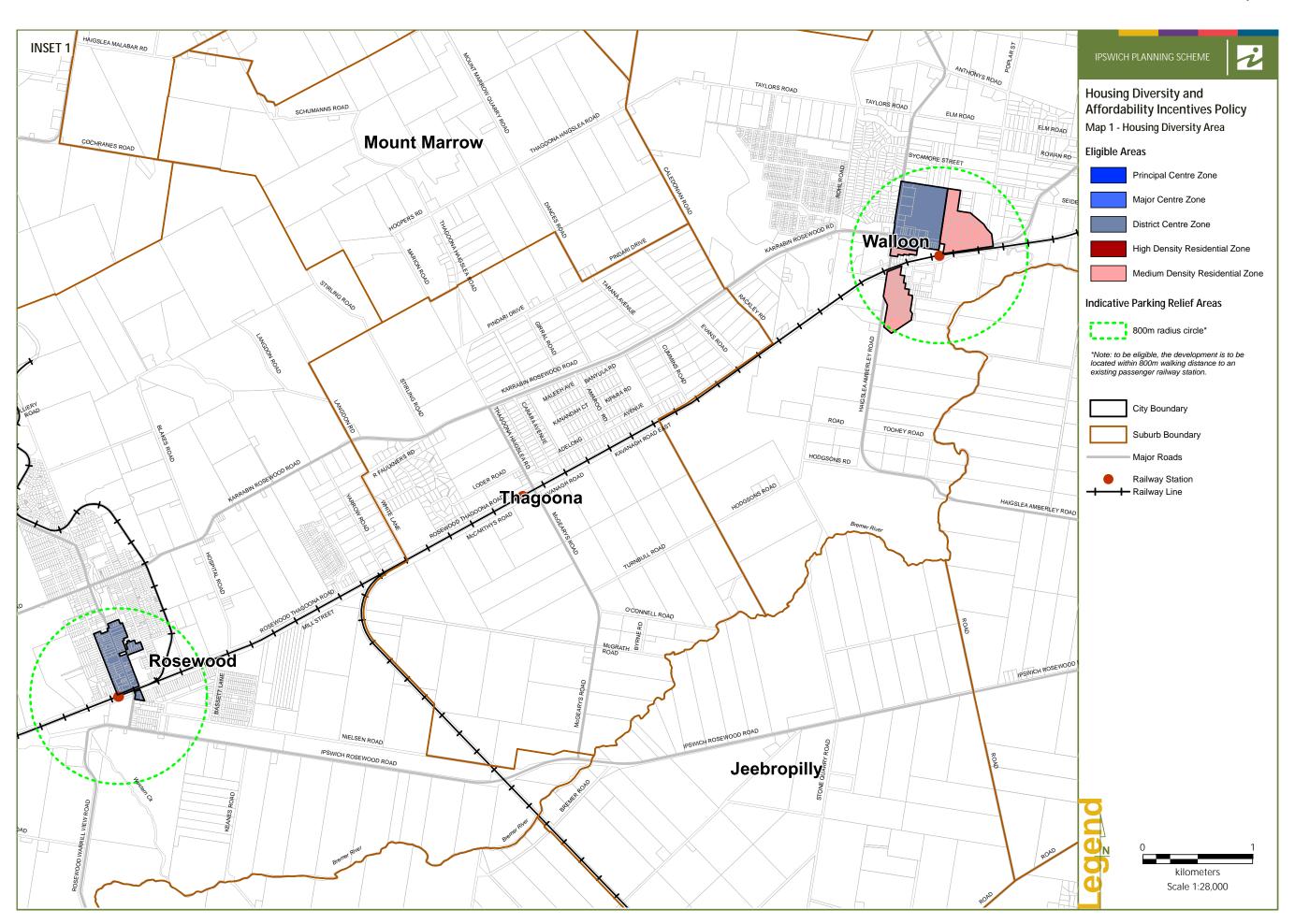
Well-made application means an application that is accompanied with a completed Well-made application checklist and sufficient information to satisfy the checklist to the satisfaction of Council.

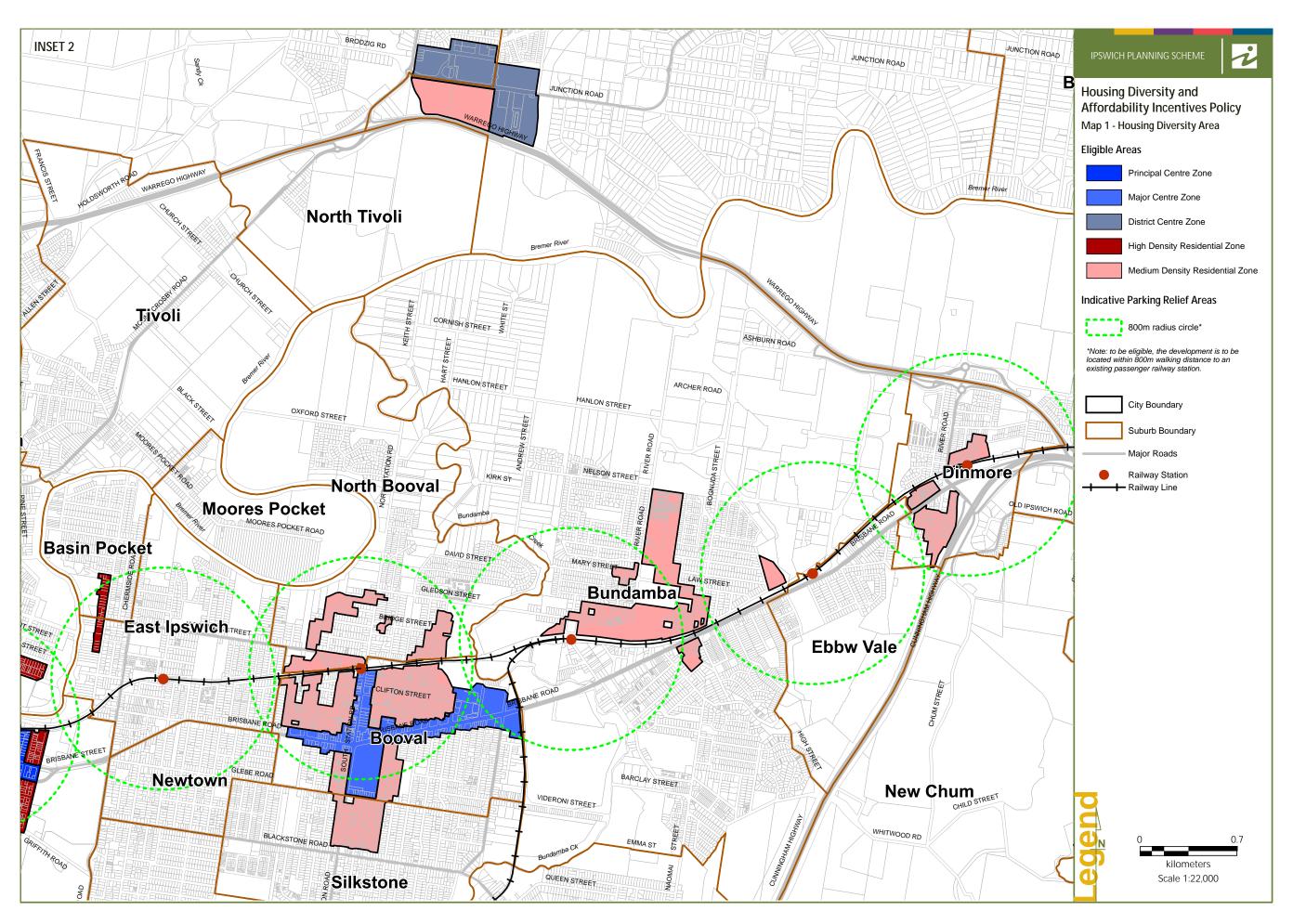
IPSWICH CITY COUNCIL | Housing Diversity and Affordability Incentives Policy

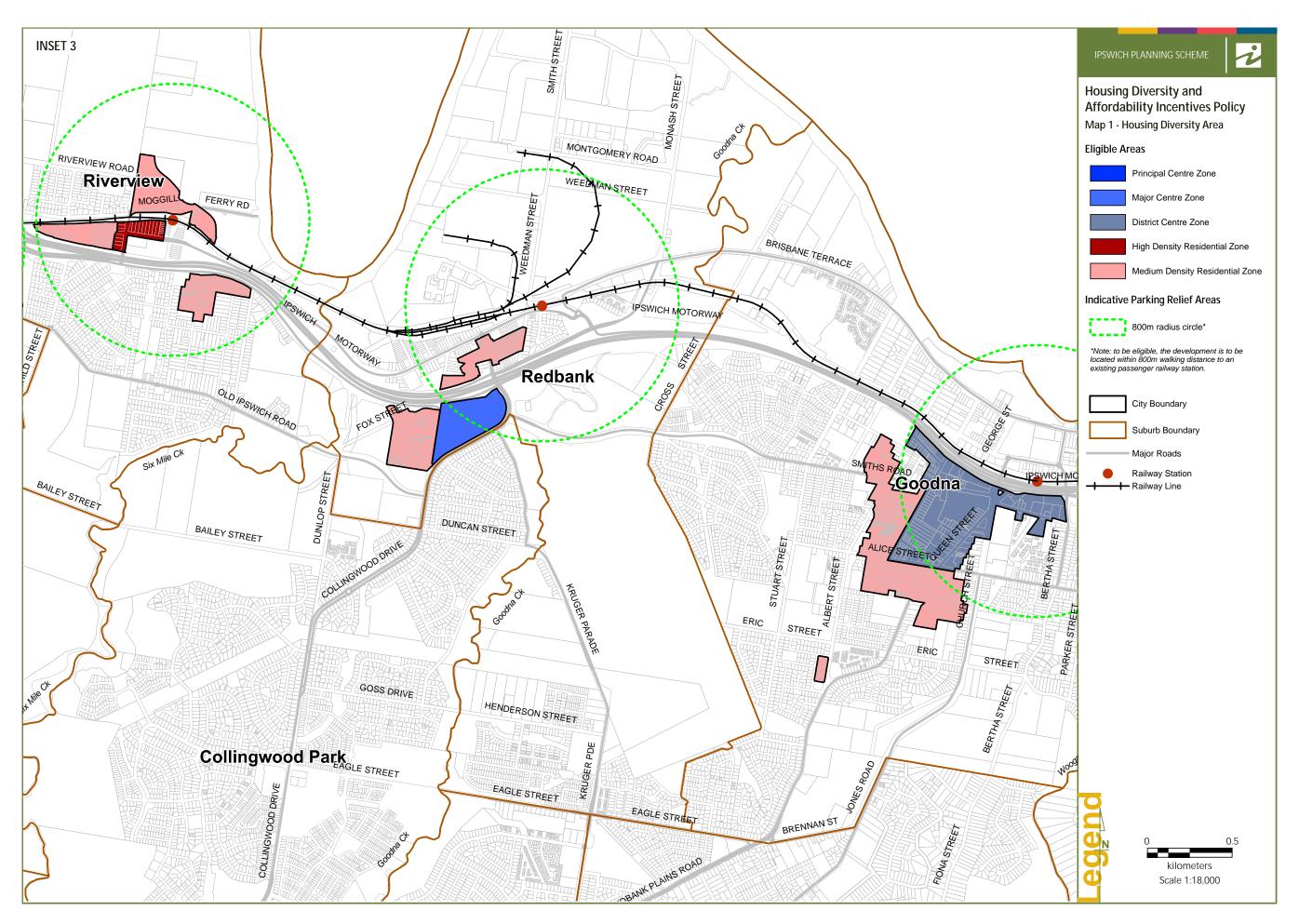
13. Policy Owner

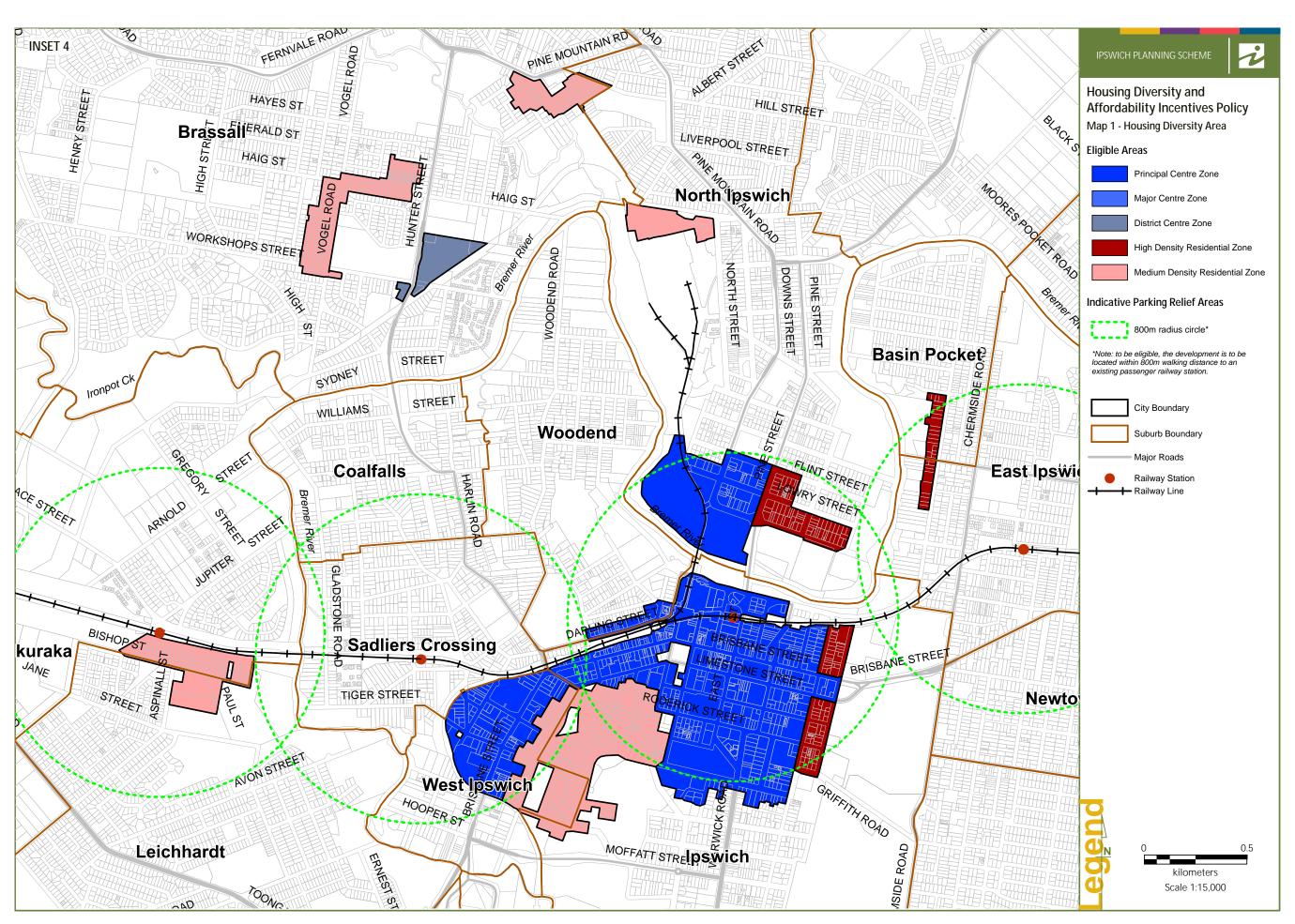
The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.

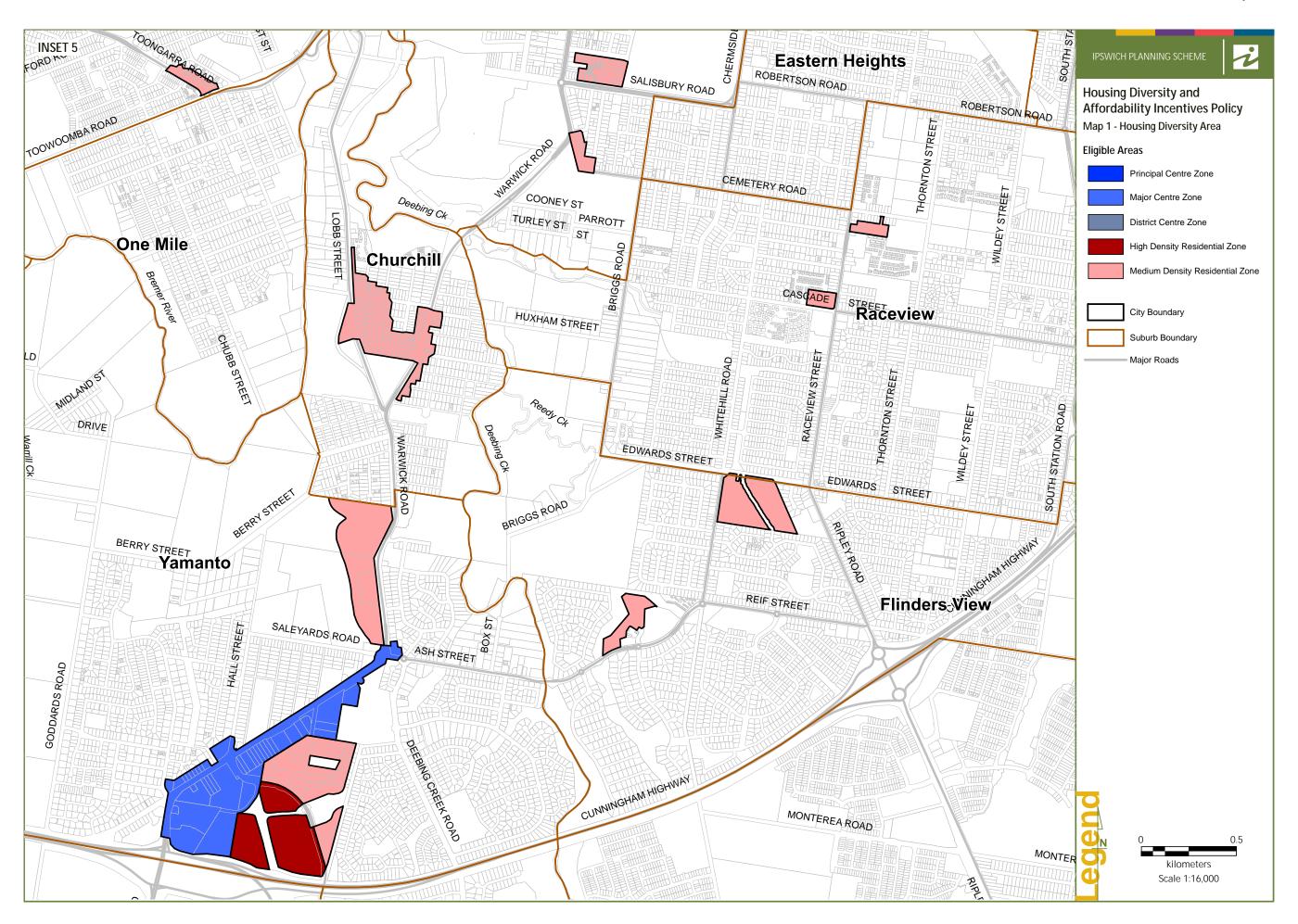


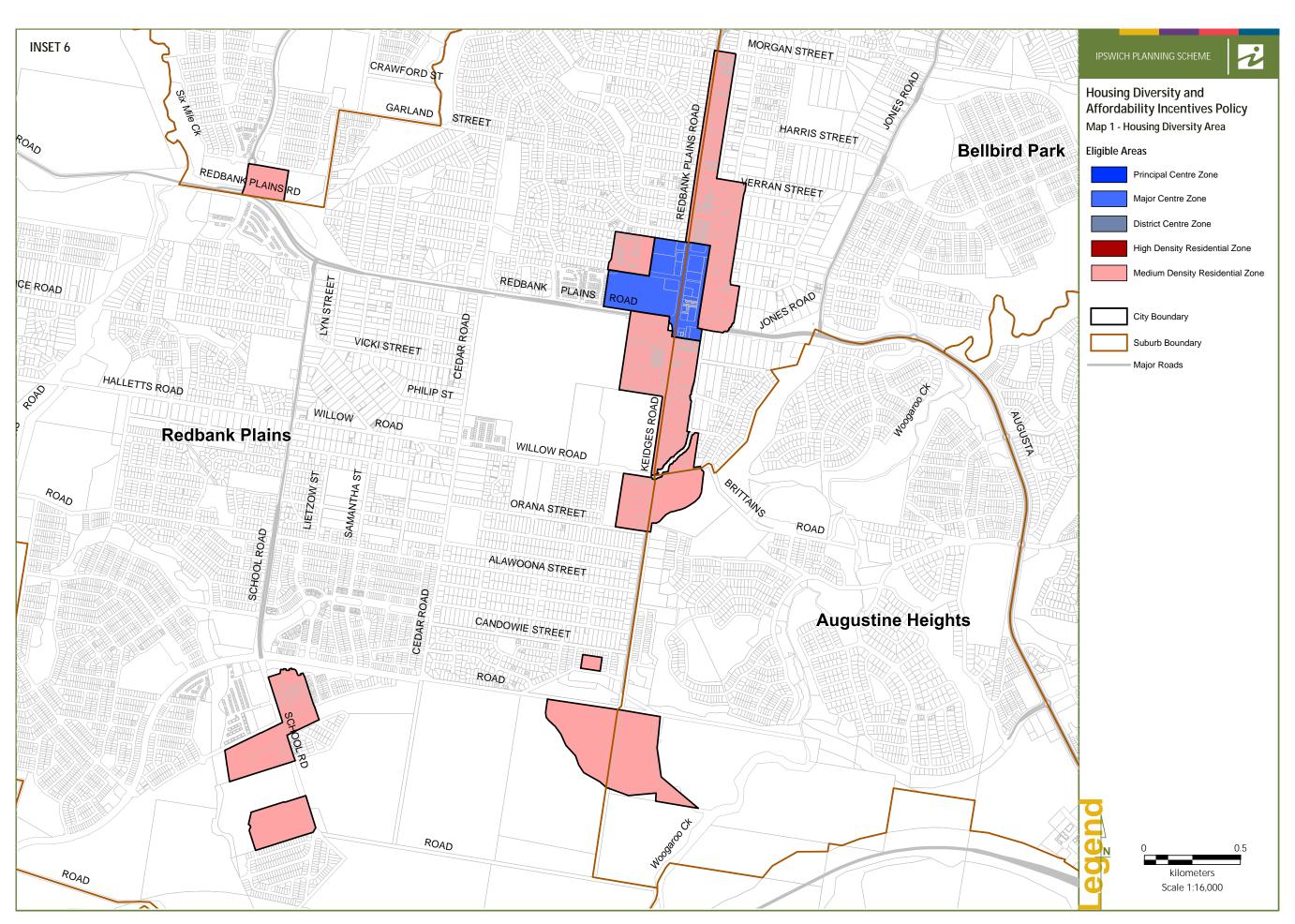












Attachment 3 Existing Council Policies

Attachment 3.1



Support for the Re-Use of Existing Non-Residential Buildings Policy











Version Control and Objective ID	Version No: 1	Objective ID: A5606598	
Adopted at Council Ordinary Meeting on	17 September 2019		
Date of Review	17 September 2023		

1. Statement

Ipswich City Council encourages the reuse of existing non-residential buildings by offering relief from additional infrastructure contributions and parking requirements (where there is a shortfall in on-site parking provision). It is intended that this relief will:

- facilitate the appropriate reuse of existing commercial, industrial, recreation, entertainment and community building floor space;
- b. provide additional, centrally located services and facilities for the community; and
- contribute to the growth of local business and employment opportunities. c.

This policy recognises the potential opportunities and efficiencies that are realised when existing non-residential buildings are reused for other purposes, in locations where the necessary infrastructure is generally already provided, and the new use is suitable for the site and its surrounds.

Existing buildings are also more likely to be served by existing public transport infrastructure, which provides an alternative to car use and the corresponding need for additional parking spaces. Off-site car parking may also be available in the immediate vicinity of existing sites.

An exemption from the provision of additional car parking for new uses in existing nonresidential buildings supports the reuse of vacant buildings, assists in the conservation of the character of historic parts of the city and encourages walking, cycling and public transport trips in a manner that supports Council's Integrated Transport Plan (iGO).

Existing buildings may be positioned on their site in a manner that limits the practical provision of additional parking, and this may limit the reuse of buildings, owing to an inability to fully meet on-site parking requirements.

This policy provides a standard approach to incentives for the reuse of existing nonresidential buildings for new uses, and a degree of certainty for applicants, Council and the community regarding the available relief from infrastructure contributions and parking requirements in these instances. Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

IPSWICH CITY COUNCIL | Support for the Re-use of Existing Non-Residential Buildings Policy

2. Purpose and Principles

This policy provides incentives for the reuse of existing non-residential buildings by providing relief from additional infrastructure contributions and parking requirements in cases where a proposed new use will result in negligible or minimal impact on existing infrastructure networks, and the use is suitable for the site and its surrounds.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

- Vibrant and Growing
- A Trusted and Leading Organisation

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the Local Government Act (2009) giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

6. Scope

Application of this policy

This policy applies to the establishment of new uses in existing non-residential buildings that require a planning application to be made, assessed and determined by Council pursuant to the Ipswich Planning Scheme. Two forms of relief are provided for:

a) Infrastructure contribution relief

For the establishment of suitable new uses in existing non-residential buildings, the existing gross floor area receives 100% relief from the transport infrastructure contributions that are levied by Ipswich City Council and that are applicable for the new use at the time of approval, providing that the proposal does not impose significant additional demand on the existing network.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges.

Public parks and local community facilities infrastructure contributions do not apply to non-residential uses, but will continue to apply for residential uses.

Where re-use includes modification of the existing building to provide additional gross floor area, applicable infrastructure contribution requirements continue to apply for the resulting additional gross floor area.

b) Parking requirements and contributions relief

IPSWICH CITY COUNCIL | Support for the Re-use of Existing Non-Residential Buildings Policy

When reusing existing non-residential buildings for new uses, if the required parking for the use required by Part 12, Division 9 – Parking Code of the planning scheme exceeds the current and practically achievable on-site parking space provision, then this policy offers 100% relief from the unmet parking requirements subject to achievement of the eligibility criteria in Section 1.4.2.

Where additional gross floor area is proposed, the parking rates for the use as required by Part 12, Division 9 – Parking Code of the planning scheme will continue to apply for the additional gross floor area.

In considering the impact of the new use in terms of on-site parking demand, regard should also be had to the availability of public transport, on-street parking, non-peak times and shared parking arrangements.

Application of this policy does not change the required level of assessment for a proposal as determined by the Ipswich Planning Scheme.

Eligibility Criteria

In order to be eligible for the infrastructure contribution and parking relief offered by this policy the proposal is to satisfy the following criteria:

- (1) The proposal is for the reuse of an existing non-residential building for a new use;
- (2) The proposal is suitable for the site having regard to the character and amenity of the site and its' surrounds;
- (3) The proposal does not impose significant additional demand on existing infrastructure networks;
- (4) The proposal does not give rise to unacceptable impacts through relief being given to the provision of additional on-site parking.

7. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 6(a) and 6(b) and recording as set out in Section 9

8. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department
- Finance Branch

9. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

10. Definitions

Definitions of contribution types and other terminology are found in the current Ipswich City Council Planning Scheme and Adopted Infrastructure Charges Resolution.

IPSWICH CITY COUNCIL | Support for the Re-use of Existing Non-Residential Buildings Policy

11. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.

Attachment 3.2



Infrastructure Contribution Relief or Exemptions for Non-Residential Development undertaken by Community Organisations Policy











Version Control and Objective ID	Version No: 1	Objective ID: A5606479	
Adopted at Council Ordinary Meeting on	17 September 2019		
Date of Review	19 September 2023	3	

1. Statement

This policy provides a standard approach to infrastructure contribution relief for community organisations, offering a degree of certainty for community organisations, Council and the community regarding infrastructure relief for community organisations within the Ipswich City Council area. Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

For eligible community organisations, contribution relief may apply for transport infrastructure contributions.

Public parks and local community facilities infrastructure contributions do not apply to non-residential development.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges.

This policy only applies to non-residential development.

2. Purpose and Principles

This policy identifies community organisations that are eligible for infrastructure contribution relief, and the category and amount of contribution relief to be offered.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

- Vibrant and Growing
- A Trusted and Leading Organisation

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the Local Government Act (2009) giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

IPSWICH CITY COUNCIL | Infrastructure Contribution Relief or Exemptions for Non-Residential Development undertaken by Community Organisations Policy

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

6. Scope

1. Eligible Community Organisations

Community organisations eligible for relief or exemption from required infrastructure contributions include any non-residential development by or for the purposes of the following:

- Scouts and Girl Guides Associations, War Widows Guild, Creche and Kindergartens, Queensland Deaf Society (Inc.), Queensland Spastic Welfare League, Welfare Associations for the Blind, Queensland Society for Crippled Children, Senior Citizens Clubs and other like registered charitable organisations;
- religious institutions defined under the Tax Act;
- private schools (or non-state schools) in receipt of a subsidy under the Education (General Provisions) Act 1989 and affiliated with an approved Capital Assistance Authority under the Education (Capital Assistance) Act 1993; or
- other non-profit organisations (including sporting and recreational organisations) which provide a service to the community and do not normally have an income stream or are able to demonstrate their status as non-profit through an external source such as the Australian Taxation Office.

2. Categories of Development

For the purpose of this policy, development by community organisations is categorised as follows:

- Citywide these developments are higher order community facilities which have a Citywide or sub-regional catchment. Whilst not mandatory, they are best located in the Ipswich City Centre or proposed Town Centres (e.g. Ipswich Grammar Schools);
- District these developments, whilst higher order community facilities, have a
 'sector' or large suburban catchment (i.e. Ipswich Eastern Suburbs, Southern
 Corridor etc.). These types of developments are more prevalent in existing
 urban areas (e.g. St. Peter Claver College);
- Neighbourhood these developments, whilst varied in size, primarily cater for the needs of the surrounding neighbourhood (e.g. Leichhardt Catholic Primary School,

IPSWICH CITY COUNCIL | Infrastructure Contribution Relief or Exemptions for Non-Residential Development undertaken by Community Organisations Policy

Riverview Neighbourhood Centre); and

Local – these developments provide facilities for a highly localised catchment (e.g. Local Neighbourhood House, Tenants' Association House or local community hall or recreational facility which is generally less than 200m² in gross floor area).

Development categorised as local development is exempted on the basis that no significant increase in demand is likely to result from the development, as local users of the facility are already accounted for in calculations of existing local infrastructure network requirements.

Categorisation of development shall be determined by the Development Planning Manager or relevant Team Coordinator (Development).

3. Amount of Contribution Relief

The following table indicates the amount of contribution relief applicable to the different categories of development:

Category of	Amount of Contribution Relief (%)		
Development	Transport		
Citywide	50%		
District	75%		
Neighbourhood	100%		
Local	100%		

7. Roles and Responsibilities

The Manager City Design Branch is responsible for this policy.

8. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department
- Finance Branch

9. Monitoring and Evaluation

All discounted (subsidised) infrastructure contributions and the amount of contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

As the exempting of infrastructure contributions for 'local' community oriented development is based on the principle of 'no net increase in equivalent population', the waiving of infrastructure contributions requires no record in the Register of Infrastructure Contributions and Credits.

IPSWICH CITY COUNCIL | Infrastructure Contribution Relief or Exemptions for Non-Residential Development undertaken by Community Organisations Policy

10. Definitions

Definitions of contribution types and related terminology are found in the current Ipswich City Council Planning Scheme and Adopted Infrastructure Charges Resolution.

11. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the City Design Manager is responsible for authoring and reviewing this policy.

Attachment 3.3



Rural Tourism Development Fee Relief Policy











Version Control and Objective ID	Version No: 1	Objective ID: A7588254
Adopted at Council Ordinary Meeting on	24 March 2022	
Date of Review	24 March 2026	

1. Statement

Ipswich City Council has been investing in the region's flourishing 'tourist experience' economy and have been working towards maximising visitor experiences since the adoption of Council's first Destination Management Plan in 2015.

Ipswich has experienced consistent growth in visitors to the region. This correlates with the organic growth and demand for local rural tourism opportunities within the region.

The COVID-19 pandemic has resulted in international travel restrictions, which has ultimately resulted in the reduction of overall visitors to the region, however, the demand for domestic tourism experiences has increased. Council's Discover Ipswich and COVID-19 Economic Recovery Plan has further encouraged the growth and demand for domestic and agritourism tourist experiences within Ipswich. Through the current Economic Recovery Plan, Council has supported local businesses to take advantage of the market and quickly capture the mid- and post-COVID consumer, recovering stronger and faster from the effects of the pandemic.

In addition, a range of opportunities are likely to emerge as South-East Queensland prepared for the 2032 Olympics.

In recognition of this, Council is further encouraging the establishment and the expansion of these experiences by offering relief from infrastructure contributions and discounts on application fees. It is intended that this relief will:

- a. facilitate the establishment and expansion of appropriate rural tourism experiences within the Rural Areas of Ipswich;
- b. provide additional, rural tourism activities in order to attract more visitors to the region; and
- contribute to the economic recovery associated with the impacts of the COVID-19 c. pandemic.

This policy recognises that rural tourism activities are generally small scale in nature and often occur ancillary to a rural activity or farming business while maintaining the primary production or environmental values on the land. Given their rural locality they are also likely to have limited impact on the existing or proposed trunk infrastructure network. The policy also realises the potential opportunities and efficiencies that are realised when existing nonresidential buildings are reused for other purposes, in locations where the necessary

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

infrastructure is generally already provided, and the new use is suitable for the site and its surrounds.

This policy provides a standard approach to incentives for the expansion and establishment of rural tourism uses, and a degree of certainty for applicants, Council and the community regarding the available relief from infrastructure contributions and application fee dispensation in these instances. Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

2. Purpose and Principles

This policy provides incentives for the expansion and establishment of rural tourism activities and related uses in Rural Areas by providing relief from infrastructure contributions and application fee dispensation in cases where an expanded or proposed new use will result in negligible or minimal impact on existing infrastructure networks, and the use is suitable for the site and its surrounds.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing
A Trusted and Leading Organisation

4. Regulatory Authority

Authority for Council to perform this function is determined by s.9 of the Local Government Act (2009) giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

6. Scope

Application of this policy

This policy applies to the expansion of existing and establishment of new rural tourism uses in Rural Areas that require a planning application to be made, assessed and determined by Council pursuant to the Ipswich Planning Scheme. Two forms of relief are provided for:

a) Infrastructure contribution relief

For the establishment of suitable new rural tourism activities in existing non-residential buildings, the existing gross floor area receives 100% relief from the transport infrastructure contributions that are levied by Ipswich City Council and that are applicable for the new use at the time of approval, providing that the proposal does not impose significant additional demand on the existing network.

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

For the expansion of existing or establishment of suitable new rural tourism activities in rural areas, the development receives 100% relief from the public parks and community facilities infrastructure contributions that are levied by Ipswich City Council and that are applicable for the use at the time of approval, providing that the proposal does not impose significant additional demand on the existing network.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges.

Where re-use includes modification of the existing building to provide additional gross floor area, applicable infrastructure contribution requirements continue to apply for the resulting additional gross floor area.

b) Application fee relief

For the expansion of existing or establishment of suitable new rural tourism activities in rural area, the development application fee is discounted by 50% from the prescribed applicable fee pursuant to the current Ipswich City Council Register of Fees & Charges, and Impact Assessable Material Change of Use applications be calculated on the basis of Code Assessment Fees

Eligibility Criteria

In order to be eligible for the infrastructure contribution and application fee relief offered by this policy the proposal is to satisfy the following criteria:

- (1) The proposal is located in the Regional Landscape and Rural Production Area;
- (2) The proposal is for a *Rural Tourism Activity*.
- (3) The proposal is suitable for the site having regard to the character and amenity of the site and its' surrounds;
- (4) The proposal does not impose significant additional demand on existing infrastructure networks;
- (5) The proposal does not give rise to unacceptable impacts through relief being given.

7. Roles and Responsibilities

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 5(a) and 5(b) and recording as set out in Section 7.

8. Key Stakeholders

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular City Design Branch
- Finance Branch

9. Monitoring and Evaluation

Register of Infrastructure Contributions and Credits

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

Fee Variations Register

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

10. Definitions

Definitions of contribution types and other terminology are found in the current Ipswich City Council Planning Scheme and Adopted Infrastructure Charges Resolution.

Rural Areas means land identified as being in the Regional Landscape and Rural Production Area Regional Land Use Category.

Regional Landscape and Rural Production Area is as identified in the *ShapingSEQ 2017, South East Queensland Regional Plan* (August 2017).

Rural Tourism Activity means the use of premises for a tourism activity located in the Rural Areas which is:

- (a) reliant on the tourist trade;
- (b) for a commercial or retail activity, including accommodation for tourists, for the appreciation, conservation or interpretation of animals, agriculture, cultural or heritage value or the natural environment, for entertainment, or a recreation facility for, the general public either paid or unpaid;
- (c) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a); and
- (d) identified in Table 1 Column 3 and are given their ordinary meaning unless defined in the *Planning Act, 2016* or *Planning Regulation, 2017*.

Table 1 - Defined Rural Tourism Activities

Defined Land Use under the <i>Ipswich</i> Planning Scheme 2006	Ipswich Planning Scheme 2006 Land Use Definition	Rural Tourism Activity
Agriculture	The use of premises for the purpose of growing crops (including, fruit, vegetables, trees, turf or flowers) for commercial or business purposes, and when carried on at the same premises, the storage or wholesale distribution of any produce resulting from such activities	Farm experience; Farm stay if in an existing dwelling house.
Animal Husbandry	The use of premises for the non- intensive keeping, breeding, grazing and depasturing of animals, if such use does not normally require the importation of feed. The term does not include the use of premises for "Intensive Animal Husbandry".	Farm experience; Farm stay if in an existing dwelling house.
Business Use	The use of premises for business purposes, including the following— (a) auction depot;	Café; Cake shop;

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

Defined Land Use under the <i>Ipswich</i>	Ipswich Planning Scheme 2006 Land Use Definition	Rural Tourism Activity
Planning Scheme 2006	(b) bulky goods sales; (c) broadcasting station; (d) cafe; (e) cake shop; (f) farm supply outlet; (g) fast food premises; (h) food delivery service; (i) funeral premises; (j) garden centre; (k) hot bread shop; (l) hotel; (m)laundromat; (n) medical centre; (o) non mechanical car wash (p) office; (q) produce/craft market; (r) professional office; (s) restaurant; (t) service station; (u) shop; (v) snack bar; (w) takeaway food premises; (x) vehicle sales premises; or (y) veterinary clinic.	Farm gate, including produce store; Produce/craft market; Shop; Restaurant; Snack bar.
Entertainment Use	The use of premises for entertainment purposes, including the following— (a) amusement parlour; (b) cabaret; (c) cinema; (d) club; (e) concert hall; (f) dance hall; (g) drive in theatre; (h) exhibition; (i) licensed club;	Wedding Facilities, Functions
Home Based Business	The use of premises for a hobby, occupation or business activity as a secondary use in association with a residential use. The term includes a Home Industry.	Farm Stay; Farm tours/ Farm experience and education; Farm gate (produce stall/roadside stall); Product tasting/ sampling; Cooking classes.

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

Defined Land Use under the <i>Ipswich</i> Planning Scheme 2006	Ipswich Planning Scheme 2006 Land Use Definition	Rural Tourism Activity
Recreation Use	The use of premises for recreation purposes, including the following— (a) equestrian and coursing sports; (b) indoor recreation; (c) motor sports; or (d) outdoor recreation. The term includes facilities providing for—	Nature-based Tourism; Eco Tourism; Climbing, walking, riding experiences.
	 (a) the preparation and supply of refreshments to patrons on the premises; (b) car parking; or (c) the social and administrative activities of any organisation associated with the use of the premises. 	
Special Industry	The use of premises for animal and plant products processing, food processing and beverage production activities.	Distillery
Temporary Accommodation	The use of premises for providing short term or temporary accommodation (less than 60 days duration) and related services and facilities for visitors (e.g. a kiosk, amenities, restaurant or a dining room). The term includes the use of premises for: (a) boarding house; (b) camping ground; (c) caravan park; (d) farm stay accommodation; or motel.	Farm Stay; Camping/Glamping; Caravan Park.
Temporary Use	The use of premises for a period not exceeding four (4) weeks over twelve (12) months. The term does not include one-off, irregular or infrequent activities, or temporary entertainment events approved under Local Law No. 3 – Commercial Licensing as determined by Part 2.2.	Farm Event; Food and Wine Festivals.
Tourist Facility	The use of premises primarily for the purpose of providing entertainment, recreation or attractions for the general touring or holidaying public. The term	Self-picking experiences Farm tours/ Farm experience and education;

IPSWICH CITY COUNCIL | Rural Tourism Development Fee Relief Policy

Defined Land Use under the <i>Ipswich</i> Planning Scheme 2006	Ipswich Planning Scheme 2006 Land Use Definition	Rural Tourism Activity
	includes associated short term accommodation or eating facilities.	Farm gate (produce stall/roadside stall); Product tasting/ sampling; Cooking classes.
Wine Making	The use of premises for the making of wine. The term includes the associated use of the premises for storage, sale and distribution of wine, wine tasting, preparation and sale of refreshments or souvenirs and the sale of other products related to the wine industry.	Winery; Wine/food tasting; Winery tour.

11. Policy Owner

The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, Development Planning is responsible for authoring and reviewing this policy.

Attachment 4

Summary of Council Incentives Package 2025

Council Policy	Туре	Percentage Relief	Proposed cap per development	Proposed package cap (4 years)	Previous annual applications received (average 2020 to 2024)	Previous estimated ICN cost (average 2020 to 2024)	Cap notes	Charges relief summary
Not-for-profit Community Organisation Incentives Policy	AICR	100	50,000	2,000,000	7.8	490,000	Based on 500,000 per annum cap in AICR	Provides for approximately 10 developments per annum, with a GFA of approximately 450m sqm (or more) per development dependent on the non-residential use type.
Rural Tourism Incentives Policy	AICR	100	65,000	520,000	1.2	105,000	Based on 130,000 per annum cap in AICR	Provides for approximately 2 developments per annum, with a GFA of approximately 250m sqm (based on the Entertainment use category) and 3 groups of 2 sites Short term accommodation per development.
Adaptive Reuse of Character Buildings Incentives Policy	AICR	100	40,000	480,000	2.8	43,000	Based on 120,000 per annum cap in AICR	Provides for approximately 3 developments per annum based on a maximum GFA of 250 sqm (based on the Entertainment use category).
Hotel and Short-Term Accommodation Incentives Policy	IA	50	Nil	1,000,000	N/A	N/A	Built and commenced by 30 June 2029 (if commencing from 1 July 2025 applies over 4 financial years)	Provides for a total of up to 200 lettable rooms to be delivered with each development to contain a minimum of 50 lettable rooms.
Housing Diversity and Affordability Incentives Policy	IA	Range (50- 100%)	Nil or range (160,000- 265,000)	5,000,000	N/A	N/A	Built and commenced by 30 June 2029 (if commencing from 1 July 2025 applies over 4 financial years)	If delivered by a community housing provider, the overall cap provides for approximately 310 single bedroom dwellings. For a 50 dwelling development, the \$265,000 cap for a community housing provider equates to approximately 25% of the charges cost, and the \$160,000 cap for other entities to provide a diversity of housing, equates to approximately 15% of the charges cost.
Total estimated package value (over 4 y	rears)			\$9,000,000				
Total estimated annual cost				\$2,250,000				
Estimated LGIP annual average charges	revenue to 203	1		\$26,477,788				
Percentage of reveune foregone based	on package (pe	r annum)		8%				