

**AGENDA** 

of the

# **GROWTH AND INFRASTRUCTURE COMMITTEE**

Held in the Council Chambers

2<sup>nd</sup> floor – Council Administration Building

45 Roderick Street

IPSWICH QLD 4305

On Tuesday, 18 June 2019
At 9.30 am or 10 minutes after the conclusion of the Economic Development
Committee whichever is sooner.

MEMBERS OF THE GROWTH AND	D INFRASTRUCTURE COMMITTEE
Interim Administrator	
Greg Chemello (Chairperson)	

## **GROWTH AND INFRASTRUCTURE COMMITTEE AGENDA**

# 9.30 am or 10 minutes after the conclusion of the Economic Development Committee whichever is sooner, on **Tuesday**, 18 June 2019

## **Council Chambers**

Item No.	Item Title	
1	Road Maintenance Performance Contract 2019–2020	8
2	Proposed Ipswich Adopted Infrastructure Charges Resolution	32
	(No. 1) 2019	
3	Exercise Of Delegation Report	184
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5	5 Acquisition of Drainage Easement for the Burnett Street, Sadliers	
	Crossing Stormwater Upgrade Project	
6	6 Surrender and Grant of Lease for Telecommunications Purposes	
	from 3GIS Pty Ltd to Vodafone Network Pty Limited located at	
61A Summit Drive, Springfield Lakes		
7	7 **Proposed New Lease for Telecommunications Purposes to	
	Optus Mobile Pty Limited located at 102 Champions Way,	
	Willowbank	

<sup>\*\*</sup> Item includes confidential papers

#### **GROWTH AND INFRASTRUCTURE COMMITTEE NO. 6**

#### **18 JUNE 2019**

#### **AGENDA**

#### 1. ROAD MAINTENANCE PERFORMANCE CONTRACT 2019–2020

With reference to a report concerning the implementation of the Road Maintenance Performance Contract (RMPC) for financial year 2019–2020 between Ipswich City Council (ICC) and the Department of Transport and Main Roads (DTMR). ICC have delivered this contract for the past 23 years primarily based through a sole invitee arrangement. ICC acts as the contractor providing a stewardship role for the road network on behalf of DTMR. Proposed funding for this financial year is \$3,124,372.00 (Excl. GST).

#### **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) enter into a contract with the Department of Transport and Main Roads for the 2019-2020 Road Maintenance Performance Contract for the sum of three million one hundred and twenty four thousand three hundred and seventy two dollars excluding GST (\$3,124,372.00) for a period of 12 months.
- B. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

# 2. <u>PROPOSED IPSWICH ADOPTED INFRASTRUCTURE CHARGES RESOLUTION</u> (NO. 1) 2019

With reference to a report concerning the adoption of the proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019 to replace the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

A. That Council (Interim Administrator of Ipswich City Council) adopt the Adopted Infrastructure Charges Resolution as detailed in Attachment 2 - Proposed Adopted Infrastructure Charges Resolution of the Strategic Planning Manager's report

dated 30 May 2019 pursuant to s113 of the *Planning Act 2016* as the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019.

B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with giving effect to the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019, including uploading the resolution on the Council website on 1 July 2019.

#### 3. <u>EXERCISE OF DELEGATION REPORT</u>

With reference to a report concerning applications that have been determined by delegated authority for the period 3 May 2019 to 4 June 2019.

#### RECOMMENDATION

That the report be received and the contents noted.

#### 4. COURT ACTION STATUS REPORT

With reference to a report concerning the status of outstanding court actions.

#### **RECOMMENDATION**

That the report be received and the contents noted.

# 5. <u>ACQUISITION OF DRAINAGE EASEMENT FOR THE BURNETT STREET, SADLIERS CROSSING STORMWATER UPGRADE PROJECT</u>

With reference to a report concerning the acquisition of easements for drainage purposes for the Burnett Street, Sadliers Crossing Stormwater Upgrade Project (The "Project").

#### **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) having duly considered this report dated 29 May 2019, be of the opinion that the following properties (shown in Attachments 1-3) ('the land') require an easement for drainage purposes:
  - a. Part of Lot 7 on SP235405, 14 Francis Lane, Sadliers Crossing
  - b. Part of Lot 2 on RP3106, 26 Burnett Street, Sadliers Crossing

- c. Part of Lot 1 on RP3106, 27 Burnett Street, Sadliers Crossing
- B. That Council (Interim Administrator of Ipswich City Council) exercise its power as a "constructing authority" under the *Acquisition of Land Act 1967* and acquire the easements, (as described in Recommendation A of this report dated 29 May 2019) for drainage purposes.
- C. That the Chief Executive Officer be authorised to negotiate compensation and perform any other matters, arising out of the *Acquisition of Land Act 1967* or otherwise, and to do any other acts necessary to implement Council's decision to acquire this land in accordance with section 13(3) of the *Local Government Act 2009*.
- 6. SURRENDER AND GRANT OF LEASE FOR TELECOMMUNICATIONS PURPOSES FROM 3GIS PTY LTD TO VODAFONE NETWORK PTY LIMITED LOCATED AT 61A SUMMIT DRIVE, SPRINGFIELD LAKES

With reference to a report concerning a proposal from Vodafone Network Pty Limited (Vodafone) to surrender an existing lease with 3GIS Pty Ltd (3GIS) and enter into a new lease with Vodafone to accommodate the existing tower and equipment shelter over Council freehold land located at 61A Summit Drive, Springfield Lakes, described as part of Lot 1 on SP197460.

#### **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) accept the offer by Vodafone Network Pty Limited ("the Lessee") to surrender the leased interests for 3GIS Pty Ltd located at 61A Summit Drive, Springfield Lakes and described as part of Lot 1 on SP197460 ("the land").
- B. That pursuant to section 236(2) of the Local Government Regulation 2012 (the Regulation) the exception referred to in section 236(1)(c)(iii) of the Regulation applies to Council on the disposal of the lease interest located at 61 Summit Drive, Springfield Lakes and described as part of Lot 1 on SP197460, by way of a new lease arrangement between Council and Vodafone Network Pty Limited for telecommunication purposes on the basis of disposal for the following terms:
  - QA lease for a term of 10 years commencing 1 July 2019.
- C. That Council (Interim Administrator of Ipswich City Council) enter into a new lease with Vodafone Network Pty Limited for a 10 year term commencing on 1 July 2019 at a commencing annual rent of \$26,937.84 (plus GST) with an annual indexation of 5%.
- D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the surrender and proposed new lease arrangement as detailed in

Recommendations A, B and C of the report by the Property Officer dated 28 May 2019 and do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

7. \*\*PROPOSED NEW LEASE FOR TELECOMMUNICATIONS PURPOSES TO OPTUS
MOBILE PTY LIMITED LOCATED AT 102 CHAMPIONS WAY, WILLOWBANK

With reference to a report concerning a proposal from Optus Mobile Pty Limited (Optus) for a new lease to accommodate the Optus equipment shelter over Council freehold land located at 102 Champions Way, Willowbank, described as part of Lot 1 on SP308694.

#### **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That pursuant to section 236(2) of the Local Government Regulation 2012 (the Regulation) the exception referred to in section 236(1)(c)(iii)and of the Regulation applies to Council on the disposal of the lease interest located at 102 Champions Way, Willowbank and described as part of Lot 1 on SP308694, by way of a new lease arrangement between Council and Optus Mobile Pty Limited for telecommunication purposes on the basis of disposal for the following terms:
  - 1. A lease for a term of 8 years commencing 1 July 2019.
- B. That Council (Interim Administrator of Ipswich City Council) enter into a new lease with Optus Mobile Pty Limited for an 8 year term commencing on 1 July 2019 at a commencing annual rent of \$12,000 plus GST with an annual indexation of 2.5%.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the proposed new lease arrangement as detailed in Recommendations A and B of the report by the Property Officer dated 27 May 2019 and do any other acts necessary to implement Council's decision in accordance with section 13(3) of the Local Government Act 2009.

and any other items as considered necessary.

<sup>\*\*</sup> Item includes confidential papers

Doc ID No: A5506501

ITEM: 1

SUBJECT: ROAD MAINTENANCE PERFORMANCE CONTRACT 2019–2020

AUTHOR: TECHNICAL OFFICER (MAINTENANCE PLANNING)

DATE: 9 MAY 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning the implementation of the Road Maintenance Performance Contract (RMPC) for financial year 2019–2020 between Ipswich City Council (ICC) and the Department of Transport and Main Roads (DTMR). ICC have delivered this contract for the past 23 years primarily based through a sole invitee arrangement. ICC acts as the contractor providing a stewardship role for the road network on behalf of DTMR. Proposed funding for this financial year is \$3,124,372.00 (Excl. GST).

#### **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) enter into a contract with the Department of Transport and Main Roads for the 2019-2020 Road Maintenance Performance Contract for the sum of three million one hundred and twenty four thousand three hundred and seventy two dollars excluding GST (\$3,124,372.00) for a period of 12 months.
- B. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

#### **RELATED PARTIES**

This contract is a cost-sharing agreement between Ipswich City Council (contractor) and the State of Queensland Department of Transport and Main Roads (principal).

#### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

#### **PURPOSE OF REPORT/BACKGROUND**

The RMPC is a contract for routine maintenance activities carried out on state-controlled roads within the boundaries of the Ipswich Council region. The road network outline is tabled below.

Road Section Name +	Through Start Distance	Through Distance End	Length (kms)
Ipswich-Boonah Road	0.000	11.477	11.477
Karrabin-Rosewood Road	0.000	14.76	14.76
Ipswich-Cunningham Highway Connection Road	7.3	14.89	7.59
Ipswich Warrego Highway Connection Road	0.000	7.5	7.5
Rosewood-Marburg Road	0.000	10.52	10.52
Ipswich-Rosewood Road	0.000	12.83	12.83
Haigslea-Amberley Road	0.000	9.42	9.42
Rosewood-Warrill View Road	0.000	10.12	10.12
Rosewood-Laidley Road	0.000	18.89	18.89
River Road	0.000	0.98	0.98
Centenary Highway (Springfield Link Pedestrian Bridge)	20.87	20.87	N/A
Riverview-Moggill Ferry Road	0.000	2.52	2.52

Table A: Road Network

Routine maintenance activities covers all civil aspects of routine maintenance as well as maintaining green space areas.

Both DTMR and Council are responsible for a safe environment for the road user whilst integrating environmental considerations in line with the value for money objectives outlined in the Queensland Procurement Policy.

Road user satisfaction and public expectation are important drivers for the RMPC. It is essential that current specific assessment on the road network is measured and that feedback and information can be provided to the road user when required.

#### FINANCIAL/RESOURCE IMPLICATIONS

In the field, both day labour and contract resources are being employed to undertake the routine maintenance operations. Typically ICC have one (1) gang dedicated solely to the state-controlled network as well as numerous contractors undertaking activities ranging from pavement repairs to mowing grass. Other day labour crews are utilised at different times where necessary. In the Council office there are two (2) full time officers employed to

manage the RMPC. The RMPC is an important contract that ensures Council maintains a viable workforce and equipment resourcing level whilst maintaining the skills necessary to perform necessary tasks. Whilst the proposed funding for 2019-2020 is generally an index growth from previous contract, it is essentially governed by a backlog of defect work as well as a joint assessment road report submitted and approved by DTMR.

#### RISK MANAGEMENT IMPLICATIONS

The continuing support of the RMPC contract allows TMR to obtain best value in expenditure of maintenance funds on the state-controlled road network as well as providing quick resourcing assistance to TMR following any incident or natural disaster. Overall the RMPC allows Council to provide a professional cost effective service maintenance operation on the state-controlled network.

The risk of no contract would be borne out to the community with possible slower response time, higher costs and lack of engagement with the community. Historical evidence suggests that the engagement of Council for DTMR to undertake routine maintenance on the state-controlled network is well received and supported.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Transport Operations (Road Use Management) Act 1995

#### **COMMUNITY AND OTHER CONSULTATION**

The funding is controlled and approved via the State Government. Council's primary role is as network steward managing and operating within the realms of the contract.

No other consultation required.

#### **CONCLUSION**

The RMPC is a benefit to the whole community ensuring the road network is maintained to a high level of service. It also allows smooth and efficient integration with Council roads which compliments the whole environment for the road user. The RMPC provides a consolidated document for which Ipswich City Council can apply an equitable and consistent approach to road network maintenance.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Road Maintenance and Performance Contract 2019\_2020 U

Cameron Hoger

#### **TECHNICAL OFFICER (MAINTENANCE PLANNING)**

I concur with the recommendations contained in this report.

Colin Russ

#### PRINCIPAL OFFICER (ROADS AND DRAINAGE)

I concur with the recommendations contained in this report.

David Baker

#### **CITY MAINTENANCE MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT** 

"Together, we proudly enhance the quality of life for our community"

# **Conditional Agreement**

## RMPC Sole Invitee



#### C6094

Agreement Between		Invitation Number		CN - 11662			
Ipswich City Council				District		Metropolita	an
referr	ed to as the <b>Contractor</b> , and			,			
ı	State of Queensland through Queensland rtment of Transport & Main Roads		_	Ra	tified k	oy (√ if require	ed)
referr	ed to as the <b>Principal</b>		Principal	✓		Contractor	
Reci	Recitals						
The Principal invited the Contractor to offer to perform the road maintenance services in accordance with the Contract Documents.							
2	The Contractor has offered to carry out the reaccordance with the Contract Documents.	oad mainte	nance services in				
Payment under the Contract will be part Schedule of Rates / Part Lump Sum / Part Provisional Sum with a Total Contract Amount of \$3,124,372.00					0		
and a Total GST Amount of						\$312,437.20	
4	Does the Queensland Code and Queensland	d Guidelines	s apply			Yes	
5	The Contract Period will be from	1/7/19	to 30/6/20	W	vith	1	years
	guaranteed renewal period (subject to Clause	e 4.3 of Ge	neral Conditions).				
Agre	ement						
Sub	ject to any required ratification of this Agreement w	rithin 2	days of the d	ate of this C	ondition	al Agreement, b	ooth
the Pr Agree	incipal and the Contractor agree that they will comp ment.	oly with all the	e conditions and ma	atters as set	out or re	asonably inferr	ed in this
	ontractor agrees that it will not commence road maine Principal or, alternatively, until the start date of the			eives a notic	e of Rati	fication (where	required)
Auth	orisation						
For ti	ne Contractor						
Name	/Position		Signature		ı	Date	
David	David Farmer, Chief Executive Officer						
For t	For the Principal						
Name	/Position		Signature			Date	
Patrio	ck Dennehy, Regional Director (Metro)						

Road Maintenance Performance Contract, Transport and Main Roads, September 2018

# **Conditional Agreement**

RMPC Sole Invitee



C6094

List of Contract Documents Invitation Number CN - 11662

A. This Conditional Agreement dated

1-Jul-19

#### B. Documents to be completed by the Contractor

Description	Identification	Description	Identification	
Schedule Summary	C6084.1	Minor Works Schedule(s) (if applicable)	C6084.3	
Network Schedule 1	C6084.2	Network Schedule 2	C6084.2	
Standing Offer Rates	C6086	Daywork Schedule	C6087	
Programmed Expenditure Flow for Network 1	. I C6088 I		C6088	
Intervention Levels / Response Time Schedule for Network 1	C6095	Intervention Levels / Response Time Schedule for Network 2	C6095	
Queensland Code Compliance	C7810.S6 (available under TIC or MIC documents)	Environmental Plan		
Quality Plan		Safety Plan		
Implementation Plan for Evidence	C6089			

### C. Documents that apply directly

Description	Identification	Description	Identification
Invitation to Offer (C6081)	C6081 April 2015		
General Conditions (C6083)	C6083 September 2018		

#### D. Documents incorporated by Reference

Description Identification		Description	Identification
Standard Specifications		Road Maintenance Performance Contract - Sole Invitee (Manual)	September 2018
The Roads & Transport Alliance	nsport Alliance 2013/18 or current Routine Maintenance Gu		November 2017
Mutual Obligation Agreement (if		Manual of Uniform Traffic Control	Latest version as
applicable)		Devices	published on TMR

Road Maintenance Performance Contract, Transport and Main Roads, September 2018

#### RMPC Sole Invitee Queensland Government C6094 Contractor's Details **Invitation Number** CN - 11662 To be completed by the Offerer TMR Service Delivery Unit Local Government Name (Full Name in Block Letters) **Ipswich City Council** of Street Address 50 South Street, Ipswich Qld 4305 Postal Address PO Box 191, Ipswich Qld 4305 Contractor's Delegate Name Telephone Number Colin.Russ@ipswich.qld Colin Russ 07 3810 7887 gov.au Insurance Workers Compensation Policy Number Expiry Date Policy Number Local Government Workcare 31/05/2019 SE100000017 **Public Liability** Insured Amount Insurer/Policy Number Expiry Date Insurer/Policy Number Jardine Lloyd \$600,000,000.00 30/06/2019 Thompson Pty Ltd IPSW000083 Professional Indemnity **Insured Amount** Insurer/Policy Number Expiry Date Insurer/Policy Number Qld Local Government 30/06/2019 \$600,000,000.00 Mutual Liability Pool IPSWIC000083

Note: Public Liability and Professional Indemnity Insurance not required where the Contractor is a TMR Service Delivery Unit.

The Department of Transport and Main Roads collects personal information on this form so that you may execute the contract for and on behalf of the contractor. The information on this form is accessible by authorised departmental officers and third parties engaged to administer the contract or resolve disputes who will not disclose your personal details to a third party without your consent unless required to do so by law.

## **Conditional Agreement**

RMPC Sole Invitee



#### C6094

Details of Network Invitation Number CN - 11662

#### 1. National Highways

Road Section No.	Road Section Name †	Through Start Distance	Through Distance End	Length (kms)	Applied to Schedule Nos.

<sup>†</sup> If parts of the Network are to be excluded, this should be noted here.

#### 2. Other State Controlled Roads

Road Section No.	Road Section Name †	Through Start Distance	Through Distance End	Length (kms)	Applied to Schedule Nos.
211	Ipswich-Boonah Road	0.000	11.477	11.477	215,234
3002	Karrabin-Rosewood Road	0.000	14.76	14.76	215,234
301	Ipswich-Cunningham Highway Connection Road	7.3	14.89	7.59	215,234
302	Ipswich Warrego Highway Connection Road	0.000	7.5	7.5	215,234
303	Rosewood-Marburg Road	0.000	10.52	10.52	215,234
304	Ipswich-Rosewood Road	0.000	12.83	12.83	215,234
3041	Haigslea-Amberley Road	0.000	9.42	9.42	215,234
305	Rosewood-Warrill View Road	0.000	10.12	10.12	215,234
308	Rosewood-Laidley Road	0.000	18.89	18.89	215,234
309	River Road	0.000	0.95	0.95	215,234
910	Centenary Highway (Springfield Link Pedestrian Bridge)	20.87	20.87	N/A	215
916	Riverview-Moggill Ferry Road	0.000	2.52	2.52	215,234

<sup>†</sup> If parts of the Network are to be excluded, this should be noted here.

#### **Principal Details**

#### Name

Patrick Dennehy, Regional Director (Metro)	

Street Address/Postal Address (if different)	Progress Claim/Electronic File Transfer Address (if different)
Floor 20	PO Box 70
313 Adelaide Street	Spring Hill QLD 4000
Brisbane City QLD 4000	
I .	

#### Principal's Delegate

Name	Telephone No.	Email
Jeffrey Weeks - Manager (Delivery)	(07) 3066 9172	Jeffrey.J.Weeks@tmr.qld.gov.au

Road Maintenance Performance Contract, Department of Transport and Main Roads, September 2018

Schedule Summary RMPC Sole Invitee		Queensland Government					
C6084.1							
		Invitation Number		CN - 11662			
		District	ı	Metropolitan			
Summary of Schedules	$\neg$	Funding Element	Sch. #	Sch. Total			
Fund Category 1							
(National Highways)							
Fund Category Total \$0			\$	0			
		Funding Element	Sch.#	Sch. Total			
Fund Category 2	!	15	215	3,064,372.00			
(Other State-Controlled Roads)		34	234	60,000.00			
Fund Category Total \$3,124,372			\$	3,124,372.00			
	R	outine Maintenance Total	\$				
Additional Minor Works		!					
Minor Works Schedule(s) National Highways		pages A	\$				
Minor Works Schedule(s) (Other State-Controlled Roads)		pages B	\$				
		Total Contract Amount	\$	3,124,372.00			
		Total GST Tax Amount	\$	312,437.20			
Authorisation							
Name David Farmer	$\neg$	Position Chief Executive Officer	Inquist	City Council			
Daviu raililei		Chief Executive Officer -	ihamicu	City Council			
Signature		Date					

Road Maintenance Performance Contract, Transport and Main Roads

ı	Gover	nment Use Only
	3PCM Contract ID	CN-11662
	3PCM Project ID	12976

## Network Schedule RMPC Sole Invitee

Queensland Government

C6084.2

	Fund Category	2	]	Invitation	n Number	CN	- 11662			
	National Highway				District	Met	ropolitan			
	2. Other State Controlled Roads		_					ı		
	Funding Element*	15		Schedule	Number	215				
	* Activities in each Schedule will bill to one Funding	Element	only. Refer	to the RMP	C Activities	Mapped to	o Elements docu	ıment.		
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #		
			\$ с		+%	-%				
Amount carried forward from page (where applicable)										
		<u>Pave</u>	ment							
101	Edge Repair (Manual)	t	1,040.00	3	100	100	\$3,120.00	15		
105	Pothole Patching	t	1,760.00	25	100	100	\$44,000.00	15		
110	Surface Correction with Premix/Asphalt (Manual)	t	1,170.00	120	100	100	\$140,400.00	15		
120.01	Fill Crack -Day shift	Litre	35.00	3,000	100	100	\$105,000.00	15		
120.02	Fill Crack - Night shift	Litre	80.00	150	100	100	\$12,000.00	15		
120.03	Fill Crack - Weekend shift	Litre	80.00	150	100	100	\$12,000.00	15		
142	Emergency Temporary Pavement Repairs	t	900.00	10	100	100	\$9,000.00	15		
143.01	Pavement Repairs Mechanical (Minor) - Day shift	m2	220.00	6,000	100	100	\$1,320,000.00	15		
143.02	Pavement Repairs Mechanical (Minor) - Night shift	m2	245.00	100	100	100	\$24,500.00	15		
143.03	Pavement Repairs Mechanical (Minor) - Weekend shift	m2	245.00	100	100	100	\$24,500.00	15		
157.01	Excavate and Replace Asphalt - Day shift	t	950.00	250	100	100	\$237,500.00	15		
157.02	Excavate and Replace Asphalt - Night shift	t	1,050.00	10	100	100	\$10,500.00	15		
157.03	Excavate and Replace Asphalt - Weekend shift	t	1,050.00	10	100	100	\$10,500.00	15		
				Total / 0	Carried Fo	rward	\$1,953,020.00			
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$3,064,372			
	Lower Limit		Nil			,		•		
Authorisat	ion									
Name			1	Position				1		
David Farn	ner			Chief Exec	utive Offic	er - Ipswic	ch City Council			
Signature			1	Date						
			]							

Go	vernment Use Only
3PCM Contract ID	CN-11662
3PCM Project ID	12976

#### Network Schedule RMPC Sole Invitee

# Queensland Government

RMPC	Sole Invitee			ę	3947			
C6084.2								
	Fund Category	2	]	Invitatio	n Number		CN - 11662	
	1. National Highway			District Metropolitan				
	2. Other State Controlled Roads		_					1
	Funding Element*	15	]	Schedul	e Number	215		
	* Activities in each Schedule will bill to one Funding	Element o	⊔ nly. Referto	the RMPC A	ctivities Ma	pped to El	ı ements document.	
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
	•	Amount	carried forwa	rd from previ	ous page		\$1,953,020.00	
		Sho	ulder Work	<u>is</u>				•
215	Light Shoulder Grade Rural	Sh.km (side)	6,020.00	5	100	100	\$30,100.00	15
		Sh.km						
216	Heavy Shoulder Grade Rural	(side) Drai	8,000.00 nage Work		100	100	\$160,000.00	15
		<u>     </u>		<u> </u>	Ι			
305.01	Clean Surface Drain - minor (<20m)	m	110.00	200	100	100	\$22,000.00	15
305.02	Clean Surface Drain - major (>20m)	m	90.00	2,000	100	100	\$180,000.00	15
306	Repair/Replace Concrete slabs, paving blocks, kerbs or dykes	m2	500.00	25	100	100	\$12,500.00	15
321	Clean Culverts Pipes and Pits-Minor	P.S.	1.00	65,000	100	100	\$65,000.00	15
322	Clean Culverts Pipes and Pits-Major	m3	150.00	300	100	100	\$45,000.00	15
323.01	Repair Concrete Culverts Pipes and Pits-Major	P.S.	1.00	55,000	100	100	\$55,000.00	15
323.02	Repair Concrete Culverts Pipes and Pits-conversion to bike safe grates	P.S.	1.00	5,000	100	100	\$5,000.00	15
							\$2,527,620.00	
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$3,064,372	
	Lower Limit		Nil		1			•
Authorisat	tion				-			
Name			1	Position				1
David Farr	mer			Chief Even	ıtive Offic	er - Inowia	h City Council	
Signature			1	Date	MAC OUIC	cı - ıpswic	n ony countri	I
Jiginature			]	Date		]		

Government Use Only					
3PCM Contract ID	CN-11662				
3PCM Project ID	12976				

# Network Schedule

RMPC Sole Invitee

Signature



C6084.2	Fund Category	2	]	Invitatio	n Number	CN	I - 11662	
	4. National Highway		1		District	Mat	ron eliten	
	National Highway     Other State Controlled Roads				DISTRICT	Wet	ropolitan	
	Funding Element*	15	1	Schedul	e Number	215		
	* Activities in each Schedule will bill to one Funding		] only Refer		l		Elements docur	nent
	, tearning in each conceane will bill to one i analing	Liement	omy. recici	to the ram c	71011711100	mapped to	Liements doed	
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
		Amount o	carried forw	ard from pre	vious page	:	\$2,527,620.00	15
		Road	<u>dside</u>					
401	Tractor Slashing-Rural	ha	350.00	300	100	100	\$105,000.00	15
406	Herbicide spot spraying	P.S.	1.00	65,000	100	100	\$65,000.00	15
419	Other Vegetation Control Work	P.S.	1.00	50,000	100	100	\$50,000.00	15
420	Roadside Litter Collection-Rural	P.S.	1.00	40,000	100	100	\$40,000.00	15
422	Graffiti Removal	m2	350.00	35	100	100	\$12,250.00	15
429	Other Roadside Works	P.S.	1.00	15,000	100	100	\$15,000.00	15
							\$2,814,870.00	
	If Multiple Schedule Upper Limit		Nil		Natural	Schedule	\$3,064,372	
	Lower Limit		Nil		Network	Scriedule	\$3,064,372	
Authorisati Name			1411	Position	ı			
David Farm	ner			Chief Exec	utive Offic	er - Ipswi	ch City Council	

Date

Government Use Only					
3PCM Contract ID	CN-11662				
3PCM Project ID	12976				

# Network Schedule

RMPC Sole Invitee

Queensland Government

C6084.2

Fund Category	2	Invitation Number	CN - 11662
1. National Highway		District	Metropolitan
2. Other State Controlled Roads			
Funding Element*	15	Schedule Number	215

<sup>\*</sup> Activities in each Schedule will bill to one Funding Element only. Refer to the RMPC Activities Mapped to Elements document.

Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
		Amount (	carried forw	ard from pre	vious page	9	\$2,814,870.00	15
		Road F	<u>urniture</u>					
502.01	Repair/Replace Sign Type C	Each	900.00	10	100	100	\$9,000.00	15
502.02	Repair/Replace Sign Type B	Each	275.00	30	100	100	\$8,250.00	15
502.03	Repair/Replace Sign Type A	Each	325.00	30	100	100	\$9,750.00	15
502.04	Straighten Post and Sign	Each	145.00	75	100	100	\$10,875.00	15
506	Repair Guide Signs	P.S.	1.00	55,000	100	100	\$55,000.00	15
514	Repair Guide Posts	Each	12.00	1,700	100	100	\$20,400.00	15
515	Replace Guide Markers Standard	Each	50.00	500	100	100	\$25,000.00	15
519	Other Road Guide Post & Marker work	Each	40.00	40	100	100	\$1,600.00	15
							\$2,954,745.00	
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$3,064,372	
Authorisat Iame	Lower Limit tion		Nil	Position				
David Farmer Chief Executive Officer - Ipswich City Counc			ch City Council					
ignature			1	Date		1		

Government Use Only					
3PCM Contract ID	CN-11662				
3PCM Project ID	12976				

# Network Schedule

RMPC Sole Invitee



C6084.2

Signature

	Fund Category 2 Invitation Number		er CN - 11662					
	1. National Highway				District	Met	ropolitan	
	2. Other State Controlled Roads		_					l
	Funding Element*	15		Schedul	e Number	215		
	* Activities in each Schedule will bill to one Funding	Element	only. Refer	to the RMP0	Activities	Mapped to	Elements docur	ment.
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
		Amount (	carried forw	ard from pre	vious page	:	\$2,954,745.00	15
		Road F	<u>urniture</u>					
522	Repair or Replace Guardrail, Barrier Furniture	P.S.	1.00	55,000	100	100	\$55,000.00	15
		Stru	cture					
859	Bridgework General	P.S.	1.00	24,627	100	100	\$24,627.00	15
		Over	heads					
901	Maintenance Requirement Assessment-Backlogger	P.S.	1.00	25,000	100	100	\$25,000.00	15
908	Implementation, monitoring, and maintaining cultural heritage plan	P.S.	1.00	2,000	100	100	\$2,000.00	15
911	Implementation, monitoring, updating enviro.mgmt plan	P.S.	1.00	3,000	100	100	\$3,000.00	15
							\$3,064,372.00	
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$3,064,372	
	Lower Limit		Nil			l		I
Authorisat Name	tion			Position	-			
David Farm	ner				utive Offic	er - Ipswid	ch City Council	

Date

Government Use Only				
3PCM Contract ID	CN-11662			
3PCM Project ID	12976			

	<b>rk Schedule</b> Sole Invitee			,	Qu	eensland	I Government	
C6084.2								
	Fund Category	2	]	Invitation	n Number	CN	I - 11662	
	1. National Highway				District	Met	ropolitan	
	2. Other State Controlled Roads							
	Funding Element*	34		Schedule	e Number	234		
	* Activities in each Schedule will bill to one Funding E	lement o	u nly. Refer to	the RMPC A	ctivities M	apped to El	ements documer	nt.
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
				ard from prev	ious page			
		Elem	ent 34					
450	Emergency Call Outs	P.S.	1.0	30,000			\$30,000.00	34
950	Damage Recovery	P.S.	1.0	30,000			\$30,000.00	34
			1				\$60,000.00	
					1	ı		
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$60,000	
Authorisat	Lower Limit ion		Nil					
Name			1	Position				
David Farn	ner			Chief Execu	utive Offic	er - Ipswic	h City Council	
Signature				Date				
			]					
			_			I		

Gover	nment Use Only
3PCM Contract ID	CN-11662
3PCM Project ID	12976

Network Schedule RMPC Sole Invitee  Queensland Government								
C6084.2								
	Fund Category	2	]	Invitation	n Number	CN	I - 11662	
	1. National Highway				District	Met	ropolitan	
	2. Other State Controlled Roads		1					
	Funding Element*	5		Schedul	e Number			
	* Activities in each Schedule will bill to one Funding E	lement or	nly. Refer to	the RMPC A	ctivities M	apped to El	ements documer	nt.
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
		Amount o	arried forwa	ard from prev	ious page			
		Elem	ent 5					
460	Management of Declared Plants	P.S.	1.00	0	100	100	\$0	5
							\$0.00	
					1			
	If Multiple Schedule Upper Limit		Nil		Network	Schedule	\$0	
Authorisati	Lower Limit on		Nil					
Name			1	Position				
David Farm	ner			Chief Execu	utive Offic	er - Ipswic	h City Council	
Signature			_	Date				
			,					

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	Gover	nment Use Only
	3PCM Contract ID	CN-11662
Г	3PCM Project ID	12976

	r <b>k Schedule</b> Sole Invitee			,	Qu	eensland	I Government	
C6084.2								
	Fund Category	2		Invitation	n Number	CN	l - 11662	
	1. National Highway				District	Met	ropolitan	
	2. Other State Controlled Roads		,					
	Funding Element*	6		Schedule	e Number			
	* Activities in each Schedule will bill to one Funding E	lement or	ily. Refer to	the RMPC A	ctivities M	apped to E	lements documer	nt.
Activity	Description of Activity	Unit	Unit Rate	Estimated Quantity	Discre	tionary	Extended Amount (\$)	Element #
			\$ c		+%	-%		
		Amount o	arried forwa	ard from prev	ious page			
		Elem	ent 6					
415	Roadside Burn off	P.S.	1.00	0	100	100	\$0	6
							\$0.00	
	If Multiple Schedule Upper Limit		Nil		Maturark	Schedule		
	Lower Limit		Nil		Network	Scriedule		
Authorisati			1411		I			
Name			1	Position				
David Farm	ner			Chief Exect	πive Offic	er - Ipswic	h City Council	
Signature				Date				
						ı		

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Governmen	it Use Only
3PCM Contract ID	CN-11662
3PCM Project ID	12976

#### Minor Works Schedule RMPC Sole Invitee



C6084.3							
Note: This	form can only be used where the Contractor has sok	e invitee sta		here best value	is demonstrated		1
		_	WIIIOI	WOIKS JOD NO.			
Road No.	All			District	Metro	opolitan	
Location				]			
	Funding Element*			Sci	nedule Number		]
	* Activities in each Schedule will bill to one Funding	Element or	nly. Refer	to the RMPC Ac	tivities Mapped t	o Elements docur	nent.
Activity/	Description of Activity/Item	Unit	Unit	Estimated	Discretionary	Extended	
Item No.	Description of Activity/item	Oiiii	Rate	Quantity	Change	Amount (\$)	Element #
	Amount carried forware	d from page	\$ c (where a	pplicable)			
	Principal Reserve	P.S.	1.00	0	100	0	
						0	
						0	
						0	
						0	
						0	
						0	
						0	
						0	
						0	
				Minor Works 5	Schedule Total	0	
Note: Sche	dule Total for any Contract Period not to exceed \$15	50,000.00					J
Principal's	Materials and/or Works						
Materials 9	Supplied and/or Work Carried Out by the Principa	ıl			Unit	Quantity Estimated	
							]
							1
Designer (	where design is required)						1
Engineer re	sponsible for Certificate of Design		1	Position/RPEQ	Certificate Numbe	er	1
Signature			1	Date			

# **Standing Offer Rates**

RMPC Sole Invitee



C6086

C0000		Invitation Number	CN	- 11662
		District	Metr	opolitan
Activity/ Item No.	Description	n	Unit	Rate (\$)
141	Temporary Pavement Repairs (Mechanical)		m2	1,230.00
504	Cleaning Signs		Each	\$75.00
620	Inductive loops - Repair minor dan	nage	Each	\$1,650.00
427	Maintenance of Cultural Heritage	Sites	m	\$500.00
430	Services Restoration		Prov	\$1.00
130	Surface Sweeping		m2	\$2.00
	cluded in the Network Schedule(s) or the riation or required due to a Reallocation			
Authorisation	1	David:		
Name David Farmer		Position  Chief Executive	e Officer - Ipswi	ch City Council
Signature		Date	· · · · · · · · · · · · · · · · · · ·	
				]

Road Maintenance Performance Contract, Transport and Main Roads, September 2018

#### Daywork Schedule RMPC Sole Invitee



#### C6087

The Tenderer's attention is directed to the Invitation to Offer document and General Conditions of Contract. The following rates shall apply to Daywork performed in accordance with the General Conditions.

Labour Daywork Rates: The rates provided below must include and will be deemed to include all employment costs including, without limitation, all wages, salaries, leave allowances, bonuses, site mobilisation and disability allowances, workers' compensation insurance premiums, payroll tax, fringe benefit tax, superannuation costs, travelling and accommodation costs, on-site and off-site overheads, administrative costs site supervision establishment costs attendance and profit

administrative costs, site supervision, establishment costs, attendance and profit.

Plant Daywork Rates: The rates provided below must include and will be deemed to include all operation and maintenance costs (including operator's cost outlined as per labour rates above), all necessary safety equipment, overheads, administrative costs, site supervision, attendance and profit.

Please include mobilisation and demobilisation cost for light machineries and heavy machinaries rate (\$/km) as two seperate line items.

Invitation Number CN - 11662

District Metropolitan

Reference No.	Description	Unit	Daywork Rate (\$)	Stand-down Rate (\$)
1	Routine Maintenance Superintendent & Vehicle	Hour	\$74.00	
2	District Technical Officer (vehicle not included)	Hour	\$73.00	
3	Labourer	Hour	\$47.00	
4	Concrete Finisher/Kerbmaker	Hour	\$47.00	
5	Crew Leader	Hour	\$51.00	
6	Backhoe (including operator)	Hour	\$95.00	
7	Kerbmaker	Hour	N/A	
8	Loader (including operator)	Hour	\$105.00	
9	Loader - Skid Steer (including operator)	Hour	\$96.00	
10	Profiler Attachments	Hour	N/A	
11	Franner Crane (including operator)	Hour	N/A	
12	Line Marker	Hour	\$55.00	
13	Concrete Cutter	Hour	\$0.60	
14	Post Hole Borer	Hour	N/A	
15	Herbicide Spray Unit	Hour	\$0.60	

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Any applicable stand-down rates should be included.

 Plant and equipment rates should include all relevant operator costs, including site allowance, mobilisation costs, travelling, fuel and servicing costs.

Before executing the daywork activities prior agreement need to be made with the Principal.

Authorisation	
Name	Position
David Farmer	Chief Executive Officer - Ipswich City Council
Signature	Date

Road Maintenance Performance Contract, Transport and Main Roads

September 2018

# Daywork Schedule

RMPC Sole Invitee



C6087

**Invitation Number** 

CN - 11662

District

Metropolitan

#### Daywork Rates - Personnel, Plant, Equipment and Materials

Reference No.	Description	Unit	Rate (\$)	Stand-down Rate (\$)
16	Trailer - Low Loader (No truck or driver)	Hour	\$51.00	
17	Trailer - Plain	Hour	\$1.50	
18	Multi-Tyre Roller - 10t (including operator)	Hour	N/A	
19	Roller - 4t Vibrating (including operator)	Hour	\$65.00	
20	Roller - 10t Vibrating (including operator)	Hour	\$75.00	
21	Roller - Single Drum Pedestrian	Hour	\$4.00	
22	Cherry Picker	Hour	N/A	
23	Bitumen Spray Truck (operator not included)	Hour	N/A	
24	Bridge Truck (operator not included)	Hour	N/A	
25	Truck - Dual Cab (operator not included)	Hour	\$14.00	
26	Truck - Dual Cab 8t (operator not included)	Hour	\$18.00	
27	Truck - Dual Cab 11t (including operator)	Hour	\$65.00	
28	Truck - Gravel 15t (including operator)	Hour	\$70.00	
29	Truck 22.5t - Gravel (including operator)	Hour	\$95.00	
30	Wacker Packer	Hour	\$3.50	

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#### Authorisation

Name	Position
David Farmer	Chief Executive Officer - Ipswich City Council
Signature	Date

Road Maintenance Performance Contract, Transport and Main Roads

September 2018

<sup>-</sup> Any applicable stand-down rates should be included.

Plant and equipment rates should include all relevant operator costs, including site allowance, mobilisation costs, travelling, fuel and servicing costs.

Before executing the daywork activites prior agreement need to be made with the Principal.

# **Daywork Schedule**

RMPC Sole Invitee



C6087

Invitation Number

CN - 11662

District

Metropolitan

#### Daywork Rates - Personnel, Plant, Equipment and Materials

Reference No.	Description	Unit	Rate (\$)	Stand-down Rate (\$)
31	Brush Cutter/Weedeater	Hour	\$0.45	
32	Dog - Dual Axle Steerable	Hour	\$20.00	
33	Excavator - 230kw (including operator)	Hour	N/A	
34	Excavator - 290kw (including operator)	Hour	\$150.00	
35	Grader - Small (including operator)	Hour	N/A	
36	Grader - Medium (including operator)	Hour	N/A	
37	Grader - Large (including operator)	Hour	\$115.00	
38	Tractor (including operator)	Hour	\$90.00	
39	Slasher	Hour	\$2.50	
40	Road Broom	Hour	\$1.60	
41	Road Sweeper (includes driver and waste disposal)	Hour	\$90.00	
42	Prime Mover (including operator)	Hour	\$100.00	
43	Truck - Patching 12t Flowcon (including operator)	Hour	\$90.00	
44	Truck - Single Cab 8t (operator not included)	Hour	\$24.00	
45	Truck - Single Cab 11t (operator not included)	Hour	\$42.00	
46	Truck - Water 22.5t (including operator)	Hour	\$85.00	

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IМ	ue

#### Authorisation

Name	Position
David Farmer	Chief Executive Officer - Ipswich City Council
Signature	Date

Road Maintenance Performance Contract, Transport and Main Roads

September 2018

<sup>-</sup> Any applicable stand-down rates should be included.

<sup>-</sup> Plant and equipment rates should include all relevant operator costs, including site allowance, mobilisation costs, travelling, fuel and servicing costs.

<sup>-</sup> Before executing the daywork activites prior agreement need to be made with the Principal.

# **Programmed Expenditure Flow**

RMPC Sole Invitee



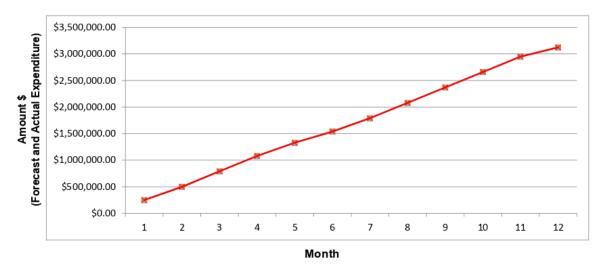
#### C6088

Contractor	Invitation Number	CN - 11662
Ipwich City Council	District	Metropolitan

**Network Schedule** 

215 234

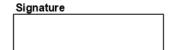
Month	Period		Forecast Expenditure	Forecast Expenditure	Actual Expenditure (Accumulative Total) (\$)
From		То	(Monthly Total) (\$)	(Accumulative Total) (\$)	
1			\$250,000.00	\$250,000.00	
2			\$250,000.00	\$500,000.00	
3			\$290,000.00	\$790,000.00	
4			\$290,000.00	\$1,080,000.00	
5			\$250,000.00	\$1,330,000.00	
6			\$210,000.00	\$1,540,000.00	
7			\$250,000.00	\$1,790,000.00	
8			\$290,000.00	\$2,080,000.00	
9			\$290,000.00	\$2,370,000.00	
10			\$290,000.00	\$2,660,000.00	
11			\$290,000.00	\$2,950,000.00	
12			\$174,372.00	\$3,124,372.00	



#### Authorisation

Name/Position

David Farmer (Chief Executive Officer -Ipswich City Council)



Date	
1	
1	

Intervention Level/I RMPC Sole Invitee	Respons	se Time Sch	nedule	Queen	sland Governmen
C6095					
		Inv	vitation Number	CI	N - 11662
These values apply to Netwo	ork Schedu	le	215 234	District	Metropolitan
Intervention Levels Intervention Levels as per Routin	e Maintenand	ce Guideline	Response Time Response Times as per Routine Maintenance Guideline		
Road Number/Description	Defect Code	Intervention Level	Defect/ Activity Code	Response Time	Exceptions/ Comments
As per supplementary conditions "S2 Defect Backlogging, Respons  Traffic Delays  Maximum Traffic Delays will be		Priorities".	specifications Times and Pri	"S2 Defect Back	ns of contract and logging, Response
Road		Delay	R	oad	Delay
Number/Description	n	(minutes)	Number/I	Description	(minutes)
Authorisation  For the Contractor  Name			Position		
David Farmer			Chief Executi	ive Officer - lps	wich City Council
Signature			Date		
For the Principal					

Regional Director (Metro)

Date

Patrick Dennehy

Signature

Doc ID No: A5518197

ITEM: 2

SUBJECT: PROPOSED IPSWICH ADOPTED INFRASTRUCTURE CHARGES RESOLUTION

(NO. 1) 2019

AUTHOR: STRATEGIC PLANNING MANAGER

DATE: 30 MAY 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning the adoption of the proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019 to replace the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.

#### **RECOMMENDATION/S**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) adopt the Adopted Infrastructure Charges Resolution as detailed in Attachment 2 Proposed Adopted Infrastructure Charges Resolution of the Strategic Planning Manager's report dated 30 May 2019 pursuant to s113 of the *Planning Act 2016* as the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019.
- B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with giving effect to the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019, including uploading the resolution on the Council website on 1 July 2019.

#### **RELATED PARTIES**

The proposed Adopted Infrastructure Charges Resolution (AICR) is relevant to persons who pay levied charges and to Queensland Urban Utilities.

#### ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure Listening, leading and financial management

#### **PURPOSE OF REPORT/BACKGROUND**

The Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018 came into effect on and from 2 July 2018 pursuant to the *Planning Act 2016* (the Act).

The infrastructure charges included in the current resolution are based at 31 March 2018 and require indexation as provided for in the Act.

#### Indexation of infrastructure charges

It is proposed to index the trunk infrastructure network charges for the twelve (12) month period to 31 March 2019 pursuant to the Act.

The proposed AICR infrastructure charges contained in Schedule 2 have been indexed consistent with the requirement to use the Producer Price Index (PPI) for Construction 6427.0 Index Number 3101 - Road and Bridge Construction Index for Queensland, as included in the PPI index calculation spread sheet prepared by the State government. The indexation increase of 2.26% (indexation factor of 1.023) has been included for the twelve (12) month period.

An increase will only apply if the total charge levied is equal to or below the State government's prescribed amount (maximum charge) pursuant to the Act and *Planning Regulation 2017* (the Regulation).

Advice provided by the Department of State Development, Manufacturing, Infrastructure and Planning has identified that Schedule 16 of the Regulation will also be indexed for the 2018-2019 financial year to 31 March 2019, with the amended schedule expected to take effect early in July 2019 (actual date yet to be advised). This does not necessitate a change to the proposed Ipswich Adopted Infrastructure Charges Resolution but will be applied in the calculation of infrastructure charges.

#### Automatic increase to infrastructure charges

Section 112 of the Act provides for an automatic increase to the prescribed charge in the Regulation (maximum charge) and section 114 provides for an automatic increase to the adopted charges from when they are levied to when they are paid in accordance with the three (3) yearly average increase in the PPI.

Section 19 of the AICR specifies how to work out the automatic increase, consistent with the Act. Although the AICR provides for the ability to apply the automatic increase consistent with the Act, current practise sets the charges for a twelve (12) month timeframe prior to applying an automatic increase. This practice is outlined in the current standard infrastructure charges notice which states that the levied charges outlined in the notice are applicable for a period of twelve (12) months from the date of a development approval. This effectively 'caps' the levied charge for a twelve (12) month period, after which the automatic increase is applied. This practise provides certainty to the development industry and reflects the annual indexation approach of the AICR.

To ensure this practise is clearly reflected in the AICR, it is proposed to include an additional clause in section 19 of the proposed AICR, stating that the automatic increase is only to be worked out by the local government following a period of twelve (12) months from the date of a development approval.

Although the automatic increase could be applied quarterly, this approach remains consistent with the Act and aligns with the annual indexation of the prescribed amounts in the Regulation.

The proposed AICR amendments are detailed in Attachment 1 - Track Changes to Adopted Infrastructure Charges Resolution, and a clean skin of the proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019 incorporating the indexed tables and changes to section 19 is included as Attachment 2 - Proposed Adopted Infrastructure Charges Resolution.

Section 118 of the Act states that an AICR has effect on the day the charges resolution is uploaded on the local government website. However if the charges resolution is uploaded on the website before the beginning of the day stated in the resolution as the day for the charges to take effect, it has effect on the day stated in the resolution.

It is proposed that the new AICR, including the updated charges apply on and from 1 July 2019 and that AICR (No. 1) 2019 be uploaded onto Council's website on that date.

#### FINANCIAL/RESOURCE IMPLICATIONS

The proposed amendments to the AICR include the indexation of the infrastructure charges tables pursuant to the Act ensuring that the charges continue to appropriately reflect pricing increases.

No additional resources are required to give effect to the proposed AICR which is proposed to be undertaken by the Strategic Planning Branch.

#### **RISK MANAGEMENT IMPLICATIONS**

The proposed indexation of infrastructure charges and minor change to section 19 of the proposed AICR is consistent with the Act and the Regulations.

Although any increase to infrastructure charges may be viewed negatively by the development industry, the infrastructure charges that may be levied on development pursuant to the proposed AICR cannot exceed the prescribed amount in the Regulation, and may result in levied charges that are less than the prescribed amount.

As identified in the supporting material to the Local Government Infrastructure Plan, although financially sustainable, not all of the trunk infrastructure network can be funded by infrastructure charges revenue. This shortfall may be exacerbated if the infrastructure charges are not appropriately indexed as provided for by adopting the proposed AICR.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: *Planning Act 2016 Planning Regulation 2017* 

#### **COMMUNITY AND OTHER CONSULTATION**

No consultation is required to be undertaken pursuant to the Act. It is proposed that the new AICR be uploaded onto the Council website and an eAlert issued upon adoption to inform subscribers of the service.

The indexed infrastructure charge tables will be provided to Queensland Urban Utilities for inclusion in the Charges Schedule of the Water Netserv Plan.

#### **CONCLUSION**

It is proposed that new AICR be adopted as detailed in Attachment 2 which incorporates the indexed infrastructure charges and the changes to section 19, with the proposed AICR to come into effect on and from 1 July 2019.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Track Changes to Adopted Infrastructure Charges Resolution J.
- 2. Proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019 1

Nick Vass-Bowen

#### STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

**Brett Davey** 

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES** 

"Together, we proudly enhance the quality of life for our community"

# Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

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# Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### Part 1 Introduction

#### Short title

This resolution may be cited as *Ipswich Adopted Infrastructure Charges Resolution (No.* 21) 20189.

#### 2. Commencement

This resolution has effect on and from the day the making of this resolution by the local government is first uploaded on the relevant local government website.1

Editor's note—See section 118(2) (Steps after making charges resolution) of the Planning Act 2016.

#### Planning Act 2016

- This resolution is made under the Planning Act.
- (2) This resolution is to be read in conjunction with the following:
  - (a) the Planning Regulation;
  - (b) the Ipswich planning scheme.
- (3) This resolution is attached to but does not form part of the Ipswich planning scheme.

Editor's note—See section 118(1) (Steps after making charges resolution) of the Planning Act 2016.

#### Purpose

The purpose of this resolution is to state the following:

- the adopted charges for providing the local government trunk infrastructure networks and distributor-retailer trunk infrastructure networks for development;
- (b) the levied charges to be levied by the local government for development for the demand placed on the local government trunk infrastructure networks;

<sup>1</sup> The making of this resolution by the local government was first uploaded on the Ipswich City Council website on 21 July 20189.

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(c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the local government trunk infrastructure networks for development.

#### 5. Interpretation

- (1) The dictionary in schedule 1 defines words used in this resolution.
- (2) A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- (3) A word not defined in this resolution or the Planning Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this resolution takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954 and section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Editor's note—Section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

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### Part 2 Adopted charges

#### 6. Purpose of part 2

Part 2 states the following:

- (a) the adopted infrastructure charges for providing trunk infrastructure networks for development (*adopted charge*);
- (b) the trunk infrastructure networks, which are the following:
  - for the local government—the trunk infrastructure for the local government's transport, public parks and community facilities infrastructure networks (*local government trunk infrastructure networks*);
  - (ii) for the distributor-retailer—the trunk infrastructure for the distributor-retailer's water service and wastewater service (distributor-retailer trunk infrastructure networks).
- (c) the date the adopted charges take effect (applicable date);
- (d) the part of the local government area to which the adopted charges apply (applicable area);
- (e) the uses to which the adopted charges apply (applicable use).

#### 7. Adopted charges

- (1) The local government has before levied adopted infrastructure charges under the Planning Act on the following basis:
  - (a) the local government had before 30 June 2011 adopted Planning Scheme Policy 5—Infrastructure (PSP 5) which stated a charge for the trunk infrastructure networks for development;
  - (b) the adopted infrastructure charge was the lesser of a charge the local government could have obtained in relation to a development by imposing a condition of a development approval requiring a financial contribution under PSP 5 and the maximum adopted charge under the Planning Regulation;
  - (c) the proportion of the adopted infrastructure charge that could be charged by the distributor-retailer was determined by the Planning Regulation to be the proportion that the distributor-retailer was able to charge under PSP 5;
  - (d) the proportion of the adopted infrastructure charge that could be levied by the local government was the balance of the adopted infrastructure charge that was not the proportion of the adopted infrastructure charge that could have been charged by the distributor-retailer.

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- (2) The local government has for the purpose of working out the adopted charges for the local government trunk infrastructure networks under this resolution determined the following:
  - (a) a charge for each trunk infrastructure network based on PSP 5
     (including indexation) for development which is included in schedule 2

     (trunk infrastructure network charges) that comprise the following:
    - a charge for each local government trunk infrastructure network (local government trunk infrastructure network charge or LNC);
    - a charge for each distributor-retailer trunk infrastructure network (distributor-retailer trunk infrastructure network charge or DNC);
  - (b) a total charge for all trunk infrastructure networks worked out by adding the LNC and the DNC (total trunk infrastructure network charges or Total NC);
  - (c) the proportion of the DNC to the Total NC being the proportion of the adopted infrastructure charge that could be charged by the distributorretailer (relevant proportion or RP);
  - (d) the maximum adopted charge (maximum adopted charge or MAC) is to be applied by the local government as follows:
    - for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the MAC for a dwelling house (3 or more bedroom);
    - (ii) for a reconfiguring a lot which is in the commercial or industrial area, the nominated percent of the MAC for the use of the premises as prescribed in Table B in schedule 2;
    - (iii) for a material change of use, the amount of the MAC for the proposed use of the premises;
  - (e) the distributor-retailer's adopted charge cannot exceed the relevant proportion of the MAC.
- (3) The adopted charge (AC) for the local government trunk infrastructure networks is to be worked out by the local government as follows:
  - (a) where Total NC is less than or equal to the MAC, the LNC;
  - (b) where Total NC is greater than the MAC, the following calculation:

LNC x MAC Total NC

Editor's note—For adopted charges for providing the local government trunk infrastructure networks—see section 113(1) (Adopting charges by resolution) and 114(1) (Contents—general) of the Planning Act 2016.

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#### 8. Trunk infrastructure networks for adopted charges

- (1) The local government trunk infrastructure networks are specified in the local government infrastructure plan.
- (2) The distributor-retailer trunk infrastructure networks are specified in the distributor-retailer infrastructure planning instrument which means the following:
  - (a) the distributor-retailer's water netserv plan under the SEQ Water Act;
  - (b) the interim connections policy and schedule of works under the SEQ Water Act adopted by the distributor-retailer if paragraph (a) is not applicable;
  - (c) the local government's local government infrastructure plan, if paragraphs (a) and (b) are not applicable.

#### 9. Applicable date for the adopted charges

The applicable date for the adopted charges is the day this resolution has effect.

Editor's note—See section 2 (Commencement).

#### 10. Applicable area for the adopted charges

The applicable area for the adopted charges is all of the local government area.

Editor's note—See section 114(2) (Contents—general) of the Planning Act 2016.

### 11. Applicable uses or activity for the adopted charges

- (1) The applicable uses or activity under the Ipswich planning scheme and the Springfield structure plan to which the adopted charges apply are stated in schedule 3.
- (2) The local government is to include a use or activity under the Ipswich planning scheme or Springfield structure plan as 'Any other use not listed, including a use that is unknown' in schedule 3, column 1 pursuant to the Planning Regulation based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) The local government has indicatively included the uses or activity under the lpswich planning scheme and the Springfield structure plan in schedule 3, column 2 and column 3 which are identified as an 'Other use' in schedule 3, column 1 pursuant to the Planning Regulation subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

Editor's note—See schedule 16, Table 1, column 1 and column 2, 'Other uses', of the Planning Regulation.

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### Part 3 Levied charges

#### 12. Purpose of part 3

Part 3 states the following:

- the applicable development for which adopted charges may be levied by the local government for development for the demand placed upon the local government trunk infrastructure networks (*levied charge*);
- (b) the method to be applied by the local government for working out the levied charge including the following:
  - (i) the adopted charge to be applied (applied adopted charge);
  - the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development (additional demand);
  - the relief to be applied to the levied charge (levied charge relief);
  - (iv) the discount to be applied for a financial contribution (prescribed financial contribution):
    - (A) provided for in relation to a local government trunk infrastructure network under an infrastructure charging instrument for a previous development approval;
    - (B) which has been paid to the local government or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the local government for the provision of land, work or money for the local government trunk infrastructure networks; and
    - (C) which has not been reimbursed or otherwise previously applied against another financial contribution:
- (c) the method to be applied by the local government for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (automatic increase).

#### 13. Applicable development for the levied charge

- (1) The levied charge may be levied for the following development:
  - (a) reconfiguring a lot;
  - (b) material change of use of premises.

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#### (2) The levied charge is not to be levied for the following:

- (a) works or 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; or
- (b) development in a priority development area under the *Economic Development Act 2012*; or
- (c) development by a department, or part of a department, under a designation; or
- (d) development for a non-State school under a designation.

Editor's note—See section 113(3) (Adopting charges by resolution) of the Planning Act 2016

#### 14. Working out the levied charge

The levied charge for the development is to be worked out by the local government as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

#### 15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by the local government by applying the following:

- the adopted charge worked out under section 7 (Adopted charges), if paragraph (b) does not apply;
- (b) the applied adopted charge for particular uses in schedule 4, if the local government considers that it should be applied having regard to the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development.

#### 16. Working out the additional demand

(1) The additional demand for the development is to be worked out by the local government as follows:

$$AD = DD - DC$$

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Where:

AD is the additional demand.

*DD* is the demand placed upon the local government trunk infrastructure networks which will be generated by the development (*development demand*).

*DC* is the demand placed upon the local government trunk infrastructure networks generated by existing or previous development if applicable (*demand credit*).

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in schedule 2 (demand unit).
- (3) The demand credit is to be worked out using the greater of the following:
  - (a) if the premises is subject to an existing use which is lawful and already taking place on the premises (existing lawful use) that places demand upon the local government trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
  - (b) if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises (previous lawful use) that placed demand upon the local government trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
  - (c) if the premises is a vacant lot (other than for a vacant lot in subsection (3)(e) below), the demand for one dwelling house (3 bedroom dwelling) in schedule 2;
  - (d) if the relevant local government trunk infrastructure network is the transport network and the premises are within the deemed demand area, the deemed demand for the deemed demand area in schedule 5 (deemed demand);
  - (e) if the premises is a vacant lot in a commercial or industrial area and a levied charge has been paid pursuant to section 7(2)(d)(ii), the demand calculated under section 7(2)(d)(ii).

Editor's note—See section 120 (2) and (3) (Limitation of levied charge) of the Planning Act 2016.

(4) The demand credit for an existing lawful use or previous lawful use under subsections 3(a) and 3(b) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

 an applicant which is seeking the demand credit for an existing lawful use or previous lawful use is to:

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- give a notice in the prescribed form to the local government which provides evidence of the existing lawful use or the previous lawful use and the calculation of the demand credit; and
- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
  - determine if a demand credit for the existing lawful use or the previous lawful use is applicable to the development;
  - (ii) work out the demand credit for the previous lawful use if applicable; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

(5) The demand credit for the deemed demand under subsection 3(d) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

- (a) an applicant which is seeking the demand credit for the deemed demand is to:
  - (i) give a notice in the prescribed form to the local government which provides evidence of the following:
    - (A) the premises are within the deemed demand area;
    - (B) the existing lawful use and the calculation of the demand generated by the existing lawful use on the transport network;
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
  - determine if the demand generated by the existing lawful use is applicable to the development;
  - (ii) if it is satisfied that there is no outstanding infrastructure contribution under a previous development approval, work out the deemed demand as follows:

DD = AD - ED

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Where:

DD is the deemed demand.

AD is the assumed demand for the applicable deemed demand area in schedule 5.

ED is the demand generated by the existing lawful use on the transport network which is applicable to the development.

give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

- (6) The demand credit under subsection 3(e) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:
  - (a) an applicant which is seeking the demand credit is to:
    - give a notice in the prescribed form to the local government which provides evidence of the following:
      - (A) application details and any relevant conditions relating to the payment of the levied charge made under section 7(2)(d)(ii);
      - (B) receipt of the payment of the levied charge made under section 7(2)(d)(ii);
      - (C) the infrastructure agreement under which payment of the levied charge has been satisfied (where relevant);
    - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to determine if the demand credit is applicable to the development.
- (7) A demand credit is only to be provided to a maximum amount equal to the development demand.

### Working out the levied charge relief

(1) The amount of the levied charge relief for the development is to be worked out by the local government as follows:

 $LCR = AC \times AD \times PR$ 

Where:

LCR is the levied charge relief.

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AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

AD is the additional demand for the proposed development worked out under section 16 (Working out the additional demand).

PR is the relevant percentage of levied charge relief stated in schedule 6.

(2) The levied charge relief for the development is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the levied charge relief is to:
  - (i) give a notice in the prescribed form to the local government which provides evidence of the following:
    - (A) the applicant is a prescribed community organisation;
    - (B) the proposed development is a prescribed community development;
    - the calculation of the amount of the levied charge relief, and
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the levied charge relief.

- (b) the local government is to:
  - determine if the applicant is a prescribed community organisation and the proposed development is a prescribed community development;
  - if it accepts that the applicant is a prescribed community organisation and the proposed development is a prescribed community development, work out the levied charge relief; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

#### 18. Working out the discount for the prescribed financial contribution

(1) The amount of the discount for the prescribed financial contribution is to be worked out by the local government as follows:

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D = PFC - (AC - DC)

Where:

D is the discount which cannot be less than zero.

PFC is the amount of the prescribed financial contribution.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

*DC* is the demand credit if applicable worked out under section 16 (Working out the additional demand).

(2) The discount for the prescribed financial contribution is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the discount for the prescribed financial contribution is to:
  - give a notice in the prescribed form to the local government which provides evidence of the prescribed financial contribution and the calculation of the discount; and
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the discount for prescribed financial contribution.

- (b) the local government is to:
  - determine if the discount for a prescribed financial contribution is applicable to the development;
  - (ii) work out the discount for the prescribed financial contribution if applicable; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

#### 19. Working out the automatic increase

(1) The automatic increase of the levied charge is to be worked out by the local government as the amount which is equal to the increase calculated by using the index stated in the Planning Act.

Editor's note—See section 114(3)(b), (4) and (6) (Contents—general) of the Planning Act 2016.

(2) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

Editor's note—See section 114(5) (Contents—general) of the Planning Act 2016.

(3) The automatic increase is only to be worked out by the local government following a period of twelve (12) months from the date of a development approval.

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### Part 4 Offset and refund for trunk infrastructure

#### 20. Purpose of part 4

Part 4 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the local government trunk infrastructure networks for development:

- the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (identified trunk infrastructure criteria);
- (b) the method to be applied by the local government for working out the cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure for local government trunk infrastructure networks (trunk infrastructure contribution):

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

 identified trunk infrastructure—development infrastructure which is identified in the local government infrastructure plan;

Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(a) (Necessary infrastructure conditions) of the Planning Act 2016.

- (ii) different trunk infrastructure—development infrastructure which:
  - 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 local government infrastructure plan;

Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(b) (Necessary infrastructure conditions) of the Planning Act 2016.

- (iii) necessary trunk infrastructure—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;
- (iv) prescribed trunk infrastructure—development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;
- (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

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#### 21. Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (a) that the development infrastructure is necessary to service development consistent with the assumptions about the type, scale, location or timing of future development stated in the local government infrastructure plan;
- (b) that the development infrastructure complies with the criteria in schedule 7.

#### 22. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using the following:

- (a) for the calculation of the establishment cost—the method in section 23 (Calculation of the establishment cost);
- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 24 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 25 (Recalculation of the establishment cost for land).

#### 23. Calculation of the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
  - (a) the planned estimate of the trunk infrastructure contribution;
  - a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
  - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the local government.
- (2) The *planned estimate* of the trunk infrastructure contribution if:
  - (a) the whole of an item of identified trunk infrastructure—is the *planned cost* being the amount of the value of the item stated in schedule 8;
  - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the local government to work out the planned cost of the item of identified trunk infrastructure stated in the extrinsic material to the local government infrastructure plan; and

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(c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the local government to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the local government infrastructure plan.

#### 24. Recalculation of the establishment cost for work

#### Market cost

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- (2) The market cost for the work is the estimate of the cost of the design and construction of the work:
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 9 for the following:
      - (A) the cost of survey for the work;
      - (B) the cost of geotechnical investigations for the work;
      - (C) the cost of only detailed design for the work;
      - (D) the cost of project management and contract administration;
      - (E) the cost of environmental investigations for the work;
      - (F) a portable long service leave payment for a construction contract for the work;
    - (iii) risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

#### Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:
  - (i) the planning of the work;
  - (ii) a cost of carrying out temporary infrastructure;

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- (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
- (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
- (v) a part of the trunk infrastructure contribution provided by:
  - (A) the local government; or
  - (B) a person, other than the applicant or a person engaged by the applicant;
- (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
- (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

#### Determining the market cost

- (3) The local government is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
  - (a) the applicant is to undertake an open tender process for the work;
  - (b) the applicant is to:
    - give to the local government a notice in the prescribed form which states the following:
      - (A) an open tender process has been conducted;
      - (B) the tenders received;

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- (C) the applicant's preferred tenderer and where the trunk infrastructure contribution is trunk road infrastructure a statement demonstrating the tender is from a suitably qualified civil contractor;
- (D) the applicant's reason for the preferred tenderer;
- (E) the terms of the construction contract for the work;
- a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
- (G) the applicant's calculation of the market cost for the work; and

Editor's note—Tenders for the development of trunk road infrastructure are only to be accepted from a **suitably qualified civil contractor**.

(ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the market cost.

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the market cost including without limitation the following:
  - (i) details in respect of a construction contract for the work;
  - a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;
- (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
- the local government is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the local government after determining the market cost is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - the local government's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
    - (B) the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

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#### Adjustment of the establishment cost

- (4) The local government is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
  - this subsection only applies to a cost of work (prescribed cost) if the cost:
    - would have formed part of the market cost used to work out the establishment cost for the work; and
    - (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
    - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (2)(a)(iii);
  - (b) the applicant may, prior to 15 business days after the applicant has completed the work:
    - give to the local government a single notice which is to state the following:
      - that the applicant requests that the local government adjust the establishment cost to take account of the prescribed cost;
      - (B) all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
      - (C) the applicant's calculation of the prescribed cost; and
    - (ii) pay the prescribed fee if paragraph (i) applies.

Editor's note—The prescribed fee may include local government's costs for determining whether the establishment cost is to be adjusted.

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the value of an adjusted establishment cost;
- (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
- (e) the local government is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);

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- (f) the local government after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - the local government's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
    - (B) the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

#### 25. Recalculation of the establishment cost for land

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the local government at the request of the applicant using the current market value of the land.
- (2) The current market value of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises including the land and the value of the subject premises excluding the land.
- (3) The local government is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
  - (a) the applicant is to provide to the local government the following:
    - a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
    - (ii) a valuation of the land undertaken by a certified practicing valuer;
    - (iii) the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.

- (b) the local government may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the current market value;
- (c) the local government is to decide whether to:
  - (i) accept the valuation; or
  - (ii) reject the valuation;
- (d) the local government is to, if it accepts the valuation:
  - give to the applicant a notice stating the establishment cost for the land; and

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- index the establishment cost for the land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) the local government is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
  - assess whether the valuation is consistent with the current market value; and
  - undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
- (f) the local government is to, upon the determination of the independent certified practicing valuer's valuation:
  - give to the applicant a notice stating the establishment cost for the land;
  - (ii) index the establishment cost for the land using the CPI from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
  - (iii) issue an amended infrastructure charges notice;
- (g) the local government however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to the Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

#### 26. Calculation of the actual cost

- (1) The actual cost for the work is the cost of the design and construction of the work.
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 9 for the following:
      - (A) the cost of survey for the work;
      - (B) the cost of geotechnical investigations for the work;
      - (C) the cost of only detailed design for the work;
      - (D) the cost of project management and contract administration;
      - (E) the cost of environmental investigations for the work;

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- a portable long service leave payment for a construction contract for the work;
- (iii) risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

#### Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:
  - (i) the planning of the work;
  - (ii) a cost of carrying out temporary infrastructure;
  - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
  - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
  - (v) a part of the trunk infrastructure contribution provided by:
    - (A) the local government; or
    - (B) a person, other than the applicant or a person engaged by the applicant;
  - (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
  - a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;

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(xii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

Editor's note—Trunk road infrastructure works are only to be carried out by a suitably qualified civil contractor.

#### 27. Application of an offset and refund

The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the relevant approval:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

- an offset—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is equal to or less than the levied charge; and
- (b) a refund—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is more than the levied charge.

#### 28. Information about an offset and refund

- (1) If an offset applies, the cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with:
  - for the calculation of the establishment cost section 23 (Calculation of the establishment cost);
  - (b) for the recalculation of the establishment cost for work calculated under paragraph (a) section 24 (Recalculation of the establishment cost for work);
  - for recalculation of the establishment cost for land calculated under paragraph (a) section 25 (Recalculation of the establishment cost for land);
  - (d) for calculation of the actual cost for work section 26 (Calculation of the actual cost) where less than the establishment cost for work calculated under paragraph (a).

Editor's note—Calculation of an offset and refund for work pursuant to subclause (1)(d) will be used when the details provided in accordance with section 29(1)(b) (Timing of an offset and refund) evidence that the **actual cost** is less than the establishment cost for work calculated pursuant to subclause (1)(a).

(2) If a refund applies, the refund is to be worked out by the local government as the amount equal to the difference between the cost for the trunk infrastructure calculated in accordance with subsection 28(1) and the amount worked out by applying the adopted charge to the premises as follows:

R = C - LC

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Where:

R is the refund amount.

C is the cost of the trunk infrastructure provided.

LC is the levied charge.

#### 29. Timing of an offset and refund

- (1) An applicant entitled to seek an offset or refund for the trunk infrastructure contribution is to:
  - (a) give to the local government a notice in the prescribed form which states the following:
    - the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
    - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (b) for works, unless the cost of the trunk infrastructure contribution has been determined in accordance with section 24 (Recalculation of the establishment cost for work), provide full details of the actual cost in the form of the tender documentation including any variations, invoices and proof of payments; and
- (c) pay the prescribed fee.

Editor's note—The prescribed fee may include the local government's costs for determining the matters in subsection (1)(a) and (1)(b).

- (2) The local government is to as soon as reasonably practicable after receiving a notice under subsection (1):
  - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsections (1)(a) and (1)(b); and
  - (b) give to the applicant a notice stating the outcome of the local government's determination.
- (3) The local government if satisfied of the matters in subsections (1)(a) and (1)(b) is to, unless otherwise provided for in an infrastructure agreement:
  - (a) for an offset—set off the cost determined in accordance with section 28 (Information about an offset and refund) for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
  - (b) for a refund—give the refund when stated in the infrastructure charges notice.

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- (4) The local government has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government to achieve the following policy objectives:
  - to seek to integrate the local government's land use and infrastructure plans;
  - to implement the local government infrastructure plan as the basis for the local government's trunk infrastructure funding;
  - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for the local government.
- (5) The local government's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
  - (a) for a trunk infrastructure contribution for identified trunk infrastructure which is identified in the local government's capital works program at the date of the relevant approval with a planned date that is consistent with the local government infrastructure plan:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (i) the refund may be given in accordance with the payment triggers in paragraph (ii) until the planned date, at which time the balance of the refund is to be given by 31 December of the financial year following the planned date;
- (ii) the following payment triggers achieve the local government's policy objectives:
  - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
  - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
  - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
  - (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;

- (iii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid:
- (b) for a trunk infrastructure contribution for identified trunk infrastructure (for which subsection 29(5)(a) does not apply) or different trunk infrastructure which is provided before or in the planned date or period for the trunk infrastructure contribution stated in the local government infrastructure plan:
  - (i) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
    - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
    - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
    - (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
  - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid:
- (c) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned date or period for the trunk infrastructure contribution stated in the local government infrastructure plan:
  - the following payment triggers achieve the local government's policy objectives:

- (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
- (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
- (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
- (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
- (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.
- (d) for a trunk infrastructure contribution for necessary trunk infrastructure:
  - (i) the local government is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the local government infrastructure plan having regard to the method used by the local government 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 local government infrastructure plan (specified date or period);
  - the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
  - (iii) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution;

- (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
- (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
- (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
- (iv) each amount to be paid under paragraph (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (e) for a trunk infrastructure contribution for prescribed trunk infrastructure:
  - the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
  - (ii) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December 2036;
    - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments between 31 December 2036 and 31 December 2039;
    - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments between 31 December 2036 and 31 December 2041;

- (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 from 31 December 2036 until the amount is paid;
- (iii) each amount to be paid under paragraph (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid

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### Schedule 1 Dictionary

actual cost see section 26 (Calculation of the actual cost).
additional demand see section 12(b)(ii) (Purpose of part 3).
adopted charge see section 6(a) (Purpose of part 2).
applicable area see section 6(d) (Purpose of part 2).
applicable date see section 6(c) (Purpose of part 2).
applicable use see section 6(e) (Purpose of part 2).

applied adopted charge see section 12(b)(i) (Purpose of part 3).

arterial roads mean local roads which:

- facilitate traffic movement across a number of suburbs or townships, or provide crosscity links between major activity areas and link with highways and motorways; and
- (b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic will ultimately not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'arterial roads' is also referred to as 'intersuburban links' in the Council's land-use planning activities.

automatic increase see section 12(c) (Purpose of part 3).

bedroom means an area of a building or structure which:

- 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.

citywide community facilities mean community facilities which are described as 'citywide community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

citywide parks mean parks which are described as 'citywide parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

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Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

commercial or industrial area means that part of the local government area in the zones and designations under the Ipswich planning scheme identified below:

Commercial (office)	CBD primary commercial zone
alea	CBD secondary commercial zone
	CBD top of town zone
	CBD medical services zone
Commercial (retail)	Major centre zone
area	Local retail & commercial zone
	CBD North secondary business zone
	Rosewood town centre primary business area zone & town square sub area
	Character area - mixed use zone
	CBD primary retail zone
	Business park zone
	Rosewood town centre secondary business area zone
Other Industry area	Local business & industry zone
	Local business & industry investigation zone
	Business incubator zone
	Regional business & industry zone
	Regional business & industry investigation zone
	Rosewood service trades & showgrounds zone

**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

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(d) the rectification of which will not prejudice the convenient use of the matter.

CPI (an acronym for consumer price index) means the following:

- 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.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 25(2) (Recalculation of the establishment cost for land).

deemed demand see section 16(3)(d) (Working out the additional demand).

deemed demand area means the deemed demand area in schedule 12.

demand credit see section 16(1) (Working out the additional demand).

demand unit see section 16(2) (Working out the additional demand).

development demand see section 16(1) (Working out the additional demand).

different trunk infrastructure see section 20(b)(ii) (Purpose of part 4).

distributor-retailer means the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) under the SEQ Water Act.

distributor-retailer's adopted charge or DAC see section 7(2)(e) (Adopted charges).

distributor-retailer infrastructure planning instrument see section 8(2) (Trunk infrastructure networks for adopted charges).

distributor-retailer trunk infrastructure network charge or DNC see section 7(2)(a)(ii) (Adopted charges).

distributor-retailer trunk infrastructure networks see section 6(b)(ii) (Purpose of part 2).

district community facilities mean community facilities which are described as 'district community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

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district parks mean parks which are described as 'district parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

dwelling has the meaning in the Planning Regulation.

Editor's note—The term 'dwelling' is defined in the Planning Regulation to mean:

- '(a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
  - (i) food preparation facilities; and
  - (ii) a bath or shower; and
  - (iii) a toilet; and
  - (iv) a wash basin; and
  - (v) facilities for washing clothes."

establishment cost see section 22 (Working out the establishment cost).

existing lawful use see section 16(3)(a) (Working out the additional demand).

financial year means a period of 1 year beginning on 1 July.

GFA (an acronym for gross floor area) has the meaning in the Planning Regulation.

Editor's note—The term 'gross floor area' is defined in the Planning Regulation to mean:

"for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

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

identified trunk infrastructure criteria see section 20(a) (Purpose of part 4).

identified trunk infrastructure see section 20(b)(i) (Purpose of part 4).

infrastructure charging instrument means any of the following:

- (a) a condition imposed under a planning scheme policy about infrastructure;
- (b) an adopted infrastructure charge levied under an adopted infrastructure charges notice;
- (c) a levied charge under an infrastructure charges notice.

Ipswich planning scheme means the Ipswich Planning Scheme 2006.

levied charge see section 12(a) (Purpose of part 3).

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levied charge relief see section 12(b)(iii) (Purpose of part 3).

**local community facilities** mean community facilities which are described as 'local community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

**local government trunk infrastructure networks** see section 6(b)(i) (Purpose of part 2).

**local government trunk infrastructure network charge or LNC** see section 7(2)(a)(i) (Adopted charges).

**local parks** mean parks which are described as 'local parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

market cost see section 24(2) (Recalculation of the establishment cost for work).

maximum adopted charge or MAC see section 7(2)(d) (Adopted charges).

necessary trunk infrastructure see section 20(b)(iii) (Purpose of part 4).

offset see section 27(a) (Application of an offset and refund).

persons has the meaning in the local government infrastructure plan.

Editor's note—The term 'person' is defined in the local government infrastructure plan to mean "the number of persons within an occupied dwelling averaged across the detached housing or attached housing zones as outlined in the Planning Scheme."

planned cost see section 23(2)(a) (Calculation of the establishment cost).

planned estimate see section 23(2) (Calculation of the establishment cost).

Planning Act means the Planning Act 2016.

Planning Regulation means the Planning Regulation 2017.

PPI (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland 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.

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Editor's note—Where the PPI has not been published for a calculation date the change in the PPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

#### prescribed community development means the following:

- citywide developments—these developments are higher order community facilities which have a Citywide or sub-regional catchment. Whilst not mandatory, their location is best intended for the Ipswich City Centre or proposed Town Centres (e.g. Ipswich Grammar Schools);
- (b) district developments—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 developments—these developments, whilst varying in size, cater primarily for the needs of the surrounding neighbourhood (e.g. Leichhardt Catholic Primary School, Riverview Neighbourhood Centre);
- (d) local developments—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 GFA). These developments will be limited to small, local based community organisations.

#### prescribed community organisation means the following:

- (a) 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;
- (b) religious institutions;
- (c) private schools (or non-state schools) in receipt of a subsidy under the Education (General Provisions) Act 2006 and affiliated with an approved Capital Assistance Authority under the Education (Capital Assistance) Act 1993; or
- (d) 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.

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prescribed cost see section 24(4)(a) (Recalculation of the establishment cost for work).

prescribed financial contribution see section 12(b)(iv) (Purpose of part 3).

prescribed fee means a cost recovery fee prescribed by the local government.

prescribed form means a form prescribed by the local government.

prescribed trunk infrastructure see section 20(b)(iv) (Purpose of part 4).

previous lawful use see section 16(3)(b) (Working out the additional demand).

**local government infrastructure plan** means the Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

Editor's note—The Local Government Infrastructure Plan is Part 13 of the Ipswich Planning Scheme 2006.

PSP 5 see section 7(1)(a) (Adopted charges).

refund see section 27(b) (Application of an offset and refund).

relevant proportion or RP see section 7(2)(c) (Adopted charges).

religious institution means an institution which is a religious institution under the Income Tax Assessment Act 1936 or the Income Tax Assessment Act 1997, as applicable.

**residential area** means that part of the local government area in the zones and designations under the Ipswich planning scheme that is not otherwise identified as commercial or industrial area.

**SEQ Water Act** means the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

specified date or period see section 29(5)(d)(i) (Timing of an offset and refund).

**Springfield structure plan** means the Springfield structure plan, which forms part of the lpswich planning scheme.

Editor's note—The Springfield structure plan is Part 14 of the Ipswich Planning Scheme 2006.

sub-arterial roads mean local roads which:

 facilitate movement across a suburb, from one suburb to another and link with arterial roads; and

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(b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic usage that ultimately does not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'sub-arterial roads' is also referred to as 'suburban links' and 'distributors' in the Council's land-use planning activities.

**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.

#### suitably qualified civil contractor means a contractor:

- (a) that has been prequalified by the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed; or
- (b) that is able to demonstrate that it meets the prequalification criteria of the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed.

total trunk infrastructure network charges or Total NC see section 7(2)(b) (Adopted charges).

trunk infrastructure contribution see section 20(b) (Purpose of part 4).

trunk infrastructure networks see section 6(b) (Purpose of part 2).

trunk infrastructure network charges see section 7(2) (Adopted charges).

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## Schedule 2 Trunk infrastructure network charges

Table A Reconfiguring a lot of land in the residential area

Column 1	Column 2				
Demand unit	Trunk infrastru	cture network c	harges		
	Transport trunk infrastructure network	Public parks trunk infrastructure network	Community facilities trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C1.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C2.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C3.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C4.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C5.

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Table B Reconfiguring a lot of land not in the residential area

Column 1	Column 2	Column 3	Column 4	Column 5		
Demand unit	Area	Unconstrained (see schedule	Constrained Area (see schedule 11)	Trunk infrastructure network charges		
		11) percentage	percentage	Transport trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Commercial (office) area	30	Not applicable	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D3 (\$ per m² GFA).
Lot	Commercial (retail) area	30	22.5 in the Business park zone (see schedule 11)	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D3 (\$ per m² GFA).
Lot	Other industry area	30	6.65 in the Regional business and industry zone and Regional business and industry investigation zone (see schedule 11)	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D3 (\$ per m² GFA).

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#### <u>DELETE TABLE:</u> Table C1 Residential use - transport trunk infrastructure network

																	Column	2															
Column 1														Tra	rsport trur	nk infrastruc		rk charge (\$ p	er de mand u	nit)													
Charge Area														Editor's				Planning Regu slumn 1 of the		gulation													
		Res	idential us	es							A	ccommo dation	(longterm												Acco	mmodation	(short term	)					
		er's accommod									Rooming Ac	commodation													Sho	rt-term acco	mmodation	1				-	
		itiple dwelling ual occupancy		Dwellin	ghouse	Relocatable			Oth	her		L.,	Student ac	ommodation				ent Facility ty Residence		Tour	ist Park (Carava	an Park)	Но	tel (residenti	al component)		Short-	term accommo	odation (other)			Tourist Park (amping ground)	
							3 or more be droom				Bedroom			Be	droom				Be droom						Bed	room			Be	edroom			
,	1 be droom	2 bedroom	3 or more bedroom		3 or more be droom		re locatable dwelling	Friday width	Suite with 2	Suite with 3	that is not within a	Suite with	rollen midth 7	Suite with 3 tha	t is not thin a	Suite with 1 S	uite with 2	Suite with 3	that is not within a	1 caravan	2 caravan	3 caravan	ruita mith	Suite with 2	Suite with that 3 or more with				Suite with 3 the	at is not ithin a			
				dwelling			site		bedrooms I		suite		e drooms				edrooms		suite	site	sites	sites			bedrooms suit				bedrooms su		itentsite 7	2 tent sites 3	tent sites
1	2588 2177	3391 2853	4996		5801	3391	3391 2851	1785	3570	5355 4504		2588	5176	7765 6531	2588 2177	2588 2177	3391 2855	4996 4204	2580	339			1785	3570 3003	5355 4504	1785	2588 2177	5176 4354	7765 6531	2588 2177	2588 2177	5176 4354	77
7	2502	3357		4099			3357			5300			5124	7685	2562	2562	3357		2562				1767			1767	2562	5124	7685	2562	2562	5124	70
4	2501	3278		4000						5175			5008		2501	2501	3278		2501	327			1725			1725	2901	5003	7504	2501	2501	5008	75
- 5	3531 3682	4627 4825		565X 569X			4627	2540		7506 7619		3531	7065 7365		3531 3662	3531 3682	4627 4825		3531	46Z			2435			2435 2540	3531 3682	7063 7365	11047	3531 3682	3531 3682	7063 7365	105
7	3049	3995	5887	4870	6833	3995	3993	2102	4205	6307		3049	6097	9146	3049	3049	3995	5887	3049	399	7909	11984	2102	4205	6307	2102	3049	6097	9146	3049	3049	6097	91
8	1056	1384		1690			1384			2186		1056	21.13		1056	1056	1384		1056	138					2196	729	1056	2113	3160	1056	1056	2113	3
10	2068 2086	2709 3782		3500						4278 5972		2068	41.35 57.73		2068 2886	2068 2886	2709 3782		2060	270			1426			1426	2068 2896	4135 5773	6205 8659	2068 2886	2068 2896	4135 5773	62
11	2547	3337	4918	4075	5 5708	3337	3337	1756	3513	5269	1756		5098		2547	2547	3837	4918	2547	333		10011	1756	3513		1756	2547	5093	7640	2547	2547	5098	76
12	3584 3637	4697 4766		5735 5816			4697	2472		7416 7525		3584 3637	7160 7274		3584 3637	3584	4697 4766	6921 7023	3500	469			2472			2472 2508	3584 3637	7169 7274	10753 10911	3584 3637	3584 3637	7169 7274	100
14	3618	4741		5615						71486		3618	72.36		3618	3618	4741		3618	474						2495	3618	7236	10855	3618	3618	72.74	109
15	2196	2877		3515			2877	1514		4543			4392		2196	2196	2877		2196							1514	2196	4392	6587	2196	2196	4392	e
16	2709	3550 6298		4334 7691		3550 6298	3550 6290	1060		5605 9945		2709	5410 9613		2709 4907	2709 4907	3550 6298	5231 9282	2708	355 629			1868			1868 3315	2709 4907	5418 9613	8127 14420	2709 4807	2709 4807	5418 9613	14
18	3614	4736		5785		4736	4736	2498		7478		3614	72.20		3614	3614	4736	6930	3614	473				4965		2493	3614	7229	10843	3614	3614	72.29	10
19	4946	6481 4163		791/		6481	6483		6822 4382	10254		4946	9895	34539 9530	4946	4946	6481 4163	9551	4940	648				6822 4387	10234	3411	4946 3177	9893	34639 9530	4946	4905 3177	9095	14
20	31.77	4163		5729		1	4363	2191		7400		3577	7153		3177 3577	3177 3577	4163 4687		3177	416			2191			2191	3577	7153	9530 10730	3177 3577	3577	7153	95 100
22	4622	6318	9811	7715	10807	6318	6311	3525	6651	9976	5525	4822	9640	34465	4822	4822	6318	9811	4822	631	12656	18955	3325	6651	9976	3525	4822	9614	34465	4822	4822	9644	14
23	2664 2260	3490 2961		426			3490	1837		5511 4676		2664 2260	5827 4530		2664 2260	2664 2260	3490 2961	51.44 43.64	2664 2260	349			1837	3674 3117		1837	2664 2360	5327 4520	7991 6780	2664 2260	2664 2260	5327 4520	75
25	2520			4032		3302		1730		5214		2520	5041		2520	2520	3302		2520				1738			1758	2520	5011	7561	2520	2520	5041	7.
26	2845	3728		4552		3728				5886		2845	5690		2845	2845	3728	5495	2840							1962	2845	5490	8534	2845	2845	5690	8
27	2667 2324	3495		4266			3499	1840		5519		2667	53.35		2667	2667	3495	5151 4488	2667	349			1840			1840	2667 2324	5335	8002	2667 2324	2667 2324	5335 4648	80
29	2743	3594	5297	438			3594	1892	3783	5675	1092	2743	5480	8229	2743	2743	3594	5297	274	359	7100		1892	3763	5675	1892	2743	5486	8229	2743	2743	5486	82
30	2630 3705	3446 4855		4200 5920			3446 4853			5441 7665			52.59 74.10		2630 3705	2630 3705	3446 4855		2630 3708	344			1814			1814 2555	2630 3705	5259 7410	7889 11115	2630 3705	2630 3705	5259 7410	711
37	5705 1547	4855 2027		2475			2027	25:55	2134	7665 5200		1547	7410 3090		3705 1547	1547	4855 2027	7154	5705 1540	202			2555	2134		1067	1547	7410 3094	4641	1547	1547	7430 3094	4
33	2539	3327		406		3327	3327			5253		2539	5078		2539	2539	3327	4903	2536				1751			1751	2539	5078	7617	2539	2539	5078	70
34	2890 3671	3787 4810		462/		3787 4810				5979 7595			5780 7942		2890	2890 3671	3787 4810		2890	378			1993 2552			1993 2552	2890 3671	5780 7342	8670 11013	2890 3671	2890 3671	5780 7342	110
36	1811	2373		2896		2373	2371	1249		3747		1811	3622		1811	1811	2373		1811	237			1249	2498		1349	1811	3622	5433	1811	1811	3622	54
37	1943	2546		3100		2546	2546	1340		4020			38.96		1943	1943	2546	3752	1948	254			1340			1340	1943	3886	5829	1943	1943	3886	56
38	2275 2735	2981 3584		3640			2981 3584			4707 5459		2275	4550 5471	6825 8206	2275 2735	2275 2735	2981 3584		2275	298 358			1569			1569	2275 2735	4550 5471	6825 8206	2275 2735	2275 2795	4550 5471	60
40	2052	2689	3963	328	4600	2689	2689	1415	2831	4246	1415	2052	41.05	6157	2052	2052	2689	3963	2052	268	5379	8068	1415	2831	4246	1415	2052	4105	6157	2052	2052	4105	6
41	2022 4312	2650 5651		32 36 6900			2650 5651		2789 5948	4184 8922		2022	4045 8625	-	2022 4312	2022 4312	2650 5651		2022	265			1395			1395 2974	2022 4312	4015 8625	6067 12937	2022 4312	2022 4312	4045 8625	129
42	4312 3697	4845		5916						7650			7395	11092	4312 3697	3697	9831 4845	7140	3697	484						2974	431.2 3697	7395	11092	3697	4312 3697	7395	110
44	2626	3441		4200						5433			5252		2626	2626	3441		2626	344						1811	2626	5252	7878	2626	2626	5252	78
45	5192 2826	6905 3708		8500 4521			6803 3703	3580 1949		10741			10585		5192 2826	5192 2826	6803 3703		5192 2826	680 370			3500 1949			1949	5192 2826	10383 5652	15575 8478	5192 2826	5192 2826	10583 5652	155 84
47	1973	2586	3810	3157	4423	2586	2586	1361	2722	4083	1360	1973	3946	5920	1973	1973	2586	3810	1975	258	5 5171	775	1361	2722	4083	1361	1973	3946	5920	1973	1973	3946	50
48	619			990				427		1280		629	12:50		619	619	811		619	81						427	619	1250	1856	619	619	1258	11
49	1250	1849		1960				973		2545 2919		1230	2460 2822		1230 1411	1250	1512 1849		1230				973		2545 2919	973	1230 1411	2460 2822	3690 4233	1230 1411	1250	2000 2022	4
51	985			1576	5 2207	1290	1290	679		2087		985	1960		965	985	1290		905	129	2581		679			679	985	1969	2954	985	985	1969	29
52	1928 962	2526		308 1536						3989 1991		1928	3856 1924		1928	1928 962	2526 1261		1925	252 126			1330			1330	1928 962	3856 1924	5784 2886	1928	1928 962		57 28
539	962 879			1539						1991		962	1750	2686	879	962 879	1261	1858 1698	90J 875	126			606	1327	1819	606	962 879	1924	2637	962 879	962 879	1924 1758	26

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#### INSERT TABLE: Table C1 Residential use – transport trunk infrastructure network

Column 1															ancont to	ak inference	Column :		ar do mand u	nit!												
Jordanii I																				m.j												
Charge Are	2													Editor			se under the F 16, Table 1, co			gulation												
			esidential us	ses								ccommo dation	(longterm			_										modation (short)						
		er's accomm ultiple dwell		-							Rooming Ac	commodation				-	Setire m	ent Facility							Sho	t-term accommod	stion		-		Tourist Park	
		ual occupano		Dwellin	ghouse		le Home Park		01	her		<u> </u>	Student ac	noits borner				ty Residence		Tou	rist Park (Carav	ran Park)	Н	otel (residenti	al component)	Si	ort-term accomm	modation (other	)	(0	Camping ground	9
						1 or 2 bedroom	3 or more be droom				Bedroom			В	edroom				Be droom						Be dr	oom		е	edroom			
	1 be droom	2 hadroom	3 or more bedroom	1 or 2 be droom	3 or more be droom	relocatable dwelling	relocatable dwelling	nuite minh	Suite with 2	Suite with 3	that is not within a	Suite with		Suite with 3 th	at is not ithin a	Suite with 1	Suite with 2	Suite with 3	that is not within a	1 caravan	2 caravan	3 caravan	ruite with	Suite with 2	Suite with that 3 or more with		Suite with 2	Suite with 3 to	nat is not rithin a			
		dwelling	dwelling	dwelling	dwelling	site	site	1 bedroom	bedrooms	bedrooms	suite	1 bedroom	e drooms	be drooms si	ite	bedroom	bedrooms	bedrooms	suite	site	sites	sites	1 bedroom	bedrooms	bedrooms suite	bedro om	bedrooms	bedrooms s	uite		2 tent sites 3	
	1 2648 2 2227	34 29		3 423 L 356		3470		1829		5478 4608			5296 4454	7944 6681	2648	2648 2227	3470 2918			347			1826	3652			548 5296 227 4454		2648 2227	2648 2227	5296 4154	794
	3 2621	34		1 419		343		1807		5422			5242		2621	2621							1807	3615			R1 524		2621	2621	5242	796 767
	4 2559 5 3613	47	54 697	2 409 7 578	8098		4734	1769 2492	4963	5295 7475	2490	3613	51.18 72.26		2559 3613		4734	6977	3613	473	4 946	SS 542G	2.492	4963	7475	2492 3	559 5111 513 7221	10639	2559 3613	2559 3613	7226	1063
	6 3767 7 3119			5 602				2590 2151		7794 6453			7535 6230		3767 3119	3767 3119				493			2598				767 7531 119 6231		3767 3119	3767 3119		1130 935
	8 1081	14	16 208	7 172	2422	141	6 1416	745	1491	2236	745	5 1081	2162	3242	1061	1081	1416	2087	1081	141	6 283	2 424	745	1491	2236	745 1	181 216	3242	1081	1081	2162	324
1	9 2115 0 2953			5 338 2 472		277		1450 2030		4576 6309			4230 5900		2115 2953	2115 2953		4085 5702		277			1459				115 4230 953 5900		2115 2953	2115 2953		654 885
1	1 2605 2 3667			1 416	9 5840	341/ 480		1797 2520		5391 7587			52:11 75:34		2605	2605	3414 4805			341							905 521: 967 7334		2605 3667	2605 3667		7816 11000
1	3 3721	48	76 718	5 595	8340	487	5 4876	2540	5132	7699	2540	3721	7442	11163	3721	3721	4876	71.05	372	467	5 975	11 1462	2566	5132	7699	2566 3	721 744	11163	3721	3721	7442	1116
1	4 3702 5 2246			200		489		255 154		7659 4648			7408		3702 2246	3702	4850 2944	71.48 43.38		485			2553				702 7400 346 448		3702 2246	3702 2346		11105
1	6 2771	36	52 535	2 443	6212	363	2 3632	1911	3623	5754	1911	2771	5543	8314	2771	2771	3632	5352	2771	363		33 1009	1911	3023	5734	1911 2	771 554	8314	2771	2771	5543	8314
1	7 4918 8 3698			6 766 1 591		644 484		3391 2550		10174 7651			9835 7396	14753 11098	4918 3698	4918 3608				644			3391				918 9831 998 7304		4918 3608	4918 3698		1475
1	9 5080 0 3250			2 809 6 520				3490 224		10470 6724			10121		5060 3250	5060 3250							3490 5 2241				250 6500		5060 3250	5060 3250		1518 979
2	1 3650	47	95 709	6 585	5 8202	479	5 4795	252	5047	7571	252	4 3650	7318	10978	3650	3659	4795	7066	3690	479	5 959	0 1438	2524	5047	7571	2524 3	659 731	10978	3659	3659	7318	10975
2	2 4955 3 2725	64				646 357		1875		10206			9886 5490		4933 2725	4985 2725		95.26 52.62		866			2 5402 2 1879				985 9866 725 5450		4983 2725	4953 2725		14790
2	4 2312	30	30 446	5 369	5182	303	0 3080	1595	3189	4784	1595	2312	4634	6936	2312	2312	3030	4465	2312	303	0 605	908	1595	3189	4784	1595 2	312 4624	6936	2312	2312	4634	6936
2	5 2578 6 2910			9 412		387		1770		5335 6021			5157 5821		2576 2910	2578 2910				337			1778				578 5153 910 582		2578 2910	2578 2910		7735 8730
2	7 2729 8 2378			0 436 t 380		3574 3114		188 164		5646 4919			5450 4755		2729 2376	2729 2378		5270 4591		357			1882 7 1640				729 5450 378 4751		2729 2378	2729 2378		81.87 71.33
2	9 2006	36	77 541	9 449	6290	367	7 3677	193	3871	5806	1935	2006	5612	8418	2806	2806	3677	5419	2800	367	7 735	1103	1955	3071	5806	1955 2	106 561	8418	2806	2806	5612	8418
3	0 2690 1 3790			5 430 9 606		352 496		1851		5566 7842			5381 7581		2690 3790	2690 3790	3525 4967	5195 7319	2690 3790	352			1855				990 538: 790 758:		2690 3790	2690 3790	5381 7581	8071 11377
3	2 1583			6 253 6 419		207 340		1091		5274 5375			3165 5195		1563 2596	1583 2598	2074			207							583 3165 586 5195		1583 2598	1503 2598		474 779
3	4 2957	38	74 57°0	0 473	1 6627	3874	4 3874	203	4078	6117	2030	2957	5013	8870	2957	2957	3874	5709	2957	387	4 774	0 1162	2089	4078	6117	2089 2	957 591	8870	2957	2957	5013	8870
3	5 3756 6 1853			2 600		492		2590		7770 3833			7511 3706		3756 1853	3756 1853				492			2590				756 751: 853 3706		3756 1853	3756 1853		1126
3	7 1988	26	05 383	9 318	4456	260	5 2605	1371	2742	4113	1371	1988	3976	5964	1968	1988	2605	3839	1986	260	5 521	10 785	1371	2742	4113	1371 1	988 3979	5 5964	1988	1988	3976	596
3	8 2528 9 2798			5 572 4 447		305		160		4816 5790			4635 5597		2328 2798	2328 2798		4495 5404		305			1605				128 4651 798 5591		2328 2798	2528 2798	4655 5597	6965 8395
4	2100			5 336		275: 271:		144		4344 4280			4200 4130		2100 2069	2100			2100	275			1448		4344 4280		100 4200 109 4131		2100 2069	2100 2069		6296
4	2 4412	57	81 851	9 705	90.09	578	1 5781	304	6085	9128	304	4412	88.24	13236	4412	4412	5781	8519	4412	578	1 1156	2 1734	3043	6085	9128	3043 4	412 882	13236	4412	4412	8834	13230
4	3 3783 4 2686			605 8 429		495 35.2		2600		7826 5558			7545 5373		3783 2686	3783 2686	4957 3520	79.05 51.88		495							783 7565 886 5373		3783 2686	3703 2606	7565 5373	11346
4	5 5311	69	60 1029	6 849	11904	696	0 6960	3643	7326	10989	366	5311	10622	15934	5311	5311	6960	10256	5311	696	0 1391	9 2067	3663	7326	10989	3663 5	111 1062	15934	5311	5311	10622	15934
4	6 2091 7 2019			3 462 6 323				1994 1392	2784	5982 4177			5782 4037		2891 2019	2891 2019		5583 3898		378			5 1994 5 1302		5982 4177		991 578; 019 408;		2891 2019	2891 2019		8679 6056
4	6 633 9 1258			2 101		52 164		437		1510 2603		633 1258	1266 2517	1899 3775	633 1258	633 1250		12 22 24 90	633	B2 164			457				133 1260 258 251		633 1250	633 1258		1896
9	9 1258 0 1444			8 231	3236	189	2 1892	99		2603 2987		1444	2517		1444	1414				189	2 378		996	1756	2605 2987	996 1	444 288	4331	1444	1444	2887	4330
5	1 1007	13 25		5 161 9 315		13 2 25 0		695 1345		2084		5 1007 0 1972	2015 3945		1007	1007	1320 2585		100	132			1 1360				007 2065 972 5945		1007 1972	1007	2015 3945	3022 5917
5	3 984	12	90 190	157	2206	129	0 1290	679	1358	2036	675	984	1949	2953	984	984	1290	1901	984	129	0 257	9 388	679	1358	2036	679	984 1969	2953	984	984	1969	2953
5	4 899	11	78 173	7 143	2016	117	8 1178	62	1240	1861	620	899	1799	2698	899	399	1178	1737	896	117	8 235	7 353	620	1240	1861	620	179	2698	899	399	1799	2698

#### 41 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

DELETE TABLE: Table C2 Residential use - public parks trunk infrastructure network

													Colun												
Column 1											Public		rastructure ne			d unit)									
Charge													al use under th												
Area													ule 15, Table 1,	column 1 of	the Planning P	Regulation									
			sidential use	es					,	Accommodati	on (long term	)								Accommodati	on (short term	)			
	Caretaker	r's accommo	odation																						
		tiple dwe lii				1						1	Retiremen							Short-term ac				Tourist Park	
	Dui	al occupano	γ	Dwellin	ghouse	Relocatable	e Home Park		Rooming Aco	ommodation			Community	Residence		Touri	st Park (Carava	n Park)	,	fotel (resident	tial component	)	- 0	Camping groun	nd)
							3 or more				Bedroom	1			Be droom							Be droom			
			3 or more	lor2	3 or more	be droom	be droom			Suite with 3				Suite with							Suite with 3	0.01121.01			
	1 bedroom 2		bedroom	bedroom	bedroom				Suite with 2		within a		Suite with 2			1 caravan		3 caravan		Suite with 2		within a			
			dwelling	dwelling	dwelling		dwellingsite				suite			be drooms			2 caravan sites		bedroom	bedrooms		suite		2 tent sites	
£1	4535	5674	8699							13606														9071	1360
E2	4623	5987	8866 7800							13868		4623				5987 5267	11973		3786				4623 4067	9245	
	4067	52:67 5705	7800	7070						12,200						5267	10534		355				4067	8133 8807	
54	4003	5708 5309	7862							13210						5705			380				4403	8196	
66	4654	6028	7862 8927	3477						13962						6028							4654	9308	
66	4064	60.25 52.66	7799	6533				4054		13962						5266	12055		333				4066		
C1	3910	5266	7799	62.00				3910		12198						5064			333:				3910	8132 7820	
CZ	4559	5904	7500 8744	73.22						11751						5904			373				4559	7820 9118	
63	4309	5675	8405							13147							11351						4382	9118 8764	
04	4302	5615	8019							12543						5415			339				4302	8764 8362	
C6	4753	6155	9116							12543						6155			389				4753	9505	
67	4/33	53.57	7934							12410						5357			339:				4/33	8273	
CB	3960	5129	7596							11881						5129			324				3960	7921	
C9	4158	5334	7974							12471						5304							4158	8315	
C20	4962	6426	9518	7977						14887						6426			406				4962	9924	
C11	6309	7911	11717	9814						18326						7911							6109	12218	
R1	4576	5927	8778	7352						13729						5927							4576	9153	
R2	4809	62.28	9223							14426						6228	13455		394				4809	9617	
R3	4406	5707	8452	7076	9096			4406	8813	13219	4406	4406				5707	11413		361	2 722	4 10836	3612	4406	8813	
R4	4461	5805	8594	7190			5000			13442		4451	500			5805							4451	8961	134
W1	4300	55-68	8247	6907	9656	5548	5568	4300	8599	12.899	4300	4300	556	824	4300	5568	11136	16705	3524	4 704	8 10573	3524	4300	8599	128
W2	4460	5776	8554	7165	10017	5776	5776	4460	8920	13380	4460	4460	577	855	4460	5776	11552	17328	3656	6 731	2 10967	3656	4460	8920	133
W3	3946	5111	7569	6540	8063	51.11	51.11	3946	7892	11030	3906	3946	51.1	756	3946	5111	10221	15532	3235	5 646	9 9700	3235	3946	7892	118
W4	4098	5307	7860	6594	9200	5307	5307	4098	8196	12.294	4098	4098	590	7360	4098	5307	10614	15921	3356	9 671	8 10077	3359	4098	8196	122
W5	4124	5341	7910	6625	9262	5345			8248	12371	4124	4124	534	7910	4134	5341	10681	16023	3380	676	0 10141		4124	8248	123
W6	4067	5267	7800	6530	9130	5267	5267	4067	8134	12 200		4067	526	7800	4067	5267	10534	15800	333	5 666	7 10000		4067	8134	
W7	4007	5189	7665	6437	3999	51.89	51.89	4007	8014	12021	4007	4007	51.80	766	4007	5189	10579	15560	3284	4 656	9 9651	3284	4007	8064	1200
WB	4028	52:17	7726	6472						12085						5217	10434		330				4028	8056	
W9	3986	5162	7645	6405	8951	5162	5162	3986	7971	11957	3986	3006	516	7645	3906	5162	10823	15485	326	7 653	4 9800	3267	3986	7971	1195

#### 42 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### INSERT TABLE: Table C2 Residential use – public parks trunk infrastructure network

											m. Allia	Section of his	Colur			dlei									
Column 1 Charge											PUBLIC		rastructure ne al use under ti		(Sperdeman	d unit)									
Criarge Anna											Editor's no		ule 15, Table 1	Regulation											
- India			- data at last con										ure su, raure s	, 00-0	and ridening a	- Eguistion									
		r's accomm	esidential us	es		_		_		Accommodat	on (long term	0				_				Accommodati	on (short term	0			
		rs accommi tiple dwelli										l	Retireme	at the stiller						the st term or	commodation			Tourist Park	
		al occupano		Dunili	nghouse	Relocatable	More Dark		Dooming &co	commodation		l	Community			Tour	ist Park ( Carava	n Dark)			ial component	-1.	Ι,	Camping groun	
	500	ai occupant		DWEIII	ing mouse	Net oca cashe	Hottle Falk		Nooming no			_	Community	RESIDETIVE		1001	Strein [carava	ii raikij	-	ole: fre sidelli	an wing-one in	.,	<del></del>	camping groun	- Naj
						1 or 2	3 or more				Bedroom	l			Be droom							Be-droom			
			3 or more	1or2	3 or more	be droom	be droom			Suite with 3	that is not	l		Suite with	that is not						Suite with 3	that is not			
	1 bedroom 28	be droom	bedroom	bedroom	bedroom	re locatable	re locatable	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 dv	welling	dwelling	dwelling	dwelling	dwelling site	dwelling site	be droom	bedrooms	bedro oms	suite	bedroom	bedrooms	be drooms	suite	site	2 caravan sites	sites	bedroom	bedrooms	bedrooms	suite	1 tent site	2 tent sites	3 tent sites
E1.	4640	6009	8899	745	4 10420	6009			9279	13919	4640	4540	600	9 889	4640	6009	12018	18026	3803	760	6 11409	3805	4640	9279	1391
E2	4729	6124														6124			3876				4729		
В	4160	5388														5388			3410						
54	4505	5634														5034			3692						
E5	4193	5431														5431			3437						
E6	4761	6166																	3903						
C1	4159	5387														5387			3406						
C2	4000	5180														5180			3279						
C3	4664	6040														6040			3823						
C4	4463	5806 5539										448				5806			3675						
CS .	4277	55.59 62.97														6297			3985						
CB	4862	5481																	3466						
CB	4052	5247														5217			3321						
C9	4253	5508														5508			3430						
C10	5076	6574														6574			4161						
C11	6349	8098	11986	1004	0 14035	8098	8098	6341	12499	18748	6249	624	309	3 1198	62.49	8093	16187	24280	5121	1024	5 1536	5122	6349	12499	
R1	4682	6063	8979	752	1 10514	6063	6063	4682	9363	14045	4602	450	606	3 897	4602	6063	12126	1818	3837						
R2	4919	6371	9435	790	8 11048	6371	6371	4919	9838	14758	4919	4919	637	1 943	4919	6371	12741	19112	4082	806	4 12096	4032	4919	9838	1475
R3	4508	5838																	3695						
R4	4584	5936														5956			3757						
W1	4398	5696														5696			3605						
W2	4563	5900														5909			3740						
W5	4087	52.28														5228			3306						
M4	4192	5429						4197								5429			3436						
W5	4219	5463														5463			3456						
W6 W7	4160	5388																	3410						
W7 W6	4099 4121	5309 5337														5309 5337			3360						
WB WB	4121	5280										412				5357									
Acres .	4077	52.80	782	_ ====	0 9157	5280	5280	1 407	5154	12252	407	407	328	78.2	4077	5,200	10561	1564	3342		e: 10026	3342	4077	8254	1225

## 43 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### <u>DELETE TABLE:</u> Table C3 Residential use – community facilities trunk infrastructure network

													Colum	n 2											
Column 1										С	ommunity F	acilities trunk		e network char	rge (\$ per den	nand unit)									
Charge												Residentia	l use under th	e Planning Reg	gulation										
Area													le 16, Table 1,	column 1 of th	ne Planning R	egulation									
			sidential u	es						Accommoda	tion (long te	rm)								Accommodati	on (short term	)			
		er's accomm																					_		
		iltiple dwelli ual occupano		Dwellin	a house	Delesatable	e Home Park		Rooming Aco					ent Facility tv Residence		Touri	st Park (Carav	an Darki	1		ccommodation			Tourist Park	41
	DI	uai occupano	cy	Dwellin	g nouse	1 or 2	3 or more		Kooming Aco	ommodation	1		Communi	ty Residence		Touri	st Park (Carav	an Park)	-	Hotel (resider	itiai componer	it)	(Car	mping ground	1)
						bedroom	bedroom				Bedroom				Bedroom							Bedroom			
			3 or more	1 or 2	3 or more	relocatable	relocatable			Suite with 3				Suite with 3	that is not						Suite with 3	that is not			
	1 bedroom	2 bedroom		bedroom	bedroom			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		within a			
	dwelling	dwelling	dwelling	dwelling	dwelling	site	site	bedroom	bedrooms	bedrooms	suite	bedroom	bedrooms	bedrooms	suite	site	sites	sites	be droom	bedrooms	bedrooms	suite	1 tent site 2	tent sites	3 tent sites
E1	582	753	1116	934	1 1306	753	753	582	1163	3 174	5 582	58	2 753	1110	5 58	2 75	3 150	5 2260	477	7 953	1430	477	582	1163	1745
E2	572		1097	919	1285	741		572	1144	171				1097			1 148			938	1406		572	1144	1716
E3	596							596															596	1192	1787
E4	520			835				520															520	1039	1559
E5	533			856				533								-							533	1066	1598
E6	565			908				565															565	1131	1696
C1	598 594			960				598 594															598 594	1196	1793 1783
C2	594			953				594														101	594	1189 1180	1783
CA	611							611															611	1223	1834
C5	546			876				546															546	1091	1637
C6	520			836		674		520															520	1040	1561
C7	559			898				559															559	1117	1676
C8	677	877		1088				677				67											677	1355	2032
C9	528	684	1013	849	1186	684	684	528	1056	5 1584	4 528	52	8 684	1013	3 52	8 68	4 136	2052	433	3 866	1299	433	528	1056	1584
C10	484	627	928	778	1087	627	627	484	968	3 145	2 484	48	4 627	928	8 48	4 62	7 125	4 1883	397	7 794	1190	397	484	968	1452
C11	664	860	1274	1067	7 1492	860	860	664	1329	199	3 664	66	4 860	1274			0 172	1 2583	544	4 1089	1633		664	1329	1993
R1	549			882				549				54											549	1098	1646
R2	631	818		1014				631															631	1263	1894
R3	629			1010				629															629	1258	1886
R4	592			951				592															592	1184	1776
W1	198 202			318		256		198 202															198 202	396 403	594 605
W2 W3	202			389				202															202	403	727
W4	213							213															213	426	639
W5	214			344		277		213															214	428	642
W6	266							266															266	532	798
W7	243			390		315		243															243	486	729
W8	245	318	470	394	551	318	318	245	491	1 73	6 249	24	5 318	470	0 24	5 31	8 63	953	201	1 402	603	3 201	245	491	736
W9	241	312	462	387	541	312	312	241	482	72	3 241	24	1 312	462	2 24	1 31	2 62	4 936	197	7 395	592	197	241	482	723

## 44 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### INSERT TABLE: Table C3 Residential use – community facilities trunk infrastructure network

Caluma 1										,	ammunita E		Colum infrastructure		(¢ d	and units									- 1
Column 1											ommunity r				0 111	iand unit)									-
Charge													l use under the												
Area		D.e	sidential u	0.5						Accommoda			le 16, Table 1,	column 1 of th	e Planning Re	gulation				A commodati	on (short term	١			
	Caretake	er's accomm		les .						Accommoda	non (rong te	T T				_				Accommodati	on (snort term	1			
		tiple dwelli											Retireme	ent Facility						Short-term a	ccommodation	1		Tourist Park	,
		al occupano		Dwellin	g house	Relocatable	Home Park		Rooming Aco	ommodation	1		Communit	y Residence		Touri	st Park (Carava	in Park)		Hotel (residen	itial componen	nt)	(	Camping grour	nd)
						1 or 2	3 or more																		
						bedroom	bedroom				Bedroom				Bedroom							Bedroom			
			3 or more	1 or 2	3 or more	relocatable	relocatable			Suite with 3					that is not							that is not			
	1 bedroom			bedroom	bedroom		dwelling		Suite with 2		within a		Suite with 2		within a	1 caravan		3 caravan				within a			
		dwelling	dwelling	dwelling	dwelling	site	site			bedrooms	suite	bedroom		bedrooms	suite	site	sites	sites	be droom		bedrooms	suite		2 tent sites	
E3	595 585	771 758				771 758		595 585															59:		
F3	609	789				789		609															60		
E4	531	688				688		531	1063																
E5	545	706		876		706		545	1090										447	7 894			54		
E6	578	749	1109	929	1299	749	749	578	1157	173	5 578	57	8 749	1109	578	74	9 1498	2247	474	948	1422	474	57	8 1157	
C1	612	792				792		612	1223										501				61		
C2	608	787		977		787		608	1216										498				60		
C3	604	782				782		604															60		
C4	626 558	810 723		1005		810 723		626 558															62 55		
C5	532	689		855		689		532											-				53		
C7	572	740		918				572											469				57		
C8	693	897		1113		897		693	1386										568				69		
C9	540	700		868		700		540	1081										443				54		
C10	495	641	950	796	1112	641	641	495	990	148	6 495	49	5 641	950	495	64	1 1283	1924	400	5 812	1218	406	49	5 990	
C11	680	880				880		680															68		
R1	561	727		902		727		561	1123										460				56		
R2	646	837		1038		837		646															64		
R3	643 606	833 784				833 784		643 606															64:		
W1	203	262		326		262		203											166				20		
W2	205	267		331		267		205															20		
W3	248	321				321		248															24		
W4	218	282				282		218											175				21		
W5	219	283		352		283		219											179				21		
W6	272	352	522	437	611	352	352	272	544	81	6 272	27	2 352	522	272	35	2 705	1057	223	3 446	669	223	27	2 544	
W7	249	322		399		322		249															24		
W8	251	325		403		325		251	502																
W9	246	319	473	396	5 553	319	319	246	493	73	9 246	24	5 319	473	246	5 31	9 638	957	202	2 404	606	5 202	24	6 493	739

#### 45 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### <u>DELETE TABLE:</u> Table C4 Residential use - water supply trunk infrastructure network for water service

																				Colum																			
Column 1																			oly trunk infra				nerd unit)																-
Charge																			Residential u See schedule				e Regulation																
					Residential use	5											Accon	n modetion (l-															n (shortterm)			_			
						Dealing house Rooming Accommodation Retirement Facility Tourist Park  (ins. 250n2 the core.250n2 the core.250n2 Representation Statement																_	_																
_		's accommode iple dwelling	tion	Duelo	ccupency		site > 450m	,	site cors 4	50m2	Ballocatable	Home Park	1		Other			540	fentaccommo	udation			Community				Careuse Pari		Hotel	al franklendir	d common anti		Short-ten	m accommodation	os Cotthwell			irist Perk ling Ground)	
		pre directing	$\overline{}$	508.0	acy en	+	F16.7 430	$\overline{}$	3111 10 14	00-2	Tel decision	3 or more	-		01/4/	Bedroo	_				droom		- Control of	nes ne ne ne			Contract ran		-	ar personal		droom	3.01.00		Bedroon		- Jean-pi-	15 0.000	$\neg$
			r more		3 or me			more 1			1 or 2 bedroom					e with 3 thet is n				e with 3 the					Bedroom the						Suite with 3 the				ith 3 thetism				
1	1 bedroom 2 dwelling	bedroom be			droom bedroo						relocatable dwelling site	relocatable		oth 1 Suite w					te with 2 or m				uite with 2 or redrooms be		is not within	1 carevan	2 caravan sites	3 caravan sites	Suite with 1 5		or more with			rooms bedroom				estaites 3 te	
	1954	2932	3420	2445		109	4512	5449	5772	52.77	293		2	3455	2952	4397 1	1466	1270	2541	3511	1270	1954	2932	342		4 295				2952	4397	1455	1954		5863 1		2954	3909	5963
	1639	2459	2869	2049		278	3060	5429	3164	4426	245		0	1229	2459	3688 1	229	1065	2131	3196	1065	1639	2459	286			491		1229	2459	3688	1229	1639		4918 19	.639	1639	3278	4918
-	1305 1515	1958 2272	2284	1894 1894	2284 26 2651 30	100	3080 3575	4307	2519 2924	3524 4090	195		3	979 1136	1958 2272	2997 3408 1	979	948	1997	2545 2954	848	1305 1515	1958 2272	228			3913		979	2958 2272	2957 3406	979 1136	1305 1515		3915 11 4544 11	1515	1305	2610 3030	3915
	828	1242	1449	1035		555	1953	2732	1598	2235	134		2	621	1242	1862	621	9435 538	1076	2934	538	828	1242	344						1242	1862	621	828			828	828	1655	2483
	504	757	883	631		109	1191	3555	974	1362	75	7 75	7	378	757	1135	370	320	656	984	328	504	757	80	5 50	4 75	1513	3 227	378	757	1135	576	504	1009	1513	504	504	1009	1515
	1401	2 102	2452	1751		102	3307	462.4	2704	3783	210		2	3051 687	2502		1051	911	1822	2732	911	1401	2102	245						2102	3153	1051	1401		4204 1	.401	1401	2802	4204
	916 832	1373	1056	1145		131	2161 1963	3022 2745	1767 1605	2472	137		2	624	1373	2060 1872	624	595	1190	1786 2622	541	916 832	1373	3600 3450			2742		687	1373 1248	2060 1872	634	916 832		2747 9 2495 1	833 832	916 832	1831	2747
1	1542	2313	2998	1927	2998 30		3639	5088	2976	4163	231		3	1156	2313	3469 1	1156	1002	2004	3007	1002	1542	2313	2690	154		4626		1156	2313	3469	1156	1542	3084	4626 15	1542	1542	3084	4626
1	1177	1765	2059	547L 889	2059 2: 1245 1/	153	2777 1679	3883	2271	31.77	176		5	883 534	1765	2648	993	765	1530	2295	765	1177	1765	205i			3530 7 2134		883	1765 2067	2649 1601	993	1177		3530 1: 2134 :	177	1177	2353	3530
1	711 2405	1067 3607	4208	3006		109	5675	7936	1373 4641	1921 6493	360		2	1804	3067 3607	1601 5411 1	336	462 1563	925 3126	1387 4689	1563	711 2405	3907	420			7 7214		1 534	3607	5411	1804	711 2405		7214 2	711	711	1423 4909	2134 7214
1	1620	2430	2856	2025	2836 33	241	3824	5347	3127	4375	243	0 243	0	1215	2450	3646 1	1215	1053	2106	3190	1053	1620	2450	28.50	5 162	0 245	496		1215	2450	3646	1215	1620	3241	4951 1	1620	3520	5241	4951
15	1489	2234	2606	1861		78	3514	4914	2874	4021	2 23		4	1117	2234	3350 1	1117	968	1936	2904	968	1489	2234	260			4461	7 670:	1117	2234	3350	1117	1489		4467 1	,489	1489	2978	4467
1	3042 2725	4563 4088	5323	3802		184	7179 6432	20038	5871 5260	8213 7358	498		3	2281	4563 4088	6844 2 6132 2	2281	1977	3954 3543	5931 5314	1977	3042 2725	4563 4088	532 476					2281	4563 4088	6844 6132	2281	3042 2725			1042 2725	3042 2725	6084 5451	9125
1	2648	3972	4634	3310		296	6250	8739	5111	7150			2	2996	3972		1986	1721	3443	5164	1721	2648	3972	463			7945			3972	5958	1986	2648			2648	2648	5296	7945
1	6266	9 399	32966	7853	10966 125	332	14788	20678	12094	16919	9.39		9	4700	9999	14099 4	1700	4075	8146	12219	4073	6266	9399	1096			10790			9399	14099	4700	6266			5266	6266	12532	1.8790
2	1689	2534 1972	2956	2112 1643	2956 3: 2301 2:	579	3987 3103	5575	3260 2537	4561 3550	253 197		4	1267 986	2534 1972	3801 1 2958	267	1098 855	2196 1709	3294 2564	1098	1689 1315	2534 1972	2956 230			5068 3944		1267	2534 2972	3801 2958	1267	1689 1315		5068 16 3944 17	509	1589 1315	3379 2629	5068
2	1770	2656	3098	2213		141	4176	5842	3417	4780			6	1328	2656	3983 1	1528	1151	2902	3452	1151	1770	2656	309			5 5311		1328	265 6	3983	1528	1770			1770	1770	3541	5311
2	1555	2333	2722	1944		111	3671	5133	3002	4200			3	1167	2333	3500 1	1167	1011	2022	3033	1011	1555	2333	272		5 233	466		1167	2333	3500	1167	1555		4666 1	555	1555	3111	4996
2	540 1311	809 1966	944	675 1638		079 521	1274 3093	1781	1042 2529	1457	196		19	405 983	309 1966	1214 2949	405	351 852	702 1704	2556 2556	351	540 1311	309 1966	94 229		0 50	9 1619 6 3933		983	809 2966	1214 2949	405	540 1311		1619 5 3932 1	540 1311	540 1311	1079 2621	1619
2	1390	2006	2433	1738		781	3281	4588	2663	3754	208		6	2043	2086		1043	904	1907	2711	904	1390	2086	243			6 417		7 1043	2086	3128	1043	1390			1390	1390	2781	4171
2	1495	2242	2615	1868	2615 25	139	3527	4932	2884	4035	224	12 224	2	1121	2342	3363 1	1121	971	1943	2914	971	1495	2242	2615	5 149	5 224	448	672	1121	2242	3363	1121	1495	2989	4484 1	495	1495	2989	4434
2	913 815	1369	1598	1141		126	2155	3013	1762	2465	136		9	685	1369	2054	685	593 528	1187	1780	593	913	1369	159		3 136	2799		685	1369	2054	685	913		2739 9	913	913	1826	2739
3	1290	1219 1935	2258	1016		581	1918 3045	4258	1569 2490	2195 3484	121		5	610 963	1219 1935	1829 2903	950	528 839	1057 1677	2516	528	815 1290	1219 1935	342 225		0 193	2459 5 3871			1219 2935	1829 2903	610 968	813 1290		2459 I 3871 1	1290	1290	1626 2581	3871
3	248	371	433	309	433	195	594	817	478	668	37		1	186	371	557	186	161	322	483	161	248	371	430	3 24	8 37	741		196	371	557	196	248	495	743	248	248	495	743
3.	1177	1765	2059	1471		353	2777	3883	2271	3177	176		5	883	1765	2648	883	765	1530	2295	765	1177	1765	205		7 176	3530			1765	2648	883	1177		3530 1	.177	1177	2353	3530
3	603 7056	905 20584	12348	754 8820	1056 12 12348 14	206	1424 16652	2991	1164 13618	1629	90		5	452 5292	905	1357 15676 5	452	392 4586	784 9175	1176	392	603 7056	905 10584	105 1254		8 901	5 1830 6 21160		452	905 30584	1357	452 5292	603 7056		1810 ( 21168 7	803	903	1206	1810
	7030	27,500	22,740	-940	22.740		-90.04	22000	1,0040	290.04	10.00	1030	_	2000		200.0	name (	4,390	20/3	23.39	4,000	70.00	20,000	12.74	- 103	2000	7 21100	34736	3494	20304	23470	2474	-030						

#### 46 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 2<u>1</u>) 2018<u>9</u>

#### INSERT TABLE: Table C4 Residential use – water supply trunk infrastructure network for water service

																		Colun																		
Calumn 1																Weters	pply trunk inf				nerd unit)															-
Charge																Editoriament	Residentia e - See schedu	l use under th			e Resolution															
				Residential uses					$\perp$							Accommodation															(shortterm)					
					Dealing house Rooming Acommodation Retirement Facility Tourist Park y pine 145m2 size or 255m2 Relicated from Park Other Student acommodation Community Residence (Community Resi															-																
_	Caretaker's acc		Durk	ccupency	Ι.	site > 450m2	Ι.	site k or = 450m	,	Ballocatable Ho			Dr			Ι.	tufantamoni	modetion							Tourist Park Caravan Park		Hote	al francistantial	commonanti	- 1	Short-terr	m accommodatio	o (other)		Tourist Per (Camping Gro	
				acy and	_		—	10.100	_		or more				Bedroom		100-2-1-0-0-0-1		edroom		Community	nes ne ne ne			CONTRACT TO STATE		-			droom	31011		Bedroom		tong and	0.0
		3 or more		3 or more						r2bedroom be				Suite with 3				uite with 3 th					Be droom that						ivite with 3 the				ith 3 thetisns	4		
	1 bedroom 2 bed dwelling dwell			edroom bedroom					om relo				1 Suite with 2 bedrooms		withins	Suite with 1 S bedroom b					Juite with 2 or sedrooms be		is not within				Suite with 1 S bedroom b		edrooms suit			rooms bedroom		1,,,,,,,,,,,	e 2 test sites	
	1999	2999 349	9 2499	3499 391		4718 65	590	3059	5390	2999	2999		99 2990			1500	2599	3399	1300	1999	2999	349		2991	5990	8997	1499	2999	449.0	1499	1999		5990 199		200 500	
2	1677	2515 293	5 2096	2935 335		3958 55	534	3236	4528	2515	2515		58 2515			1090	2180	3270	1090	1677	2515	293		2515	5081	7546	1258	2515	3773	1258	1677		5031 16		577 335	
1	1335 1550	2003 233 2524 271	7 1999 2 1937	2337 267 2712 301		3151 44 3657 51	406	2577 2991	3605 4184	2 3 2 4	2003 2324		01 2001 62 2524	300		1 368	1736 2015	2904 3022	968	1335 1550	2005 2524	2937		2001	4006	6008	1001 1162	2003 2324	3004 3487	1001	1335 1550		4006 135 4649 155		335 267 550 306	
- 1	847	1270 148	2 1058	1482 169		1998 27	794		22.86	1270	1270		35 1270			550	1101	1651	550	847	1270	148		1270	2540	3810	635	1270	1905	635	847		2540 St		350 309 847 166	
	516	774 90	5 645	903 103		1218 17		996	1393	774	774		87 774	116	30	335	671	2006	335	516	774	90	5 10	774	1548	2522	387	774	1161	307	516	1052	1548 51		516 105	32 1548
- 7	1433	2150 250	8 1792	2508 286		3383 47			3870	2150	2150		75 2150			932	1863	2795	932	1433	2150	250		2150	4300	6450	2075	2150	3225	1075	1433		4300 148		433 286	
	937 851	1405 163 1276 148	9 1171	1639 187 1489 170		2211 30 2006 28			2529 2297	1405 1276	1405 1276		03 1405 38 1276	290		609	1218	1827	553	937 851	1405	3630 3430		1276	2810 2553	4215 3829	703 638	1405 1276	2308 2915	638	937 851		2810 90 2553 85		997 187 951 176	
10	1577	2366 276	0 1972	2760 315		3722 52	205	3044	4259	2366	2366	21	83 2366	354	118	1025	2050	3076	1025	1577	2366	276	1577	2366	4732	7098	1183	2366	3549	1183	1577	3155	4732 157	77 15	577 315	55 4732
11	1204	1806 210	7 1505 a 910	2107 240 1276 145		2841 39	972		3250	1806	1806		03 1800 65 2092			782	1565	2347	782	1204 728	1806	210		1906	3611	5417	903	1806 2092	2708 1637	903	1204		3611 120 2183 72		204 240 728 145	
13	728 2460	1092 127 3690 430	5 3075	4305 493		1718 24 5806 81	118	1405 4748	6642	3690	3990		45 3092 45 3690	163 553		1599	3198	1419 4797	1599	2460	1092 3690	430		3690	2183 7380	11070	1845	369.0	5535	1845	728 2460		7380 24		728 145 490 490	
14	1656	2 496 290	1 2072	2901 331	15	3912 54	470	3199	4475	2495	2496		45 2486	572		1077	2155	3232	1077	1658	2496	290	1650	2486	4973	7459	1245	2456	3729	1245	1656	3315	4973 165		158 333	115 4973
15	1523	2 205 266	6 1904	2666 304		3505 50	027	2940	4113	2 285	2285		43 2289	342		990	1980	2971	990	1523	2285	266		2285	4570	6855	1143	2285	3428	1143	1523		4570 150		523 304	
10	3112 2786	4668 549 4182 487	5 3890 9 8485	5446 622 4879 557	25	7344 302 6580 92			75.27	4993 4182	4187	20	34 4660 91 4353	700 627		2023	4045 3624	6068 5437	2023	31.12 2766	4966 4182	544 487		4061	9335 8364	14003 12546	2334 2091	4958 4182	7001 6273	2334 2091	3112 2788		9335 313 8364 275		112 622 788 557	
18	2709	4064 474	1 3396	4741 541	18	6393 89			7315	4064	4064		32 4064				3522	5283	1761	2709	4064	474		4064	8127	12191	2032	4064	6095	2032	2709		8127 270		709 541	
15	6410	9615 1121	8 8013	11218 1282		15126 211	154		7300	9415	9615		08 9615	1442		4167	8333	12500	4167	6410	9515	1121		9615	19231	25546	4900	9615	14423	4906	6410		19231 641		410 1282	
21	1728 1345	2592 302 2017 235	4 2160 4 1681	3024 345 2354 265		4078 57 3174 44	703 630		46 66 36 31	2592 2017	2592		96 2592 09 2017	368		1123	2247 1748	3370 2622	1129	1728 1345	2592 2017	302 235		2592	5184 4035	97777	1296 1009	259.2 201.7	3888 3026	1296	1728 1345		5184 175 4035 134		728 345 345 266	
22	1811	2717 316	9 2264	3169 363		4274 59	977		4890	2717	2717		58 2717			1177	2354	3532	1177	1811	2717	316			5433	8150	1358	2717	4075	1350	1811		5433 183		111 362	
29	1591	2387 278	4 1989	2784 318	82	3755 52	251		4296	2387	2387		93 2387	358		1034	2068	3103	1034	1591	2387	278		2387	4773	7160	1193	2387	3580	1193	1591		4773 198		991 318	
20	552 1341	828 96 2011 234	6 590 6 2676	966 110 2346 268	34	1505 18 3164 44	522	1065 2588	1491 3630	828 2011	828 2011		14 821 06 2011	124 301		359 871	718 1743	3077 2614	359	552 1341	828 2011	96t 23.4t		821	1656 4022	2454 6033	414 2006	828 2011	1242 3017	1006	552 1341		1856 55 4022 134		552 110 341 266	
21	1422	2134 249	9 1778	2489 284		3357 49	59.0		33.40	2134	2134		67 2134			925	1849	2774	925	1422	2134	248			4022	6401	1067	2134	3200	1067	1422		4267 140		422 284	
22	1529	2 298 267	6 2911	2676 305		3608 50	045	2951	4128	2 293	2293		47 2295	344	114	994	1988	2981	994	1529	2293	2679	1529		4587	6880	1147	2293	3440	1147	1529	3058	4587 153	29 25	529 305	58 4587
28	934 852	1401 163	4 1167	1634 186 1655 166		2204 30	082		2522	1401	1401		00 1401 24 1247	290		607	1214	1821	607	934 832	1401	163		1401	2002	4203 *742	700 624	1401	2901	700	934		2802 99		934 186 832 166	
3	1330	1247 145 1980 231	5 1059 0 1650	1455 166 2310 264		1962 27 3115 43	356	1605 2548	3564	1247 1980	1247		24 1247 90 2980			858	1716	1622 2574	541 858	1320	1247 1980	3450 2310		1247	2495 3960	5742 9940	990	1247 2980	1871 2970	990	852 1320		2495 Et 3960 130		132 166 320 264	
31	253	300 44	3 316	443 50	06	590 8	836	409	684	380	380		90 380	57		165	329	494	165	253	380	44	251	380	760	1139	190	380	570	190	253	506	760 21			106 760
33	1204	1806 210	7 1505	2107 240		2841 39	972	2323	3250	1806	1906		03 1806			782	1565	2347	762	1204	1806	210		1806	3611	5417	903	1806	2708	903	1204		3611 120		204 240	
33	617 7218	926 108 10827 1265	0 771 2 9025	1080 121 12852 1461	2	1456 20 17035 258	820	1191 15951	1666	926 10827	10827	54	63 926 14 3082	138 1624		401	802	1203	401	617 7218	926 10827	1265		926	1851	2777	463 5414	926 30827	1388 16241	463 5414	617 7218		1851 6: 21655 72		917 123 218 1445	34 1851
	-240	1203	-1 PALS	2400.	~1	17000 200		20004		AU-BAT	2002/1		- AME	2004		1 40%	7,000	24010	2094	74.40	20027	144.0	74.40	2000	1 21000	30404	2424	20047	20071	June	-440		Ann. 744			

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Ipswich City Council
Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### <u>DELETE TABLE:</u> Table C5 Residential use – sewerage trunk infrastructure network for wastewater service

Calumn 1															Sewer	trunk infrestr	Column 2 acture network ch	wige (Siperio	lemand unit	1)													
Charge																Residential	use under the Plan	nning Regula	etion														
Area				Residenti	aluces									A	Editor's note- commodation (k		e 16, Table 1, colu	mn 1 of the F	Planning Re	guletion		_					Accommo	idation (sho	rt term)				
			$\neg$				Dwellin	g house							commodation			=										nm essemm					
_		r's accommodation tiple dwelling		uel occupency		site > 4	150-m2	-2	= 450m2	Relocatable Home Par	.		Other		١ .	udenteccom	modetica			letirement Fac mmunity Resi			TouristPan (Cereven Per			el (residentia	(		Shortsome	ccommodation (oth			burist Park sping Ground)
										3 or mon			0.114	Bedroom		2041114000	Bedro	-om		minumy near	Bedroon		Carananira		- "		Bedro	iom	21017101111		Bedroom	(Carry	20000
		3 or mo 2 bedroom bedroo		2 bedroom b	armare		3 or more			1 or 2 bedroom bedroom relocatable relocatal			Suite with	3 that is not within a	Suite with 1 S		ite with 3 that is rmore within			Suite with 2 or m	ore withins				Suite with 1		Suite with 3 that is		with 1 Suite w	Suite with 3	thatis not within a		
		2 bedroom bedroo dwelling dwelling			welling		dwelling	dwelling		dwelling site dwelling					bedroom b					rooms bedr		1 cereven site	2 carevan sites			bedrooms b					suite 1	I tent site 21	tent sites Stent site
	2 391		185 29/89		4782	5643		461	5 6456	3587	3587 1	793	3587 5	130 179	1554	3109	4663	1554	2391	3587	4185 2		87 717		1793	3587	5380	1793	2391	4782 7174		2391	4782 7
1	2.271 2.439	3406 3 3658 4	974 2839 267 3048		4542 4877	5359 5755		436		3406 3658				109 170 187 183	1476	2952 3170	4428 4755	1476	2271	3406 3658	3974 2 4267 2		106 681 158 731		1705	3406 3658	5009 5487	1703	2271 2439	4542 6613 4877 7316		2271 2439	4542 61 4877 73
	1651		990 2064		3 303	3097		316		2477				16 123		2347	3220	1073	1651	2477	2890 3		177 491			2477	3716	1239	1651	3303 4954		165 1	3303 4
	2 366	3548 4	140 2957		4731 7834	5583		456		3548				122 177	1538	3075	4613	1538 2546	2366	3548	4140 2		48 709		1774	3548		1774	2 366	4731 7097		2366	4731 %
'	3917 1251	5875 6 1877 2	854 4896 189 1564	6854 2189	7834 2502	9244 2953		756 241		5875 1877				H3 299	2546	9092 1626	7638 2440	2546 813	3917 1251	5875 1877	6854 3 2189 1		175 1175 177 575			5875 1877	8813 2815	2938	3917 1251	7834 11751 2502 5753		3917 1251	7834 117 2502 37
- 1	7255	10882 12		12995	14510	17121		1400					0882 16	23 544	4716	9431		4716	7255	10882		255 108	182 2176	32647		10882	16323	5441	7255	14510 21764	7255	7255	14510 217
1/	1734 2000	2570 2 3001 3	999 21.42 501 2500		3427 4001	4721		330 386		2570 3001				156 128 101 150	1114	2228 2600	3342 3901	1300	2000	2570 3001	2999 I 3501 2		170 514 101 600		1285 1500	2570 3001	3856 4501	1500	1734 2000	3427 5341 4001 6001		1714 2000	3427 51 4001 66
1	5095	7642 8	916 6349	8916	10190	12024	16813	983	13750	7642	7642 3	821	7642 11	163 362	3312	6623	9935	3312	5095	7642	8916 9	095 7	1528	22927	3621	7642	11463	3821	5095	10190 15285	5095	5095	10190 157
1.	6178 2145	9267 10 3218 3			12 356 4 290	14581 5062		1193					9267 13	01 465 26 160		8052 2789	12048 4183	4016 1394	6178	9267 3218	10812 6		1853		4634 1609	9267	19901 4826	4634 1609		12354 18535 4290 6435		6178 2145	12356 185 4290 64
11	2145		754 2681 883 3488		4290 5580	5062 6565		530		3218 4185				126 180 178 209		2789 3627	4183 5441	1814	2145 2790	5238 4185			118 643 185 837			3218 4185		2093	2145 2790	5580 8371		2790	4290 64 5580 83
15	1765		089 2206		3530	4165		340		2648				71 132		2295	3442	1147	1765	2648	3089 1	765 26	148 529			2648		1324	1765	3530 5295		1765	3530 57
16	1681 2495		942 2101 867 3119		3 362 4991	5968 5889		524 481						103 126 115 187		2186 3244	5278 4866	1622	1601 2495	2522 3743	2942 1 4367 2		122 504 143 748			25.22 37.43		1872	1681 2495	3362 5043 4991 7486		1681 2495	3362 50 4991 74
11	2973	4459 5			5946	7016		575						109 225		3065	5797	1952	2973	4459			159 891			4459	6689	2250	2973	5946 8918		2973	5946 8
11	1923		366 2404		3847	4539		371						127 144	1250	2500	3750	1250	1923	2685	3366 2		185 577		1442	2885	4327	1442	1923	3847 5770		1923	3847 5
20	7658 5386	11487 13 8379 9	401 9572 775 6982		15316	18073 13163		1479						30 574 66 418		9955 7262	14933 10892	4978 3631	7658 5506	11487 8379	13401 7 9775 5		187 2297 179 1675		5743 4189	11487	17230 12568	5743 4189		15316 22974 11172 16757		7658 5586	15316 225 11172 16
2	5823	8734 10	189 7278	10189	11645	13741	19214	1123	15721	8794	8734 4	367	8734 13	01 436	3785	7569	11354	3785	5823	8734	10189 5	823 87	1746	3 26201	4367	8734	13001	4367	5823	11645 17468	5823	5623	11645 174
21	1087	1556 1 2323 2	715 1297 710 1936		2075 3:097	2668 9655		200		1556 2323				134 77 134 116	674	1349 2013	2025 3020	1007	1057	1556 2323	1835 3 2730 1		156 311 123 464		778 1161	1556 2323	2334	778	1087	2075 3112 3097 4646		1087	2075 31 3097 46
21	1248	1873 2	185 15-90		2.497	2946		240		1873				109 93	811	1623	2434	811	1248	1873	2185 1		173 374		996	1873		936	1248	2497 3745		1248	2497 37
26	1700	2550 2 4796 5			3400 6195	4012		328						125 127		2210	3315	1105	1700	2550			550 510			2550		1275	1700	3400 5100		1700	3400 51
21	3197 1854		895 3997 245 2318	5595 3245	6395	7546 4376		617						94 239 72 139	2078	4157 3411	6235 3616	1205	3197 1854	4796 2781	5595 3 3245 1		796 959 781 556			4796 2781	7194 4172	2398 1391	3197 1854	6395 9592 3709 5563		3197 1854	6395 95 3709 55
21	1743	2615 3	051 2179	3051	3487	4114	5753	336	5 4707	2615			2615 3	23 130	1133	2266	3.400	1133	1743	2615	3051 1		515 523		1308	2615	3923	1308	1743	3487 5230	1743	1743	3487 57
30	2058 1871	3057 3 2806 3	867 25.48 273 23.38		4076 3741	4830 4434		393		3057				196 152 109 140		2650 2432	3975 3647	1325	2058 1871	3057 2806	3567 2 3273 1		157 611 106 561		1529 1403	3057 2806	4586 4209	1529	2058 1871	4076 6115 3741 5612		2058 1871	4076 61 3741 56
37	1208	1812 2			2416	2850		233						18 90		1570	2355	705	1208	1812	2114 1		112 362			1812		906	1208	2416 3623		1208	2416 3
33	1601		902 2002		3 203	3779		309		2402				120		2082	3123	1041	1601	2402			102 480			2402	3603	1201	1601	3203 4804		1601	3208 48
31	1420		485 1775 1997 5498		2840 8797	3351 10580		274		2130 6597				.95 106 196 329		1546 5718	2769 8577	923	1420 4398	2130 6597			130 426 197 1519			2130 6597	3195 9896	1065	1420 4396	2940 4260 8797 13195		1420 4398	2840 42 8797 131
31	8340	12509 14			16679	19681		1609						164 625		10841	16262	5421	8340	12509			609 2501			12509	18764	6255		16679 25019		8340	16679 250
31	1206 6186	1810 2 9280 10			2413	2947 14600		232 1194						14 90 19 464	784	1568 8042	2353 12063	764 4021	1206 6186	1830 9280	2111 1 10826 6		110 361 180 1855		905 4640	1810 9280		905 4640	1206 6186	2415 3619 12373 18559		1206 6186	2413 36 12373 183
31	7187	10781 12			14374	16962		1307					0781 16			9543		4672	7187	10781	12578 7					10781	16171	5390		14574 21562		7187	14374 21
40	9981	14897 17			19863	23438		1916						146 744	6455	12911	19366	6455	9931	14897	17380 9		197 2979			14897	22346	7449		19863 29794		9931	19863 297
4	1040	1560 1 3656 4	.020 13:00 265 30:47		2080 4874	2455 5752		200 470		1560				140 79 184 182		1352 3368	2028 4753	1584	1040 2437	1560 3656			160 312 156 731			15-60 36-56	2340 5484	780 1828	1040 2487	2080 3120 4874 7512		1040 2487	2080 31 4874 75
43	1381	2071 2	A17 1726	2417	2762	3259	4557	266	5 3728	2071	2071 1	036	2071 3	107 108	898	1795	2693	896	1381	2071	2417 1	381 20	71 414	6214	1096	2071	3907	1036	1381	2762 4143	1381	1381	2762 41
4	3275 2083	4910 5 3124 3	728 4091 645 2604	5728 3645	6546 4166	7724 4916		651		4910 3124				164 245 196 156	2127	4255 2708	6382 4062	2127 1354	3273 2083	4910 3124	5728 3 3645 2		901 124 624		2455 1562	4910 3124	7364 4686	2455	3273 2083	6546 9019 4166 6349		5275 2083	6546 91 4166 61
4	1883		295 2353	3295	3765	4443		363			2824 1	412		196 141	1224	2447	3671	1224	1883	2824			124 564		1412	2824		1412	1883	3765 5648	1883	1883	3765 56
4	1972		451 2465 308 3077		3944 4923	4654 5809		380 475		295 8 369 2				187 147 138 184		2564 3200	3845 4900	1282	1972 2462	2958 3692	3451 2 4308 2		158 591 192 738		1479 1846	2958 3692	4437 5538	1845	1972	3944 5916 4923 7365		1972 2462	3944 5/ 4923 7
4	2462	3546 4			4923	5579		4/5		309.2 3546				136 184 119 177	1537	3000 3073	4610	1537	2364	3546			192 738 146 709			3692 3546	5538 5319	1775	2364	4923 7385 4728 7095		2364	4923 75 4728 70
54	1623		940 2029	2840	3246	3630		313	4382	2435				121	1055	2110	3 165	1055	1623	2435	2840 3	623 24	35 484	7304	1217	2435	3652	1217	1623	3246 4969	1623	1623	3246 4
5:	1968	2952 5 1956 2	264 2660 282 1630		3936	4844 3077		579 251						128 147 F34 97		2558 1695	3837 2542	1279	1968	2952 1956	3466 2 2282 1		952 590 956 391		1476 978	2952 1956	4428 2934	1476	1968	3936 5904 2608 3911		1968	3936 50 2608 30
51	1434		509 1792		2867	3363		276						126 107	932	1864	2795	952	1434	2150	2509 3		150 430		1075	2150		1075	1434	2867 4301		1434	2867 43
54	1888	2832 3	304 2360		3776	4456		364		2832				141	1227	2455	3682	1227	1888	2632	3304 1		132 564		1416	2832		1416	1888	3776 5664		1888	3776 56
55	1635 1351	2453 2 2027 2	962 2044 365 1689		3270 2702	3059 3189		315 260		2453 2027				79 122 140 100	5 1063 8 878	2126 1756	3 189 2655	1063 878	1635	2453 2027	2862 3 2865 1		153 490 127 405		1226	2453 2027	3679 3040	1226	1635	3270 4906 2702 4053		1635 1351	32.70 46 2702 46
57	1480	2219 2	589 1850	2589	2959	3492	4883	285		2219	2219 1	110	2219 3	129 111		1924	2885	962	1480	2219			19 443			2219	3329	1110	1480	2959 4439		1480	2959 4

## 48 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### INSERT TABLE: Table C5 Residential use – sewerage trunk infrastructure network for wastewater service

																	olumn 2																
Column 1 Charge															Resid	dential use und	etwork charge for the Plannin	Regulation															-
Area	_		Danida	ertial uses										Editor Accommod			ile 1, column 1	of the Plannin	Regulation		_						Arraman	dation (short ten	m)				-
			1			Dwelling	house			T			Roomin	Accommod														m exammodeti					
		's accommodation iple dwelling	Dual occupan	ng	site > 4	450 m2	sits < or = 45	50m2	Relocatable Home			Other		$\perp$	Student	eccommodati			Retirement Community Re	esidence			uristPark even Park)	$\perp$	Hotel (n	esidential co			ort-term scoom	nodation (other)		Tourist Par (Camping Gro	
		3 or mor		Sarmare					3 or n Lar 2 bedroom bedro	om			Bedroom with 3 that is	nat			Bedroom h 3 that is not			uite with 3 the							Bedroom with 3 that is	not		Suite with 3 that			
	dwelling d	bedroom bedroom					bedroom be dwelling dw		relocatable relocation			uite with 2 or edrooms be				th 2 or more ns bedroom			Suite with 2 or bedrooms be				ereven 3 cerev		with 1 Suite som bedin				1 Suite with 2 bedrooms			ite 2 tent sites	Stent sites
	1 2446	3669 42					4721	6605	3669	3669	1835	3669	5504				770 1590		3660	4281	2446	36-69		11008	1835	36-69		1835 24		7930		1446 489	
-	2 2323	3485 40 3742 43	E2-04 400		5 5482 5 5887		4815	6272	3485 3742	3485 3342	1742	3485 3742	5227 5613				530 1530 865 1623	2323	3485 3742	4366	2323 2495	3485 3742		10454	1742 1871	3485 3742		1742 230 1871 246		7484		2323 464 2495 498	
	4 1689	2534 29	56 2112 2950	6 3379	3907	5575	3260	4561	2534	2534	1267	2534	3801	1267	098	2296 3	294 1096	1609	2534	2956	1689	2534	5068	7602	1267	2534	3801	1267 160	9 3379	5068	1689	1689 337	79 5050
	5 2420 6 4007	3630 42 6010 70					4670 7733	6534 10819	3630 6010	363 O 601 O	1815 3005	3630 6010					719 1575 813 260		3630 6030	4235 7012	2420 4007	3630 6010		10890 18031	1815 3005	3630 6010		1815 240 3005 400		7260 12021		1420 484 1007 803	
	7 1290	1920 22			3020		2470	3456	1920	2920	960	2920	2880	960			495 85	1280	1930	2240	1280	1920	30.39	5759	960	1920	2580	960 125				1280 256	
	8 7422	11132 129					14334	20038	11132	11132	5 566	11132	16699				472 483		11132	12988	7422	11132		33397	5566	11132		5566 742				1422 1484	
	9 1753	2630 30 3070 35					3363 3949	4733 5525	263 O 307 O	2650 3070	1315 1535	2650 3070	3944 4604				418 11N 990 13N		2690 3070	3068 3581	1753 2046	2630 3070	52:59 61:39	70.89 92.09	1515 1535	2650 3070		1515 177 1535 20				1753 350 2046 409	
1	1 5212	7818 91	21 6515 9121	1 10424	12300	17200	10099	14072	7818	7818	3909	7818	11727	1909	388	6776 10	163 330	5212	7818	9121	5212	7818	15636	23454	3909	7818	11727	3909 521	2 10424	15636	5212	5212 1043	34 15636
1	2 6320 3 2194	9480 110 3292 36			14916		12198 4235	17065 5925	9480 3292	9480 3292	4740 1646	9480 3292	14221 4937				325 410 279 142	6520 2194	9480 3292	11060 3840	65 20 21 94	9480 3292	18961 6583	28441 9875	4740 1646	9480 3292	14221 4937	4740 633 1646 235		18961 6583		5520 1264 2194 438	
	4 2854	4282 49					5509	7707	4282	4282	2141	4282					365 1850		4292	4995	2854	4282		12045	2341	4282		2141 285				2054 570	
1	5 1806	2708 31	60 2257 3160		4261		3485	4875	2708	2708	1354	2708	4063				521 1174	1806	2708	3160	1806	2708	5417	8125	1354	2708		1354 180				1806 361	
1	6 1720 7 2553	2580 50 3829 44			4059 5 6034		3319 4927	4643 6892	2580 3829	2580 3829	1290 1915	2580 3829	5870 5744				978 1690	1720 2553	2580 3829	3010 4467	1720 2553	2580 3829	5159 7658	7759 11487	1290 1915	25.80 38.29		1290 177 1915 258				1720 344 1553 510	
i	8 3041	4562 53					5009	8211	4562	4562	2281	4562		2281	977		930 197	3041	4562	5 122	3041	45 62	9123	13685	2281	4562		2281 304				NO41 60E	E2 9125
1	9 1967 0 7834	2951 34 11751 137	43 2459 3445 09 9792 13705				3797 15120	5312 21152	2951	2951	1476 5875	2951	4427 17626				837 1279 276 5090		2951 11751	3443 13709	2967 7834	2951 11751	5902 23502	8854 35253	1476 5875	2951 11751		1476 196 5875 783				1967 393 7834 1566	
1 2	2 5734	8571 100					11029	15429	11751 8571	11751 8571	4295	11751 8571					2/6 50% 143 371/		11/91 8571	13 709	7834 5714	8571		35/233 25714	3673 4286	11/91 8571		98/5 /83 4286 577				7834 1398 5714 1142	
2	2 5956	8935 104					11496	16082	899.5	8935	4467	8935	13402	4467			615 3877	5956	8935	10424	59 56	8935		26804	4467	89 35		4467 599				9956 1191	
2	3 1061 4 1584	1592 18 2376 27			2 2504 3799		2048 3058	2865 4277	1592 2376	159.2 232.6	796 1188	1592 2376	2 500 3 564	796 1188			089 69K	1061	1592 2376	1857 2772	3061 1584	1592 2376	3184 4753	4775 7129	796 1188	1592 2376	2388 3564	796 106 1188 156				1061 212 1584 316	
2	5 1277	1916 22	35 1596 2235	5 2554	3014	4214	2465	3448	1916	2916	958	1916	2873	958	830	1660 2	490 830	1277	1916	2235	1277	1916	3631	5747	958	1916	2873	958 127	77 2554	3631		255	54 3831
2	6 1799 7 3271	2609 30 4906 57			4104 7719		3357 6313	4696 8831	2909 4906	2609 4906	1304	2609	3913 7359				391 1130 378 2120		2609 4906	3044 5724	1739 3271	2609 4906	52:18 96:12	7826 14719	1304 2453	2609 4906		1304 175 2453 327				1739 347 1271 654	
1 2	8 1897	2845 33			4477		3661	5122	2845	2845	1423	2845	4268				699 123	1897	2945	3 520	1897	2845	5691	25.36	1423	2845		1423 180				1897 379	
2	9 1783	2675 31			4209		3442	4815	2675	2675	1338	2675	4013				478 1156	1783	2675	3121	1783	2675	5350	8026	1338	2675		1338 179				1783 356	67 5350
1	0 2085 1 1934	3128 36 2870 33			4921 7 4516		4024 3693	5630 5167	5128 2870	3128 2820	1564 1435	3128 2870	4891				731 124		5128 2870	3 649 3 349	2085 1914	3128 2870	6255 5741	95.83	1564 1435	5128 2870		1564 200 1435 193		6255 5741		2085 417 1914 382	
1	2 1236	1853 21					2365	33.36	1853	185 3	927	1853	2780	927			409 80	1236	1853	2162	1236	1853	3707	55-90	927	1853	2780	927 121				236 247	71 3707
3	3 1638 4 1453	2457 28 2179 25	67 2048 2867 42 1816 2547		5 3066 5 3429		3162 2904	4423 3923	2457 2179	2457	1229 1090	2457 2179	3686 3269	1229			194 106 833 94	1638	2457 2179	2867 2542	1638	2457 2179	4915 4358	7372 6538	1229 1090	2457 2179		1229 165 1090 145				1638 327 1453 290	
1 3	5 4499	6769 76					2664	12149	6769	6749	3375	6749	30124				774 292		6749	7874	4499	6749		202.45	3375	6749		3375 446				1499 899	
3	6 8531	12797 146					16465	23034	12797	12797	6398	12797	19195				636 554	8531	12797	14930	8531	12797		38391	6398	12797		6398 853				1706	
1 3	7 1234 8 6329	1851 21 9493 110			2913		2562 12214	17087	1851 9493	1851	926 4746	185 1 949 3	2777 14239	926 4746			407 803 341 4114	1234	1851 9493	2160 11075	1234 6329	1851 9493	3703 18986	5554 28479	926 4746	1851 9493	2777 14239	926 121 4746 633		3705 18986		1294 246 1329 1265	
,	9 7352	11029 120		7 14705	17552	24263	14190	19852	11029	11029	5514	11029				9558 14	337 477	7352	11029	12867	7352	11029		33086	5534	11029	16543	5514 730				7352 1470	05 22057
4	0 10160	15340 177 1596 18					19608 2053	27431	15240 1596	15240 1596	7620 798	15240 1596	22 859 2 394	7620			812 660 075 690	10160	15340 1596	17780 1862	10160 3064	15240 1596	30479 3192	45719 4788	7620 798	15240 1596	22859 2394	7620 1016 798 106				2160 2032 1064 212	
1 7	1 1064 2 2498	3740 43					4812	2873 6732	3740	3740	1870	3740	5610	1870			862 162		3740	4363	2493	3740		112 20	1870	3740		1870 246		3192 7480		1064 212 0493 498	
4	3 1413	2119 24					2726	3814	2119	2119	1059	2119	3178	1059			755 91	1413	2119	2472	1413	2119	4238	6357	1059	2119		1059 141				1413 282	
1 2	4 3348 5 2131	5022 50 3196 37					6462 4112	9040 5753	502.2 3196	502.2 319.6	2511 1598	5022 3196	7534 4794				529 2176 155 1385	3348 2131	5022 3196	5 860 3 729	3548 2131	5022 3196	10045 6392	15067 9588	2511 1988	5022 3196		2511 334 1598 215		10045 6392		3348 66F	
4	6 1926	2889 33	70 2407 3370	0 3852	4545	6356	3717	5200	2889	2889	1444	2889	4333	1444	252	2504 3	756 125	1926	2009	3370	1926	2889	5778	8667	1444	2889		1444 197	6 3052	5778	1926	1926 385	52 5778
4	7 2017 8 2518	3026 35 3777 44			5 4761 5 5943		3893 4860	5647 6799	3026 3777	3026	1513 1839	3026 3777	4539 5666				934 131 910 163	2017	3026 3777	3530 4407	2017 2518	3026 3777	6052 7554	9078 11332	1513 1889	3026 3777		1513 201 1889 251				2017 403 2518 503	35 6052
1 2	8 2538 9 2429	3777 44 3628 42					4860	6530	3777 3628	3620	1889	3620	5442				910 165 716 157		3///	4232	25 18 24 19	35777		10883	1839	3577		1814 241		7394 7256		D18 909	
5	0 1660	2490 29	06 2075 2900		3918		3204	4483	2490	2490	1245	2490	3736				238 1079	1660	2490	2906	1660	2490	4981	7471	1245	2490		1245 166				1660 332	21 4981
1	2013	3020 35 2001 23			4751 3148		3005 2574	5635 3601	3020 2001	3020	1510	3020 2001	4550 3001	1530			926 1300 901 86	2015	3020 2001	3523 2334	2015 1334	9020 2001	6039 4001	9059	1510 1000	3020 2001		1510 201 1000 138				2015 402 1334 266	
	3 1467	2200 25					2831	3960	2200	2200	1100	2200	3300	1100			860 95	1467	2200	2567	1467	2200	4400	6600	1100	2200		1100 14		4400		1467 293	33 4400
- 5	4 1982	2997 33					3728	5215	2997	2897	1449	2897	4346				766 1255		2997	3 380	1932	2897	5795	8692	1449	2897		1449 195				1982 386	63 5795
1 3	5 1673 6 1382	2509 29 2073 24			5 3948 5 3262		3228 2668	45 16 57 52	2909 2073	2509 2075	1255 1037	2509 2075	3764 3110	1255			262 10E 695 89	1673	2509 2073	2927 2419	1673 1382	2509 2073	5018 4147	75.27 62.20	1255 1087	2509 2075		1255 167 1087 138				1673 334 1382 276	
5	7 1534	2270 26	49 1892 2646		3572	4995	2921	4087	2270	2270	1135	2270	3406	1135			952 96	1514	2270	2649	1514	2270	4541	6811	1135	2270	3406	1135 15				1514 302	

#### 49 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

<u>DELETE TABLE:</u> Table D1 Non-residential use – transport trunk infrastructure network

																				Column 2															
(harge	$\vdash$																			utum retwork cha		d unit)													
area	$\vdash$																	filler's net	a - see schedule	bi, l'able 1, colores	Lof the Planning	Regulation		tigh impact											
	Places of	Accomists	Carron	ential (bulk goods	0		,		Cammerá	al (retail)					mmanial (offi	ne) Educatio	ad facility	Entertain	ment	Indoorspat & movestion	0	ther industry		ndustry or special edustry	Low impact rural	High impa	strund		Scential centres		_		Other sees		Mnoruses
	Club	Function faility Ay	gis. Supplies sto	Bulk landscape or supplies	Showroom	Adult Store	Semice station	52-ppping Cantro (30,000m2< 20,000m2 (64,4)	Shapping Gr (26,000+3 < 30,000+2 Gr	Shappin	ing Carros 85+2 GFK) Fo	od & drink out	Servi	or try Offic	Salessa	officer Children com	14		est re	Indoor wort& receation	Low impact industry	Research & Sech. incl. V		tigh impact educity	Animal Paskandry	Cultinating, in a confined area, aquatic animals or plants for sale	Winery	Correctional	Wealth care service	Grangang	Composium		Air service, Animal keeping, Car pads	Any other use not listed, including a use that is unknown	Advertising device, Comptony, Home-based business
	Community	6	arden Gentre			Shop						et food emises Othe	ır			Community o	re centre	Nightifub entertainment facility			Medium impact industry			pecial industry	Cropping	Intensive animal and & horticulture		Hospital	Victorinary service			Outdoor sport and recreation	Motor sport facility, Non- resident accommodation		Landing Market, Roadside stull
	Funeral parlow Place of worship	er o	Tware & trade upplies hutdoor sales			Shopping Gente (< 10,000w.2 GFA										Sducational e other than ar est ablishmen Start For Quer Children prog	educational Forthe flying roland				Rural industry Marine Industry				Permanent plantation Wind fam	Wholessie numery		Residential care Sadisty					Portservice, Tourist attraction Utility installation, fatractive Industry		Telecommunications facility, Park. Temporary use, Outdoor Eighting
	m² of			m <sup>2</sup> of GFA					m² d						m <sup>1</sup> of GFA		f GFA	m <sup>1</sup> d G	ra .	m <sup>2</sup> of GFA		m <sup>2</sup> of OFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> ato			m <sup>1</sup> of GFA				m <sup>2</sup> of GFA		0/8
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.5   1.5	9 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2.2 5.99 2.4 4.90 2.4 4.90 2.5 5.6 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6	98.80 94.24 67.00 98.90 88.90	18 A	124444   1	1	1.50 mm	\$2.00 A STATE AND	6425 4406 4406 4406 4406 4406 4406 4406 440	13451 20041	190,000 (190	図 (2)	9.00 9.00 9.00 9.00 9.00 9.00 9.00 9.00	1.53.70  1.50.70  1.5	\$2.20   \$2.20	20.50 (2.50 m) (2.50	11AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	HAAM HAAM HAAM HAAM HAAM HAAM HAAM HAAM	622.0	### ### ### ### ### ### ### ### ### ##	2013 1127 2010 1128 1014 1014 1014 1014 1014 1014 1014 101	4.000 A 100	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	GROWN CONTROL OF CONTR	4.00 (	48. 48. 48. 48. 48. 48. 48. 48. 48. 48.	\$\frac{1}{2}\$ \$\	\$ 0.00	1	F9 F	The name was an adopted in the service of the part of the service	n under the Planning Regulation and adopted charges under this resolution are those use the are applicable to the use the this local government decide should apply for the use.	the sharps under the Planning Regulation and adopted that go under this resolution is st. Adder/seate - our orhestub 26 Tobb 2, column 2 of the

#### 50 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

INSERT TABLE: Table D1 Non-residential use – transport trunk infrastructure network

																					Column 2															
Orlumn 1																			T		trudum mrtwork du															
Grange area																			lifter		al use under the Place e Sti, Table I, column			n												
																					Indoor sport &				High impact industry or specia											
	Places of	According	Con	mercial (bulk go	eods)	+	$\neg$	$\neg$		Commercia	al (retail)				$\rightarrow$	Commen	ist (effice)	Educational facility	finte	rtainment	monation	-	Other Indust	· ·	industry	neel	High impo Cultivating, in a	intrune	_	Sciential centres		+	Major sport,	Other sees		Mnoruses
	Club	Function faility	Agric. Supplies	Bulk landscape dore supplies		Adult Sto	Seni stati	ice (10)	pping Cambe 000m2< 00m2 GFA)	Shopping Gr (26,000+2 < (80,000+2 Gr	Shap	ping Cantoo (000w2 GFK)	Food & drink o	Ser outlet (rel	mice dustry (	Office	Sales of Sca	Childran centre	Hotel	Theatre	Indoor sport& restation	Low impact industry		Warehouse	High impact	Animal husbandry	confined area, aquatic animals or plants for sale	Winary	Correctional facility	Wealth care service	Greatganay services	Crematerium	recreation and entertainment facility	Air service, Animal beeping, Car park	Any other use not listed, including a use that is unknown	Advertising device, Cometery, Home-based business
	Community 1014		Garden Gentre			Shop							Fast Food Premises O	ther				Community care centre	Nightilub entertäinment facility			Medium impact industry			Special industry	Cropping	Intensive animal and & horticulture		Hospital	Veterinary service				Motor sport Facility , Non- resident accommodation		Landing, Market, Roadside stall
	Funeral partour Place of		Ywan & trade supplies			Shopping (<10,000×												Educational establishment other than an educational establishment for the flying Start For Queensland CNIdron program				Rural industry				Permanent plantation	Wholesale nurser		Residential care fadity					Pertuevice, Towistatractio USSIs installation, forcetive		Telecommunications facility Park: Semporary use, Outdoor
	wornitip		Outdoorsilles																			Industry				Wind farm								industry		Eghting
	m² of	1 OF A		m <sup>2</sup> of GFA						m² d	GFA					m¹o	r GP A	m <sup>1</sup> of GFA		'drafA	m <sup>2</sup> of GFA		m <sup>2</sup> of OFA		m <sup>1</sup> of GFA	m <sup>2</sup> of GFA	m <sup>1</sup> of	O/A		m <sup>1</sup> of GFA				m <sup>2</sup> of GFA		0/8
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No.   No.			17.00   17.0	1.00 TO TO THE	96.11.11.11.11.11.11.11.11.11.11.11.11.11	20114 (2012) (2013) (20	22.2 is 27.7 km / 27.7 km	94 (19 ) 14 (19 ) 15 (19 ) 16		### 15 A A A A A A A A A A A A A A A A A A	63 M 64 M	1884   1892   1894   1892   1894   1892   18	100.82 104.01 10	41 41 42 42 43 44 44 44 44 44 44 44 44 44 44 44 44	9-600-0-600-	103-103-103-103-103-103-103-103-103-103-	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	100 100 100 100 100 100 100 100 100 100	March   Marc	10 10 10 10 10 10 10 10 10 10 10 10 10 1	44 27 7 59.4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	0 79 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	1987   19	4			8	10	No.   No.	(a)   (b)   (c)   (c)	March   Marc	10	以	in under the Ranning Regulation and adopted charges under the transport of the same applicable to the use the tracal government decide shauld apply for the use.	on sharps under the Planning r Regulation and adopted charps; under this resolution is nit. 6552**(note - on otherial 26, Table 2, osteron 2 of 61

#### 51 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### DELETE TABLE: Table D2 Non-residential use - water supply trunk infrastructure network for water service

																	Column 2													
Column1															Weter	Non-residential														
Chargeares															Editor's no	ste - see schedule 1	i, Table 1, colum	n 1 of the Plan	ning Regulati											
										Commercial						Indoor sport &				High impact Industry or special	Low impact	High impact								
	Please of As	sembly	Commerc	ial (bulk goor	da)		Commerc	ial (retail)		(office)		ducational fe	scility	Entertr	inment	recreation		Other Industry		industry	ruel	rurel	Б.	ssential service:	1	l		Other uses		Minoruses
		function		Bulk landscape	Outdoor				Service		Childcare	otherthan a establishme	establishment in educational int for the Flying sens land Children			Indoor sport &	Lowimped	Research &		High impact	Animal	Cultivating, in a confined area, aquatic animals or	Correctional		Health care		Major sport, recreation and	Air service, Animal	Any other use not listed, including ause that is	Advertising device, Cometery, Home-
k		ecility	Agric, Supplies store		seles	Adult Store	Food & dri	nkoutlet		Office	centre	program	acing and compact	None	Theatre	recreation	infustry		Warehouse		husbando			services	service	Cremetorium	Section	keeping Carpark	unknown	based business
	ommunity			Hpp-CI		19911210	Fest Food				Community	Primary		Nightclub entertainment	carc	10000000	Medium					Intensive enimel ind. &		20.1146.5	Veterinary	0.0000000000000000000000000000000000000	Outdoorsport	Motor sport fedility, Non-		landing, Market,
	se		Garden Centre			Shop	Premises	Other		Sales office	care centre	school	Other	fadlity			impact industry	-		Special Industry	Cropping	harticulture	Hospital		service		and recreation	resident accommodation		Roadside stall
	uneral eriour		Hiware & trade supplies			Shopping Centre								1			Rurel industry			l	Permanent plantation	Wholesale	Residential care facility					Port service, Tourist attraction		Telecommunications facility, Park
	lacs of		таруна			Service											Marine				pre-seren	masery	uant racinity					Utility installation.		Temporary use,
	reship		Showroom			Station											industry				Wind ferm	Winery						Extractive industry		Outdoor lighting
-						_				1							Demand unit	1						1				1		
- 1	m² of G	FA 35 18	29.5	ofGFA	16 11.7	3 29.3		93.81	1750	m <sup>2</sup> of GFA 29.33	2 22.87	m <sup>2</sup> of GF / 22.81			11.75	m <sup>2</sup> of GFA	17.50	m <sup>2</sup> of GFA 29.33	5.86	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	12.90	m <sup>2</sup> of GFA 17.50	29.52	29.5	2 11.79	m <sup>2</sup> of GFA  The maximum adopted	The maximum adopted	n/e The maximum adopted
2	9.83	29.50							14.75	24.50	19.17						14.75				0.00	0.00	10.87			24.5		charge under the Planning		charge under the
3	7.83	23.49				3 29.50	117.46	62.65	11.75	19.50						7.8	11.75				0.00	0.00	0.61	11.75		29.5	8 7.85	Regulation and adopted		Planning Regulation
4	9.09	27.27	22.7						13.63	22.70	17.72					9.00	13.65					0.00	10.00			22.7		charges under this	charges under this	and adopted charges
5	4.96	14.89	12.4			6 12.4		39.71	7.45	12.4	9.68	9.61		14.89		4.9	7.4				0.00	0.00	5.40			12.4		resolution are those which are applicable to the use	resolution are those which	under this resolution is
7	8.41	25.22							12.61	21.0							12.6				1 0.00	000	9.25			210			that the local government	Eslitar's note-see
	5.50	15.49							8.25	13.70	10.72						8.2					0.00				13.7		decides should apply for		schedule 15, Toble 1,
9	5.00	54.99	12.4						7.50	12.4							7.50				0.00	0.00	5.50			12.4			the use.	column 2 of the
20	9.24 7.06	27.73	23.1						13.87	23.11				27.79		9.3	13.87				0.00	0.00	10.17			23.1			Editor's nate - see schedule	Planning Regulation
12	4.27	12.80				7 20.6			6.40	17.60						7.00	6.4				0.00	000				20.6			16. Table 1, column 2 of the Ronning Regulation	
13	14.42	43.27	36.0						21.64	36.0											0.00	0.00	15.87			36.0			ranny rayawan	
14	9.72	29.17	24.5			2 24.31	1 145.87	77.80	1459	24.51	1 18.96						14.50				0.00	0.00	10.70			24.5				
15	8.93	26.80	22.3						13.40	22.30							13.40					0.00	9.83			22.3				
35	18.25 16.35	54.76	45.6		15 18.2 18 16.3				27.50	45.61											0.00	0.00	20.00 17.90			45.6				
17	15.89	49.00	39.7						21.00	39.7	30.99											0.00	17.40			39.7				
29	37.60	112.80	94.0						56.40	94.00												0.00				94.0				
20	10.13	30.39	25.3						15.20	25.30							15.20					0.00	11.14			25.3				
21	7.89 30.62	23.66	19.7						11.05	19.7	1 15.30						11.8				0.00	0.00	8.67			29.7				
22	9.33	28.00							15.94	26.50 23.30							13.9					000	11.69			23.3				
24	3.24	9.72	13						4.85	8.10	6.32						4.8				5 0.00	0.00	3.50			8.3				
25	7.86	23.59	19.6			6 29.66			1180	19.66	15.34		25.51	23.50		7.8	11.80				0.00	0.00	8.65			29.6				
26	8.34	25.01	20.8						1251	20.85							12.51				0.00	0.00	9.17			20.8				I
27	8.97 5.48	26.90							13.45	22.42 13.69				26.90			13.45				0.00	0.00	9.86			22.4				
28	5.48 4.88	14.43	13.6						8.22	13.66							8.22				2 0.00					13.6				
30	7.74	23.23	29.3			4 29.3			1161	19.30				23.23		7.3	11.6									29.3				I
31	1.49	4.46	3.7	2 0.7	14 1.4	9 3.77	22.32	11.90	2.23	3.77	2.90	290	4.84	4.46	1.49	14	2.2	3.77	0.74	2.2	0.00	0.00	1.64	2.21	3.72	3.7	2 1.49	,		
32	7.06	21.18				6 17.65			10.59	17.65							10.50					0.00	7.77			17.6				
33	3.62 42.34	10.85 127.02	9.0			2 9.04			5.43	9.04	7.05			10.85			5.43				0.00	0.00	3.96 46.57			9.0		2		
34	42.54	127.02	q 105.8	o 21.1	17 42.5	M 200.81	635.22	356.72	93.31	105.80	n 8230	82.51	137.93	12/32	42.34	42.9	93.3	105.80	21.10	69.50	4 0.00	0.00	g 46.5/	r 69.30	1 105.85	105.8	9 42.50	•		

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#### INSERT TABLE: Table D2 Non-residential use – water supply trunk infrastructure network for water service

Calumn1															When	supply trunk infrastr	Column 2		da manado milit											
																Non-residential	os under the Pla	anning Regula	tion											
Chargearea						_			_						Editor's no	te - see schedule 1	i, Table 1, colum	n 1 of the Plan	ning Regulati	on High impact	_					_				ı
										Commercial						Indoor sport &				industry or special	Low impact	High impact								
	Pleases of As	sembly	Commerc	ial (bulk goor	da)	-	Commercia	(retail)	_	(office)		ducational fe	scility	Enterte	inment	recreation	-	Other Industry		industry	ruel	rural	E	ssential service:	1			Other uses		Minoruses
		function lecility	Agric, Supplies store	Bulk landscape supplies	Outdoor	Adult Store	Food & drini		ervice dustry	Office	Childcare centre	otherthan a establishme	establishment in educational int for the Flying sensland Children	Hotel	Theatre	Indoor sport & recreation	Low impact industry	Research & tech.ind.	Warehouse	High impact industry	Animal husbendry	Cultivating, in a confined area, aquatic animals or plants for sale	Correctional facility	Emergency services	Health care service	Crematorium	Major sport, recreation and entertainment facility	Air service, Animal keeping, Car park	Any other use not listed, including ause that is unknown	Advertising device, Cemetery, Home- based business
	Community ise funeral seriour		Garden Centre Hiware & trade supplies			Shop Shopping Centre	Fest Food Premises C	ther		Salesoffice	Community care centre	Primary school	Other	Nightclub entertainment fad lity			Medium impactindustry Rural industry	,		Special Industry	Cropping Permanent plantation	Intensive enimel ind. & harticulture Wholesele nursery	Hospital Residential care facility		Veterinary service			Motor sport facility, Non- resident accommodation Port service, Tourist attraction		Landing, Market, Roadside stall Telecommunications facility, Park
	lacs of		rappine .			Service											Marine				premiser	masery	one recently					Utility installation.		Temporary use,
	veship		Showroom			Station											industry				Wind ferm	Winery						Extractive industry		Outdoor lighting
	m <sup>2</sup> of G			of GFA		_	m <sup>2</sup> of G			m <sup>2</sup> of GFA		m <sup>2</sup> of GF			I GFA	m <sup>2</sup> of GFA	Demandunit	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA				m <sup>2</sup> of GFA		
- 1	m' of 0	FA 35.99	29.9		10 12.0	29.90		95.97	1790	m' of GFA	23.39						17.90		6.00		m' of GFA	m*efGFA	15.20		20.90	29.9	9 12.00	m' of GFA  The maximum adopted	The maximum adopted	n/e The maximum adopted
2	20.06	30 18	25.1			6 25.15		80.47	15.09	25.15	19.61					10.00	15.00				0.00	0.00	11.06			25.1		charge under the Planning		charge under the
3	8.01	24.05						64.09	12.02	20.0							12.0					0.00	0.01			20.0		Regulation and adopted		Planning Regulation
- 4	9.30	27.89	23.3 12.0		5 9.3 4 5.0			74.38	13.95	23.3s 12.6s	18.13					9.30	13.95				0.00	0.00	10.23			23.2		charges under this	charges under this resolution are those which	and adopted charges
6	3.20	9.30	7.7					24.79	4.65	7.75	5.04					33	4.6				0.00	0.00	3.41			7.7		are applicable to the use		nil.
7	8.60	25.80				21.50	128.99	68.79	12.90	21.50						8.60	12.90					0.00	9.46			21.5			that the local government	Editor's note - see
- 5	5.62	26.87	140					44.99	5.44	14.00						3.6	7.6				0.00	0.00				34.0		decides should apply for		schedule 15, Toble 1,
30	5.11 9.46	28.37	12.7 23.6					40.90 75.66	1419	12.70 23.64	9.97			15.34 28.37		9.4	7.6				7 0.00	000	5.62 10.40			12.7			the use. Editor's note - see schedule	column 2 of the Planning Regulation
11	7.22	21.67	15.0	3.0	11 7.2	2 18.00	108.34	57.78	10.83	10.00	1400			21.67	7.22	7.2	10.81	10.00	3.61	10.00	0.00	0.00	7.94	10.63	10.00	15.0	6 7.22		15. Table I, column 2 of the	
12	4.37	13.10	10.9			7 20.91		34.92	6.55	10.91	8.51			13.10		43	6.55				0.00	0.00				22.9			Flanning Regulation	
13	14.76 9.95	20.84	36.0 24.0		18 14.7	6 36.89 5 24.87		118.05 79.58	1492	36.85 24.87	28.77						22.11				0.00	000	1621			36.0				
15	9.34	27.42	22.8					73.11	13.71	22.85	17.82					9.3	13.7				1 0.00	0.00	10.05			22.8				
35	18.67	56.02	45.6		14 18.6			149.37	28.01	45.50												0.00	20.54			45.6				
17	16.73 16.26	50:18 48.77	418			9 41.82 6 40.64		133.82 130.06	25.09	41.8 40.6	32.62					16.71 16.21	25.01					0.00	18.40 17.80			418				
29	30.46	115 39	96.3					307.71	57.70	95.15	75.00															96.1				
20	10.36	31.09	25.9			6 25.91		82.91	15.54	25.90	20.21					10.30	15.54				0.00	0.00	11.40			25.9				
21	8.07 20.87	24.20 32.60	20.1					64.53 86.95	12.10	20.17	15.73 21.19					10.5	12.10					0.00	8.87 11.95			20.1				
23	9.55	28.64	23.6					76.37	1432	23.8							14.3					0.00				23.8				
24	3.31	9.94	8.2	1.0	16 3.3	1 8.21		26.51	4.97	0.20	5.45	5.40	10.7	9.94	3.31	3.3	4.9	8.28			0.00	0.00	3.63	4.93	7 8.20	8.2	S 3.31			
25	8.05	24.14	20.1					64.37	12.07	20.11	15.69			24.14			12.0					0.00	8.85			20.1				
26	8.53 9.17	23.59	21.3					68.24 73.39	13.76	21. 33 22. 93	16.63			25.59		9.1	12.79				9 0.00	0.00	9.30			21.3				
28	5.60	16.81	14.0					44.83	8.41	14.0	10.93			16.81			8.4				1 0.00	0.00	6.16			340				
29	4.99	14.96	12.4					39.90	7.40	12.4						4.90	7.4				0.00	0.00	5.49			12.4				
30	7.92	23.76	29.8 3.9					63.37 12.18	11.88	19.80	15.45			23.76		7.90	11.8				0.00	0.00	8.71 1.67			29.8				
32	7.22	21.67	150					57.78	10.83	18.0				21.67		7.2						000	7.94			28.0				
33	3.70	11.10	9.2	5 18	15 3.7	9.25	55.52	29.61	5.55	9.25	7.22	7.23	12.0	11.10	3.70	3.70	5.53	9.25	1.85	5.50	0.00	0.00	4.07	5.50	9.25	9.2	5 3.70	3		
34	43.31	129.94	108.2	21.0	16 43.3	1 308.28	649.70	346.51	64.97	108.2	84.46	84.44	140.7	129.94	43.31	43.3	64.97	7 108.28	21.66	64.93	7 0.00	0.00	47.64	64.93	7 108.28	1082	8 43.33	1		

#### 53 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### DELETE TABLE: Table D3 Non-residential use - sewerage trunk infrastructure network for wastewater service

umn 1																werage trunk infract	Column 2		4											
rge I																	a use under the													
•						_									Editor	note - see schedule	16, Table 1, colu	ımn 1 of the P	lanning Regul	High imped										
			1							Commercial						Indoor sport &				industry or special	Low impact									
-	Places of /	Assembly	Commi	ercial (bulk go	edaj	+-	Comme	rcial (retail)	_	(office)	E	ducational fed	ility	Entert	sinment	recreation	-	Other Industry		industry	runel	High impact rural	E	ssential service	3	_	_	Other uses		Minoruses
	Oub	Function facility	Agric, Supplies sto		Dutdoo seles		re Food & d		Service Industry	Office	Childrane centre	other than a		Hotel Nghtdub entertainment	Theasre	Indoor sport & recreation	Low impact industry Medium		Werehouse	High impact industry	Animal husbendry	Cultivating in a confined area, squatic animals or plants for sale intensive animal ind. &	Correctional facility	Emergency services	Health care service Veterinary	Crematorium	fectivy	Airzenvice, Animal keeping, Ca park Motorzport facility, Non-	Any other use not listed, r including a use that is unknown	Advertising device Cernetery, Home- based lausiness Landing, Market,
u	ise		Garden Centre		_	Shop	Premises	Other		Sales office	core centre	school	Other	fecility			impectindustry	r		Special Industry	Cropping	horticulture	Hospital		service		and recreation	resident accommodation		Roedside stell
	uneral arlour		H'ware & trade supplies			Shopping Centre	1										Rural industry				Permanent plantation	Wholesale	Residential care facility					Part service. Tourist attraction		Tellecommunication facility, Park
	lace of		LUDDING.			Service											Marine				prantation	nursery	Care racing					Utility irotal lation, Extractive		Temporary use,
-	varship		Showroom			Station											industry				Wind farm	Winery						industry		Outdoorlighting
-						_											Demand uni													
,	m <sup>2</sup> of			m <sup>2</sup> of GFA	5.96 15	1.00 347		of GFA 25 111.07	20.63	m <sup>2</sup> of GFA 34.71	27.07	m <sup>2</sup> of GFA 27.07	45.12	m <sup>2</sup> 6	If GFA	m² of GFA	20.8	m <sup>2</sup> of GFA 5 34.71	6.9	m <sup>2</sup> of GFA	m² efGFA	m² of GFA	15.2	m <sup>2</sup> of GFA	3 34.72	34.7	18.0	m <sup>2</sup> of GFA El The maximum adopted charge	The maximum advoted	n/a The maximum
2	13.2	39.8	4 3	3.20 6	5.64 13	1.28 33.2	20 199.	22 106.25	19.92	33.20	25.90	25.90	43.17	39.8	13.2	13.2	19.9	33.20	6.6	1990	0.00	0.0	14.6	1 19.9	2 33.20	33.2	0 13.2	S under the Planning Regulation	charge under the	adopted charge und
3	14.12	42.3	16 35	5.30 7		12 35.3					27.53		45.89	42.3						2116		0.0				35.3	14.1	2 and adopted charges under this	Planning Regulation and	the Planning
- 9	10.1					118 254					19.86 26.82		53.30 44.70	30.5 41.2		10.1	15.2			15.20	0.00					25.4		firesolution are those which are 5 applicable to the use that the		Regulation and adopted charges
6	21.5	64.5	3 51	1.78 10	1.76 21	51 53.7	78 322	67 172.09	32.27	53.78	41.95	41.95	69.91	64.5	21.5	215	12.2	53.70	10.7	52.27	0.00	0.0	23.60	5 32.2	7 53.70	53.7	8 21.5	1 local government decides	which are applicable to	under this resolution
7	8.1					1.18 20.4 1.20 95.5			12.27 57.30	20.46 95.50	15.96 74.49		26.50 124.15	24.5 114.6		811	12.2 57.3			12.29	0.00	0.0				95.5		S should apply for the use.  D Faltor's note - see schedule 15.	the use that the local	ianii. Siltoriunate - see
3	10.5					150 262				95.50 26.24	74.49 20.47		34.11	114.9 31.4						15.76	0.00					99.3			government decides should apply for the use.	
10	11.9					193 29.8				29.82	23.26		38.77	35.7						17.89	0.00					29.8			Editor's note - see	column 2 of the
11	27.4					40 68.1				68.50	53.43			82.2						4110		0.0	30.14			68.5			schedule 15, Table 1,	Planning Regulation
12	32 8 12 6					1.82 82.0 1.65 31.6				82.05 31.63	64.00 24.67		106.66	98.4 37.9						1 49.29						82.0			column 2 of the Planning Regulation	1
14	15.8	47.6	14 36	270 3	7.94 15	1.88 39.7	70 238.	18 127.08	23.82	39.70	30.96	30.96	5160	47.6	15.8	15.8	23.8	2 39.70	7.9	23.82	0.00		17.40	7 23.6	2 39.70	39.7	0 15.0	a a	149101011	
15	10.7					1.75 26.0			16.13 15.50	26.88 25.83	20.97 20.15		34.95	32.2 31.0		10.75	161			1619	0.00	0.0	0 11.8 0 11.3			25.8				
17	14.4					1.40 36.0			21.61	36.01	28.09	28.09	46.51	43.2						2161						36.0				
18	16.7					1.79 411				41.98	32.74		54.57	50.3						25.15						41.9				
19	11.5 40.2					1.54 28.5			17.32 60.32	28.86 100.54	22.51 78.42		37.52 130.70	34.6 120.6		11.5	17.5			17.32	0.00	0.0				28.8				
21	29.8					1.86 744				74.64	58.22			89.5						44.76	0.00					74.6				
22	31.0	93.1	2 7	7.60 15	5.52 31	.04 77.6				77.60	60.53	60.53	100.88	93.1	31.0				15.5	46.56	0.00	0.0				77.6	31.0	16		
23	7.1					7.11 17.7 167 24.1			10.67 14.51	17.79 24.18	13.87 18.86		23.12	21.3 29.0						10.67						17.7				
25	8.1					117 204				20.42	15.93	15.93	26.55	24.5			12.2			12.25	0.00	0.0	8.90			20.4				
26	10.4					1.43 26.0				26.07	20.33	20.33	33.89	31.2					5.2	15.64						26.0				
27	17.9					1.91 44.7				44.78 28.00	34.93 21.84		58.22	53.7 33.6		17.9				26.87						44.7				
29	10.6					1.64 26.6				26.61	20.76		34.59	31.9		10.6				15.97						26.6				
30	12.1					12 30.5				30.50	23.63			36.3		121				1818	0.00	0.0				30.3				
32	11.2					. 28 28.1 1.97 19.5			16.92 11.95	28.20 19.92	22.00 15.53		36.66 25.09	33.8 21.9						1690						28.2				
33	9.9		10 24	484 4	1.97	1.93 24.5	84 149	01 79.47	14.90	24.84	19.37	19.37	32.29	29.8	9.9		14.9	24.84	4.9	1490	0.00	0.0	10.98	3 24.9	0 24.84	24.8	9.5	8		
34	9.1J 23.90					10 227				22.74 59.80	17.74 46.64		29.56	27.2			13.6			5 13.64 5 35.88	0.00	0.0				22.7				
36	43.6					1.62 109.0			65.44		85.07	85.07	141.78	130.8						55.44						59.0				
37	7.9			990 1	5.90	1.96 193			11.94	19.90	15.52		25.87	23.8	7.9	7.9	11.9		3.9	1194	0.00	0.0				19.9	0 7.9			
33	32. B 37. B					. 86 82.1 1.86 94.6			49.29 56.79	82.15 94.66	64.00 73.83		104.79	91.5 113.5		32.0 37.0	5 49.2 56.7		18.9	5 49.29 5 56.79	0.00	0.0				5 E2.1 6 94.6				
40	51.5	154.7	5 121	1.96 21	5.79 51	. 58 1289	96 773.	77 412.67	77.38	128.96	300.59	100.59	167.65	154.7	51.50	51.5	77.3	128.90	25.7	77.50	0.00	0.0	56.74	4 77.3	8 128.96	128.9	6 51.5	ē.		
41	7.1				3.56	13 174			10.69	17.82	13.90		23.16	21.5			10.6			10.60	0.00									
43	14.1					1.05 220			21.17	35.28 22.08	27.52 17.22		45.87 28.70	42.3 26.5		141	21.1			21.17	0.00					35.2				
44	18.2	54.8	8 4	5.73 5	9.15 18	1.29 45.7	73 274.	39 146.34	27.44	45.73	35.67	35.67	59.45	54.8	18.29	18.29	27.4	45.73	9.1	27.44	0.00	0.0	20.1	27.4	4 45.75	45.7	3 18.2	9		
45	12.6 11.6					60 31.7			19.02	31.70 29.20	24.73 22.77		41.21	38.0 35.0						1902						31.7				
47	12.1					1.13 303				30.31	23.64		39.41	36.3						1752										
45	14.5	43.7	2 30	143 7	7.29 14	1.57 36.4	45 218.6	60 116.59	21.86	35.43	28.42	28.42	47.36	43.7	14.5	145	21.8	5 35.43	7.2	21.86	0.00	0.0	16.00	5 21.6	6 36.43	36.4	3 14.5	7		
49	14.0			5.22 7 5.95 5		1.09 35.2			21.13 15.57	35.22 25.95	27.47		45.78	42.2 31.1	14.0	140				2113	0.00	0.0				2 35.2 5 25.9				
51	12.1					1.10 30.2			15.16	50.26	23.60			36.3						1816						5 30.2				
52	8.7	26.3	15 21	196 4	1.39 8	1.78 211	96 131.	77 70.28	13.18	21.96	17.13	17.13	28.55	26.3	8.71	8.71	13.1	21.96	4.3	13.16	0.00		9.6	6 13.1	8 21.96	21.9	6 8.7			
53	9.4					1.43 23.5			14.15	23.58	18.40 22.23		30.66	28.3		9.4	141			1415	0.00	0.0	0 10.30			23.5				
55	10.2	30.5	9 25	5.49 5	5.10 10	25.4	49 152.5	97 81.58	15.30	25.49	19.89	19.89	33.14	30.5	10.2		15.3	25.49	5.1	15.30	0.00		0 11.2	2 15.3	0 25.49	25.4	9 10.2	0		
56	7.8					197					15.30		25.63	23.6		7.8	11.8		3.9	1189	0.00	0.0				1 19.7				
57	9.6	5 28.9	9] 2	4.16 4	1.83 5	1.66 24.2	16 144.5	95 77.31	14.50	24.16	18.84	18.84	31.41	28.9	9.6	9.60	14.5	24.16	4.8	1450	0.00	0.0	10.6	3 34.5	0 24.16	5 24.1	16 9.6	6		

## 54 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

#### INSERT TABLE: Table D3 Non-residential use – sewerage trunk infrastructure network for wastewater service

																werage trunk inflad	Column 2	change (5 ===	demand unit											
																	al use under the													
_						_				_					Editors	note - see schedule	16, Table 1, colu	umn 1 of the P	lanning Regul	Mahimped			_							_
			1							Commercial						Indoor sport &				Industry or special	Low impact									
Pi	ces of As	ssembly	Comme	rciel (bulk goo	rds	+	Commen	cial (retail)		(office)	E	Educational fed	olity	Enter	tsinment	recreation		Other Industry		industry	rurel	High impact rura	E	Essential service	11			Other uses		Minorus
Club		function facility	Agric Supplies 210	Bulk landscape re supplies		Adult Store	Food & de	rink outlet	Service Industry	Office	Childrane	other than ar		Hotel	Theorye	Indoor sport & recreation	Low Impact industry	Research & tech. ind.	Warehouse	High Impact industry	Animal husbendry	Cultivating, in a confined area, aquatic animals or plants for sale.		Emergency	Health care	Crem storium	Major sport, recreation and entertainment facility	Alirzenvice, Animal keeping, Ca	Any other use not listed rinduding a use that is unknown	f. Advertising Cemetery, based bus
Com	nunity			1			Fast Food				Community			Nightdub entertainment			Medium					Intensive animal ind. &			Veterinary		Outdoor sport	Motorsport facility, Non-		Landing, N
use			Garden Centre			Shop	Premises	Other		Sales office	corre centre	school	Other	fedity			impectindustry	y		Special Industry	Cropping	horticulture	Hospital		service		and recreation	resident accommodation		Roadside
Funer parlo			H'ware & trade supplies			Shopping Centre	1										Rural industry				Permanent plantation	Wholesale nursary	Residential care facility					Port service. Tourist attraction		Telecommu facility
Place			Loppines			Service											Marine				prantation	marsery	Care 18 CI ITY					Utility installation, Extractive		Tempore
warsh	Nip.		Showroom			Station											industry				Wind farm	Winery						industry		Outdoor
_						_											Demand uni													_
_	m <sup>2</sup> of G			n of GFA				IF GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA			ef GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m² of GFA	15.6	m <sup>2</sup> of GFA				m <sup>2</sup> of GFA	-	
	14.20	42.6	11 35		10 14 79 13			4 113.62 0 108.70	21.50	35.51	27.70	0 27.70 9 26.49	46.30	42.6		142	21.5	0 35.51 8 33.97	7.1	21.50	0.00	0.0	1 200			35.5		D The maximum adopted charge D under the Planning Regulation		The ma adopted ch
	14.44	43.3	36	11 7.	22 14	44 36.1	1 216.6	7 115.56	21.67	36.11	28.17	7 28.17	46.95	43.1	3 14.44	144	21.6	7 36.11	7.2	21.67	0.00	0.0	15.8	9 216	67 36.11	36.1	14.4	4 and adopted charges under thi	Planning Regulation and	d the Pi
	10.42				21 10						20.52			31.2	6 10.40		15.6			15.63	0.00	0.0				26.0		2 resolution are those which are		
	14.07 22.01				04 14 00 22					35.18 55.02	27.44 42.91			42.1		140				2111						8 35.1 2 55.0		<ul> <li>applicable to the use that the local government decides</li> </ul>	this resolution are those which are applicable to	
	8.37	25.1			19 8					20.93	26.33			25.1		83	12.5			1256	0.00					20.9		<ol> <li>local government decides</li> <li>should apply for the use.</li> </ol>	the use that the local	underthi
	39.08	117.3	4 97.	70 19	54 39	08 97.7			58.62	97.70	76.21	1 76.21	127.00	117.7	4 39.00	39.0		2 97.70	19.5	58.62	0.00	0.0	42.9	9 58.6	62 97.70	97.7	0 39.0	Editor's nate - see schedule 16,	government decides	Editor's
	10.74				57 10					26.84	20.94		34.89	52.2		10.7	161			16.11	0.00	0.0				25.5			should apply for the use	
	12.20 28.03	36.6 84.1			10 12 02 28						23.80 54.60		39.66 91.30	36.6					6.1	1831						1 30.5			Editor's note - see schedule 15, Table 1,	Planning
	33.57	200.7			79 33					83.93	65.47			1 200.7						50.36	0.00					83.9			column 2 of the Planning	
	12.94	38.8	32	36 6	47 12	94 323	6 294.1	5 103.55	19.42	32.36	25.24	4 25.24	42.00	38.8	3 12.94	129	19.4	2 32.36	6.4	19.42	0.00	0.0	14.3	14 29.4	42 32.36	32.3	12.9	4	Regulation	1
	16.24	48.7			12 16 50 11					7 40.61 27.50	31.67 21.49			48.7						2437	0.00					27.5				
	10.57				50 11 29 10						20.61			33.0						16.50						27.5				
	14.74	44.2			57 14						28.75			44.2		14.7	22.1			22.10	0.00					5 35.5				
	17.18				59 17.					42.94	33.50			51.5		17:1				25.77	0.00	0.0	18.9			42.9				
	11.81	35.4 123.4		52 5.	90 11. 57 41.					29.52	23.01			35.4			17.7			17.71	0.00	0.0				29.5				
	30.54	91.6		85 20 36 15							90.25 59.56			91.6						45.81										
	31.75	95.2			88 31						61.93			95.2						47.63	0.00					79.5				
	7.28	21.8			.64 7.	28 18.1					14.19	9 14.19	23.65	21.8	3 7.26	7.2				10.92	0.00					18.1				
	9.89	29.6 25.0			.95 9. .18 8.	89 24.7: 36 20.8					19.25		32.15 27.16	29.6		9.0	14.8			1484						24.7				
	10.67	32.0			33 10						20.80			32.0						16:00										
	18.33	54.9	8 45	81 9	16 18	33 45.8	274.8	9 146.61	27.49	45.81	35.74	4 35.74		54.9	8 18.33	18.3	27.4	9 45.81	9.1	27.49	0.00		20.1	16 27.4	19 45.83	45.8	18.7	3		
	11.46	34.3			73 11					28.64	22.3		37.25	34.5		114	17.1			17.18	0.00	0.0	12.6			28.6				
	10.89	32.6			44 10 20 12						21.2		35.39	32.6		108	163			1633	0.00					27.2				
	11.54				77 11						22.50			34.6						1731	0.00									
	8.15	24.4	5 20	37 4	07 8	15 20.3	7 122.2	4 65.20	12.22	20.37	15.89	9 15.89	26.49	24.4	5 8.15	8.1	12.2	2 20.37	4.0	12.22	0.00	0.0	8.9	6 12.7	22 20.57	20.3	7 8.1	5		
	10.16				.08 10 .65 9	16 25.4 30 23.2					19.83			27.5						15.24	0.00					25.4				
	9.30	73.4			25 24						47.71		79.52	73.4						1336						7 61.1				
	44.63	133.8	111	57 22	31 44	63 111.5	7 669.4	2 357.02	66.94	111.57	87.02	2 87.02	145.04	133.8	8 44.65	446	66.9	4 111.57	22.5	66.94	0.00	0.0	49.0	9 66.9	111.5	111.5	7 44.6	8		1
	8.14	24.4			07 8. 81 33					20.36	15.88		26.46	24.4		81	12.2			12.21	0.00	0.0	8.9			6 20.3 6 84.0				1
	33.61 38.73	100.8 116.2									65.55 75.55		125.89	116.7		33.6				50.42	0.00	0.0				96.5				1
	52.77	158.3	131	93 26		77 131.9	791.5	6 422.36	79.16	131.93	102.90	0 102.90	171.50	158.3	1 52.77	52.7	79.1	6 131.93	26.5	79.16	0.00	0.0	58.0	5 79.1	16 131.90	131.9	52.7	7		1
	7.29					29 18.2					14.22			21.1		7.2	10.9			1094						18.2				
	9.03	43.3 27.1			22 14 52 9	44 36.0 05 22.5					28.15 17.63			43.3		144	21.6			2 21.66	0.00					9 36.0 9 22.5				1
	18.71				36 18						36.40		60.82	56.1						13.30	0.00	0.0				46.7				
	12.97	38.9	1 32	43 6	49 12	97 32.4	3 294.5	7 103.77	19.46	32.43	25.29	9 25.29	42.30	38.9	1 12.97	12.9	19.4	6 32.43	6.4	19.46	0.00	0.0	14.2	7 19.4	16 32.4	32.4	3 12.9	7		
	11.95				97 11						23.30			35.0		119				17:92										
	12.40	37.2 44.7	1 31		20 12 45 14					31.01	24.19		40.31	37.2		124	18.6		6.2	1861	0.00	0.0	13.6			31.0				1
	14.41	43.2	36	03 7.	21 14	41 36.0	3 216.1	5 115.28	21.62	35.03	28.10	0 28.30	46.83	43.1	3 14.41	144	21.6	2 36.03		2162	0.00		15.8	5 216	52 36.05	36.0	18 14.4	1		
	10.62				31 10						20.71			31.6						15.93										
	12.50	37.1 26.9			19 12 49 8						24.15 17.53			37.1		12.5	18.5			18.57 13.48	0.00	0.0				30.9				
	9.65					99 22.4 65 24.1				22.47	17.53			28.5		9.0	15.4			1546	0.00									
	11.66	34.9	19 29	16 5	83 11	66 29.1	5 174.9	6 93.31	17.50	29.16	22.74	4 22.74	37.90	34.0	9 11.66	116	17.5	0 29.16	5.8	17.50	0.00	0.0	12.8	17.5	50 29.16	29.1	15 11.6	6		
	10.43 8.07				22 10						20.34									15.65						26.0				
			20	27 4	.05 8.	07 20.1	7 121.0	0 64.53	12.10	20.17	15.75	3 15.73	26.22	24.2	0 8.07	8.0	12.10	0 20.17	4.0	12.10	0.00				10 20.17 83 24.75		7 8.0	D .		1

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Ipswich City Council
Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

# Schedule 3 Applicable uses under the Ipswich planning scheme and Springfield structure plan

Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
	Residential uses	
Dwelling house	Single residential	Detached house
Dual occupancy	Dual occupancy	Dual occupancy dwelling; Relatives' flat
Caretaker's accommodation	Caretaker residential	Caretakers' residence
Multiple dwelling	Multiple residential	Apartment building; Attached house (per dwelling)
	Accommodation (short-term)	
Tourist park	Temporary accommodation (camping ground, caravan park)	Camping ground; Caravan park (short term accommodation)
Hotel	No defined use	Hotel
Short-term accommodation	Temporary accommodation (boarding house, motel)	Backpackers' hostel; Motel
Resort complex		
	Accommodation (long-term)	
Relocatable home park	Multiple residential (caravan park, if providing permanent accommodation)	Caravan park (permanent occupancy)
Community residence	No defined use	No defined use
Retirement facility	Multiple residential (retirement community)	Retirement community
Rooming accommodation	Multiple residential (boarding house, if providing permanent accommodation); Student accommodation	Student accommodation; Tenement building
	Places of assembly	
Club	Entertainment use (club)	Club

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Column 1 Use pursuant to the Planning Regulation  Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Column 2 Use or activity under the Ipswich planning scheme  Editor's note—See Ipswich Planning Scheme 2006.	Column 3 Use under the Springfield structure plan Editor's note—See Springfield Structure Plan.
Community use	Community use (community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, neighbourhood centre, senior citizens centre, transit centre, youth centre)	Community building (art and craft centre, information centre, senior citizens centre, youth centre, meeting room, welfare centre, library, neighbourhood centre); Passenger terminal
Function facility		Reception and function rooms
Funeral parlour	Business use (funeral premises)	Funeral parlour
Place of worship	Community use (place of worship)	Place of public worship
	Commercial (bulk goods)	
Agricultural supplies store	Business use (farm supply outlet, produce/craft market)	Produce/craft market; Produce store
Bulk landscape supplies		Landscape supply outlet
Garden centre	Business use (garden centre)	Garden centre
Hardware and trade supplies		
Outdoor sales		Plant sales and hire yard
Showroom	Business use (auction depot, vehicle sales premises, bulky goods sales)	Auction depot, Retail warehouse; Motor showroom
	Commercial (retail)	
Adult store		
Food and drink outlet	Catering shop; Business use (cafe, restaurant, fast food premises, cake shop, snack bar, takeaway food premises, hot bread shop, food delivery service)	Fast food premises; Catering business; Restaurant; Community building (kiosk centre)
Service industry	Business use (laundromat)	Service industry
Service station	Business use (service station)	Service station
Shop	General store; Business use (shop)	General store; Local shops; Sale of automotive parts and accessories; Commercial

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Column 1 Use pursuant to the Planning Regulation  Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Column 2 Use or activity under the Ipswich planning scheme Editor's note—See Ipswich Planning Scheme 2006.	Column 3 Use under the Springfield structure plan Editor's note—See Springfield Structure Plan.
		Premises (business or commercial purpose, other than for a business office or a purpose specified in the Springfield structure plan)
Shopping centre	Shopping centre	Major shopping centre; Neighbourhood shopping centre; Neighbourhood centre
	Commercial (office)	
Office	Business use (office, professional office)	Professional office; Commercial premises (business office); Public building
Sales office	Temporary sales office; Display housing	Real estate display/sales office
	Broadcasting station	Radio station; Television station
	Educational facility	
Childcare centre	Community use (child care centre)	Child care centre
Community care centre		
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program	Community use (school); primary school; secondary school; tertiary use	Educational establishment
Educational establishment for the Flying Start for Queensland Children program		
	Entertainment	
Hotel	Business use (hotel); Entertainment use (licensed club)	Hotel; Tavern; Licensed club
Nightclub entertainment facility	Entertainment use (cabaret, night club)	Night club

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
Theatre	Entertainment use (theatre, cinema, concert hall, dance hall)	Indoor entertainment (theatre, cinema, concert hall, dance hall, public hall)
Resort complex		
	Indoor sport and recreation	
Indoor sport and recreation	Recreation use (indoor recreation); Entertainment use (amusement parlour); Indoor entertainment	Indoor recreation; Indoor entertainment (amusement parlour); Sports complex (indoor)
	High impact industry or special industry	/
High impact industry		Concrete batching plant; Dangerous goods store; Fuel depot; Junk yard; Special industry; Vehicle wrecking yard
Special industry	Special industry; Nuclear industry	
	Other Industry	
Low impact industry	Service/Trades use	Automatic car wash; Car repair station; Light industry
Medium impact industry	General industry	Freight depot; General industry; Milk depot; Transport depot; Transport terminal; Truck depot
Research and technology industry		Research and associated technology activities
Rural industry		
Warehouse	Service/Trades use (warehouse or storage)	Mini storage complex; Warehouse; Bulk store; Storage yard
Marine industry		
	High impact rural	
Cultivating, in a confined area, aquatic animals or	Intensive Animal Husbandry (aquaculture)	

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
plants for sale		
Intensive animal industry	Intensive animal husbandry (feedlot, riding establishment, piggery, stock sales market)	Animal establishment; Riding school; stable; Stock sales yard
Intensive horticulture		
Wholesale nursery	Plant nursery (wholesale)	Plant nursery (wholesale)
Winery	Wine making	
	Low impact rural	
Animal husbandry	Animal husbandry; Intensive animal husbandry (dairy)	Animal husbandry
Cropping	Agriculture	Agriculture; Turf farm
Permanent plantation	Forestry	Forestry
Wind farm		
	Essential services	
Correctional facility	Correctional centre	Reformative institution
Emergency services	Community use (emergency service depot)	Emergency services depot
Health care service	Business use (medical centre)	Community building (health centre); Medical centre
Hospital	Community use (hospital)	Hospital
Residential care facility	Institutional residential; Multiple Residential (nursing home)	Institutional residence
Veterinary service	Business use (veterinary clinic)	Veterinary clinic; Veterinary hospital
	Minor uses	
Advertising device		Advertising structure
Cemetery	Community use (cemetery)	Cemetery
Home-based business	Home based activity	Family day care centre; Home business; Home industry; Home occupation

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
Landing		
Market		
Outdoor lighting	Night court	Night tennis court
Park	Park	Environmental facility; Park; Community building; restrooms
Roadside stall		Roadside stall
Telecommunications facility	Minor utility	Local utility
Temporary use	Temporary use	
	Other uses	
Air service	Aviation use	
Animal keeping	Intensive animal husbandry (cattery, kennels, stable)	Animal establishment; Stable
Car park	Car park	Car park
Crematorium	Community use (crematorium)	Crematorium
Extractive industry	Extractive industry	Extractive industry
Major sport, recreation and entertainment facility	Recreation use (equestrian and coursing sports); Entertainment use (exhibition, trade fair)	Exhibition; Trade fair
Motor sport facility	Recreation use (motor sports)	Motor sports complex
Non-resident workforce accommodation		
Outdoor sport and recreation	Entertainment use (drive in theatre); Recreation use (outdoor recreation)	Outdoor entertainment; Outdoor recreation; Sports complex
Port service		
Tourist attraction	Tourist facility	Tourist facility; Zoo
Utility installation	Major utility	Public utility; Special use
Other uses		Clearing of timber or

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
		vegetation; earth works
Any other use not listed in column 1, including a use that is unknown		

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# Schedule 4 Applied local government adopted charges for particular uses

The local government may apply discounted adopted charges for those particular uses that comply with:

- (a) the criteria outlined in the following Implementation Guidelines in the Ipswich Planning Scheme:
  - (i) Implementation Guideline No. 1;
  - (ii) Implementation Guideline No. 11;
  - (iii) Implementation Guideline No. 26; and
- (b) other Council policies as adopted by Council from time to time.

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# Schedule 5 Deemed demand for the deemed demand area

Column 1 Deemed demand area under the Ipswich planning scheme	Column 2 Assumed demand (m²GFA per hectare for use under the Planning Regulation)  Editor's note—See schedule
	16, Table 1, column 1 and column 2 of the Planning Regulation.
Major centres zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local retail and commercial zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Regionally significant business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD north secondary business zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD residential high density zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Character mixed use zone	3000 for Commercial (retail) – Shop
Business incubator zone	3000 for Other Industry – Low impact industry
CBD primary retail zone	40,000 for Commercial (retail) – Shop
CBD primary commercial zone—where the land is not shaded in the deemed demand area in schedule 12	40,000 for Commercial (office) – Office
CBD primary commercial zone—where the land is shaded in the deemed demand area in schedule 12	10,000 for Commercial (office) – Office
CBD top of town zone	10,000 for Commercial (office) – Office
CBD medical services zone	10,000 for Commercial (office) – Office
Rosewood—Town centre primary business area and town square sub area	3000 for Commercial (retail) – Shop
Rosewood—Town centre secondary business area	3000 for Commercial (office) – Office
Rosewood—Service trades/showgrounds zone	3000 for Other Industry – Low impact industry

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## Schedule 6 Amount of levied charge relief

Column 1 Category of prescribed	Column 2 Percentage of levied charge relief (%)		
community development	Transport trunk infrastructure network	Public parks and community facilities trunk infrastructure networks	
Citywide	50	100	
District	75	100	
Neighbourhood	100	100	
Local	100	100	

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## Schedule 7 Identified trunk infrastructure criteria

Column 1 Local government trunk infrastructure networks	Column	ı 2 d trunk infrastructure criteria
Transport trunk infrastructure network	Transpo	ort trunk infrastructure network comprises the g:
	(a)	arterial roads;
	(b)	sub-arterial roads;
		within an arterial or a sub-arterial road land and works for, an associated interchange, intersection, road drainage, kerb and channel, culverts, bridges, pedestrian and cyclist pathways, lighting and landscaping.
		ort trunk infrastructure network does not e the following:
		major collector, collector and access streets linking a development area with an arterial or sub-arterial road;
	(b)	land and works for an arterial road or a sub- arterial road that is primarily related to providing access to and from a development area such as an acceleration or deceleration lane, turn lanes, traffic signals and round
Public parks trunk infrastructure network	Public p following	arks trunk infrastructure network comprises the g:
		citywide parks—land, works and embellishments for citywide recreation parks, waterside parks, linear parks and sport ground and courts;
		district parks—land, works and embellishments for district recreation parks and waterside parks;
		local parks—land, works and embellishments for local recreation parks, linear parks and sport ground and courts.
	restricte governn	infrastructure for existing and future parks is d to the standard as set out in the local nent infrastructure plan extrinsic material for ic parks trunk infrastructure network.
		note—See Part 13—Local Government cture Plan, which forms part of the Ipswich planning

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Community facilities	Community facilities trunk infrastructure network	
trunk infrastructure network	comprises the following:	
	(a) citywide community facilities—land and basic works associated with the clearing of land and connection to services for citywide community facilities;	
	(b) district community facilities—land and basic works associated with the clearing of land and connection to services for district community facilities;	
	(c) local community facilities—land and basic works associated with the clearing of land and connection to services for local community facilities.	
	Trunk infrastructure for existing and future community facilities land is restricted to the standard as set out in the local government infrastructure plan extrinsic material for the community facilities trunk infrastructure network.	
	Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.	

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# Schedule 8 Planned cost for local government trunk infrastructure networks

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work
Transport trunk infrastructure network		
Transport network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the transport network.	The value of the following stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the transport network:  (a) construction cost;  (b) construction on cost.
Public parks trunk infrastructure network		
Public parks network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the public parks network.	The value of the embellishment cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the public parks network.
Community facilities trunk infrastructure network		
Land for community facilities network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the community facilities network.	Not applicable.

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# Schedule 9 Maximum construction on costs for work

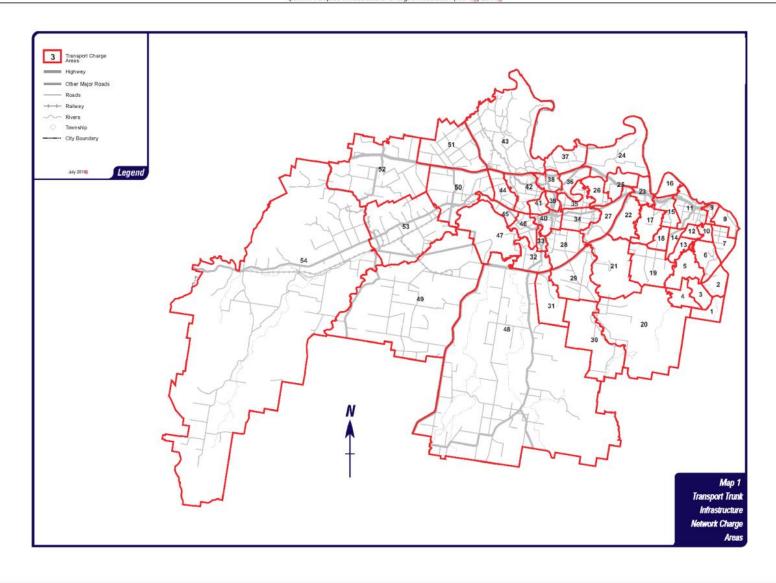
Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
Transport trunk infrastructure n	etwork
Transport network	23%
Public parks trunk infrastructure network	
Public parks network	8% (included in embellishment cost)
Community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

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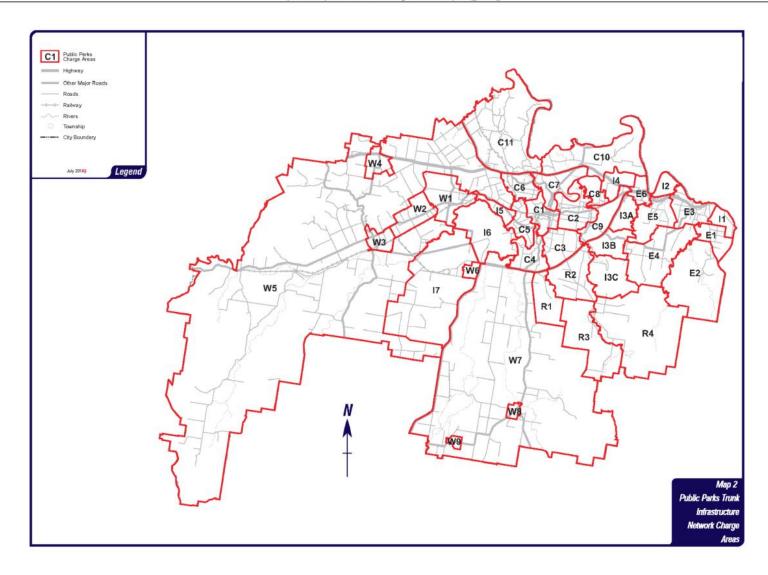
# Schedule 10 Infrastructure trunk network Charge areas maps

Column 1	Column 2
Map no.	Description
1.	Transport trunk infrastructure network charge areas
2.	Public parks trunk infrastructure network charge areas
3.	Community facilities trunk infrastructure network charge areas
4.	Water supply trunk infrastructure network charge areas
5.	Sewerage trunk infrastructure network charge areas

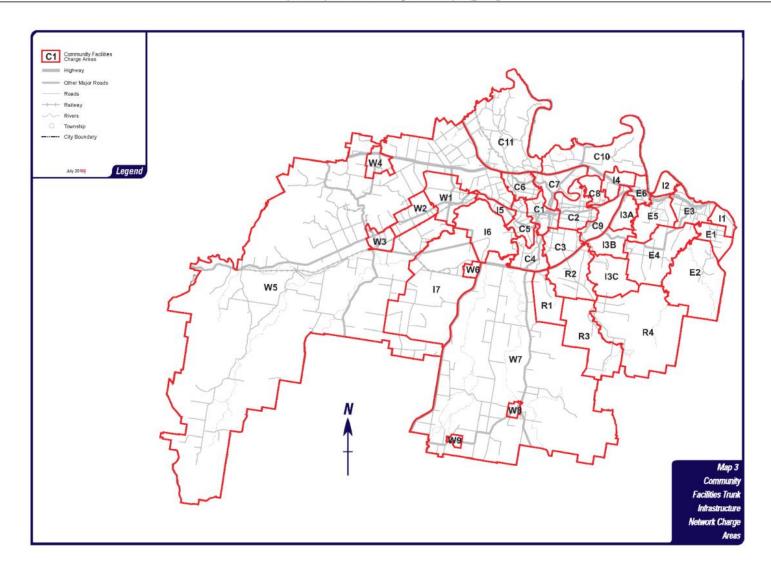
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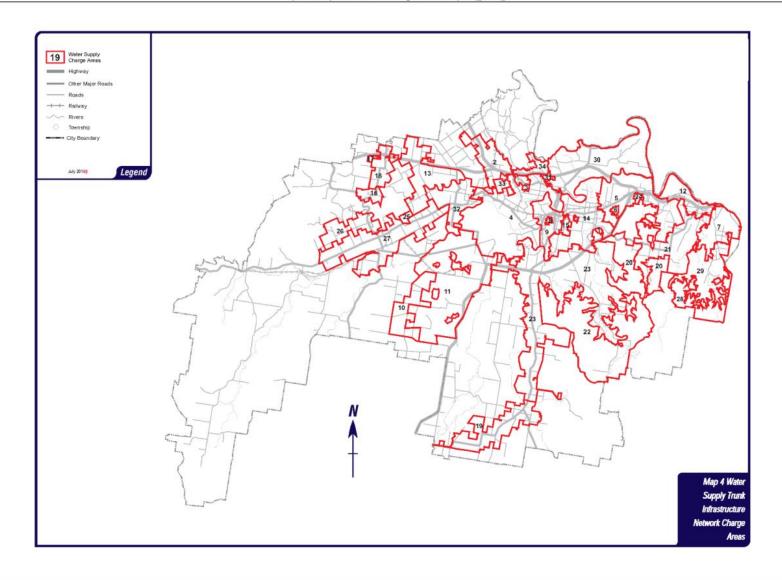
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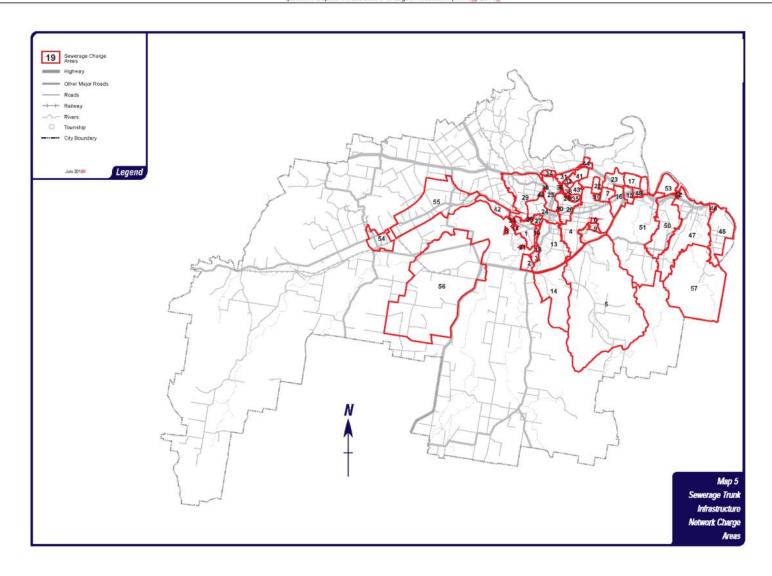
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73 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 21) 20189

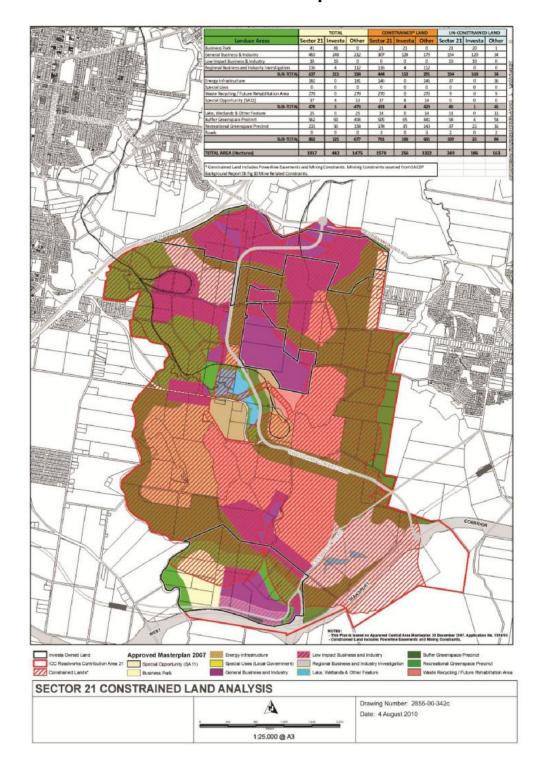


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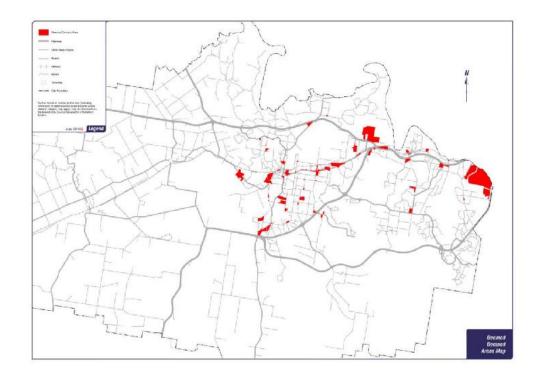
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# Schedule 11 Constrained land map



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# Schedule 12 Deemed demand areas map



# Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019

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# Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019

#### Part 1 Introduction

#### 1. Short title

This resolution may be cited as Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019.

#### 2. Commencement

This resolution has effect on and from the day the making of this resolution by the local government is first uploaded on the relevant local government website.1

Editor's note—See section 118(2) (Steps after making charges resolution) of the Planning Act 2016.

#### Planning Act 2016

- This resolution is made under the Planning Act.
- (2) This resolution is to be read in conjunction with the following:
  - (a) the Planning Regulation;
  - (b) the Ipswich planning scheme.
- (3) This resolution is attached to but does not form part of the Ipswich planning scheme.

Editor's note—See section 118(1) (Steps after making charges resolution) of the Planning Act 2016.

#### 4. Purpose

The purpose of this resolution is to state the following:

- the adopted charges for providing the local government trunk infrastructure networks and distributor-retailer trunk infrastructure networks for development;
- the levied charges to be levied by the local government for development for the demand placed on the local government trunk infrastructure networks;

<sup>1</sup> The making of this resolution by the local government was first uploaded on the Ipswich City Council website on 1 July 2019.

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(c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the local government trunk infrastructure networks for development.

#### 5. Interpretation

- (1) The dictionary in schedule 1 defines words used in this resolution.
- (2) A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- (3) A word not defined in this resolution or the Planning Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this resolution takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954 and section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Editor's note—Section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

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### Part 2 Adopted charges

#### 6. Purpose of part 2

Part 2 states the following:

- (a) the adopted infrastructure charges for providing trunk infrastructure networks for development (*adopted charge*);
- (b) the trunk infrastructure networks, which are the following:
  - for the local government—the trunk infrastructure for the local government's transport, public parks and community facilities infrastructure networks (*local government trunk infrastructure networks*);
  - (ii) for the distributor-retailer—the trunk infrastructure for the distributor-retailer's water service and wastewater service (distributor-retailer trunk infrastructure networks).
- (c) the date the adopted charges take effect (applicable date);
- (d) the part of the local government area to which the adopted charges apply (applicable area);
- (e) the uses to which the adopted charges apply (applicable use).

#### 7. Adopted charges

- (1) The local government has before levied adopted infrastructure charges under the Planning Act on the following basis:
  - (a) the local government had before 30 June 2011 adopted Planning Scheme Policy 5—Infrastructure (PSP 5) which stated a charge for the trunk infrastructure networks for development;
  - (b) the adopted infrastructure charge was the lesser of a charge the local government could have obtained in relation to a development by imposing a condition of a development approval requiring a financial contribution under PSP 5 and the maximum adopted charge under the Planning Regulation;
  - (c) the proportion of the adopted infrastructure charge that could be charged by the distributor-retailer was determined by the Planning Regulation to be the proportion that the distributor-retailer was able to charge under PSP 5;
  - (d) the proportion of the adopted infrastructure charge that could be levied by the local government was the balance of the adopted infrastructure charge that was not the proportion of the adopted infrastructure charge that could have been charged by the distributor-retailer.

#### 4 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019

- (2) The local government has for the purpose of working out the adopted charges for the local government trunk infrastructure networks under this resolution determined the following:
  - (a) a charge for each trunk infrastructure network based on PSP 5
     (including indexation) for development which is included in schedule 2

     (trunk infrastructure network charges) that comprise the following:
    - a charge for each local government trunk infrastructure network (local government trunk infrastructure network charge or LNC);
    - a charge for each distributor-retailer trunk infrastructure network (distributor-retailer trunk infrastructure network charge or DNC);
  - (b) a total charge for all trunk infrastructure networks worked out by adding the LNC and the DNC (total trunk infrastructure network charges or Total NC);
  - (c) the proportion of the DNC to the Total NC being the proportion of the adopted infrastructure charge that could be charged by the distributorretailer (relevant proportion or RP);
  - (d) the maximum adopted charge (maximum adopted charge or MAC) is to be applied by the local government as follows:
    - for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the MAC for a dwelling house (3 or more bedroom);
    - (ii) for a reconfiguring a lot which is in the commercial or industrial area, the nominated percent of the MAC for the use of the premises as prescribed in Table B in schedule 2;
    - (iii) for a material change of use, the amount of the MAC for the proposed use of the premises;
  - (e) the distributor-retailer's adopted charge cannot exceed the relevant proportion of the MAC.
- (3) The adopted charge (AC) for the local government trunk infrastructure networks is to be worked out by the local government as follows:
  - (a) where Total NC is less than or equal to the MAC, the LNC;
  - (b) where Total NC is greater than the MAC, the following calculation:

LNC x MAC Total NC

Editor's note—For adopted charges for providing the local government trunk infrastructure networks—see section 113(1) (Adopting charges by resolution) and 114(1) (Contents—general) of the Planning Act 2016.

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#### 8. Trunk infrastructure networks for adopted charges

- (1) The local government trunk infrastructure networks are specified in the local government infrastructure plan.
- (2) The distributor-retailer trunk infrastructure networks are specified in the distributor-retailer infrastructure planning instrument which means the following:
  - (a) the distributor-retailer's water netserv plan under the SEQ Water Act;
  - (b) the interim connections policy and schedule of works under the SEQ Water Act adopted by the distributor-retailer if paragraph (a) is not applicable;
  - (c) the local government's local government infrastructure plan, if paragraphs (a) and (b) are not applicable.

#### 9. Applicable date for the adopted charges

The applicable date for the adopted charges is the day this resolution has effect.

Editor's note—See section 2 (Commencement).

#### 10. Applicable area for the adopted charges

The applicable area for the adopted charges is all of the local government area.

Editor's note—See section 114(2) (Contents—general) of the Planning Act 2016.

#### 11. Applicable uses or activity for the adopted charges

- (1) The applicable uses or activity under the Ipswich planning scheme and the Springfield structure plan to which the adopted charges apply are stated in schedule 3.
- (2) The local government is to include a use or activity under the Ipswich planning scheme or Springfield structure plan as 'Any other use not listed, including a use that is unknown' in schedule 3, column 1 pursuant to the Planning Regulation based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) The local government has indicatively included the uses or activity under the lpswich planning scheme and the Springfield structure plan in schedule 3, column 2 and column 3 which are identified as an 'Other use' in schedule 3, column 1 pursuant to the Planning Regulation subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

Editor's note—See schedule 16, Table 1, column 1 and column 2, 'Other uses', of the Planning Regulation.

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## Part 3 Levied charges

#### 12. Purpose of part 3

Part 3 states the following:

- the applicable development for which adopted charges may be levied by the local government for development for the demand placed upon the local government trunk infrastructure networks (*levied charge*);
- (b) the method to be applied by the local government for working out the levied charge including the following:
  - (i) the adopted charge to be applied (applied adopted charge);
  - the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development (additional demand);
  - (iii) the relief to be applied to the levied charge (levied charge relief);
  - (iv) the discount to be applied for a financial contribution (prescribed financial contribution):
    - (A) provided for in relation to a local government trunk infrastructure network under an infrastructure charging instrument for a previous development approval;
    - (B) which has been paid to the local government or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the local government for the provision of land, work or money for the local government trunk infrastructure networks; and
    - (C) which has not been reimbursed or otherwise previously applied against another financial contribution:
- (c) the method to be applied by the local government for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (automatic increase).

#### 13. Applicable development for the levied charge

- (1) The levied charge may be levied for the following development:
  - (a) reconfiguring a lot;
  - (b) material change of use of premises.

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- (2) The levied charge is not to be levied for the following:
  - (a) works or 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; or
  - (b) development in a priority development area under the *Economic Development Act 2012*; or
  - (c) development by a department, or part of a department, under a designation; or
  - (d) development for a non-State school under a designation.

Editor's note—See section 113(3) (Adopting charges by resolution) of the Planning Act 2016

#### 14. Working out the levied charge

The levied charge for the development is to be worked out by the local government as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

#### 15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by the local government by applying the following:

- (a) the adopted charge worked out under section 7 (Adopted charges), if paragraph (b) does not apply;
- (b) the applied adopted charge for particular uses in schedule 4, if the local government considers that it should be applied having regard to the additional demand placed upon the local government trunk infrastructure networks which will be generated by the development.

#### 16. Working out the additional demand

(1) The additional demand for the development is to be worked out by the local government as follows:

$$AD = DD - DC$$

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Where:

AD is the additional demand.

*DD* is the demand placed upon the local government trunk infrastructure networks which will be generated by the development (*development demand*).

*DC* is the demand placed upon the local government trunk infrastructure networks generated by existing or previous development if applicable (*demand credit*).

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in schedule 2 (demand unit).
- (3) The demand credit is to be worked out using the greater of the following:
  - (a) if the premises is subject to an existing use which is lawful and already taking place on the premises (existing lawful use) that places demand upon the local government trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
  - (b) if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises (previous lawful use) that placed demand upon the local government trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
  - (c) if the premises is a vacant lot (other than for a vacant lot in subsection (3)(e) below), the demand for one dwelling house (3 bedroom dwelling) in schedule 2;
  - (d) if the relevant local government trunk infrastructure network is the transport network and the premises are within the deemed demand area, the deemed demand for the deemed demand area in schedule 5 (deemed demand);
  - (e) if the premises is a vacant lot in a commercial or industrial area and a levied charge has been paid pursuant to section 7(2)(d)(ii), the demand calculated under section 7(2)(d)(ii).

Editor's note—See section 120 (2) and (3) (Limitation of levied charge) of the Planning Act 2016.

(4) The demand credit for an existing lawful use or previous lawful use under subsections 3(a) and 3(b) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

 an applicant which is seeking the demand credit for an existing lawful use or previous lawful use is to:

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- give a notice in the prescribed form to the local government which provides evidence of the existing lawful use or the previous lawful use and the calculation of the demand credit;
- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
  - determine if a demand credit for the existing lawful use or the previous lawful use is applicable to the development;
  - (ii) work out the demand credit for the previous lawful use if applicable; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note-The notice may be given in an infrastructure charges notice.

(5) The demand credit for the deemed demand under subsection 3(d) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

- (a) an applicant which is seeking the demand credit for the deemed demand is to:
  - (i) give a notice in the prescribed form to the local government which provides evidence of the following:
    - (A) the premises are within the deemed demand area;
    - (B) the existing lawful use and the calculation of the demand generated by the existing lawful use on the transport network;
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to:
  - determine if the demand generated by the existing lawful use is applicable to the development;
  - (ii) if it is satisfied that there is no outstanding infrastructure contribution under a previous development approval, work out the deemed demand as follows:

DD = AD - ED

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Where:

DD is the deemed demand.

AD is the assumed demand for the applicable deemed demand area in schedule 5.

ED is the demand generated by the existing lawful use on the transport network which is applicable to the development.

give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

- (6) The demand credit under subsection 3(e) is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:
  - (a) an applicant which is seeking the demand credit is to:
    - give a notice in the prescribed form to the local government which provides evidence of the following:
      - (A) application details and any relevant conditions relating to the payment of the levied charge made under section 7(2)(d)(ii);
      - (B) receipt of the payment of the levied charge made under section 7(2)(d)(ii);
      - (C) the infrastructure agreement under which payment of the levied charge has been satisfied (where relevant);
    - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the demand credit.

- (b) the local government is to determine if the demand credit is applicable to the development.
- (7) A demand credit is only to be provided to a maximum amount equal to the development demand.

#### Working out the levied charge relief

(1) The amount of the levied charge relief for the development is to be worked out by the local government as follows:

 $LCR = AC \times AD \times PR$ 

Where:

LCR is the levied charge relief.

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AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

AD is the additional demand for the proposed development worked out under section 16 (Working out the additional demand).

PR is the relevant percentage of levied charge relief stated in schedule 6.

(2) The levied charge relief for the development is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the levied charge relief is to:
  - (i) give a notice in the prescribed form to the local government which provides evidence of the following:
    - (A) the applicant is a prescribed community organisation;
    - (B) the proposed development is a prescribed community development;
    - the calculation of the amount of the levied charge relief, and
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the levied charge relief.

- (b) the local government is to:
  - determine if the applicant is a prescribed community organisation and the proposed development is a prescribed community development;
  - if it accepts that the applicant is a prescribed community organisation and the proposed development is a prescribed community development, work out the levied charge relief; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

#### 18. Working out the discount for the prescribed financial contribution

(1) The amount of the discount for the prescribed financial contribution is to be worked out by the local government as follows:

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D = PFC - (AC - DC)

Where:

D is the discount which cannot be less than zero.

PFC is the amount of the prescribed financial contribution.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

*DC* is the demand credit if applicable worked out under section 16 (Working out the additional demand).

(2) The discount for the prescribed financial contribution is to be worked out by the local government prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (a) an applicant which is seeking the discount for the prescribed financial contribution is to:
  - give a notice in the prescribed form to the local government which provides evidence of the prescribed financial contribution and the calculation of the discount; and
  - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the discount for prescribed financial contribution.

- (b) the local government is to:
  - determine if the discount for a prescribed financial contribution is applicable to the development;
  - (ii) work out the discount for the prescribed financial contribution if applicable; and
  - give a notice to the applicant stating the outcome of the local government's determination.

Editor's note—The notice may be given in an infrastructure charges

#### 19. Working out the automatic increase

(1) The automatic increase of the levied charge is to be worked out by the local government as the amount which is equal to the increase calculated by using the index stated in the Planning Act.

Editor's note—See section 114(3)(b), (4) and (6) (Contents—general) of the Planning Act 2016.

(2) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

Editor's note—See section 114(5) (Contents—general) of the Planning Act 2016.

(3) The automatic increase is only to be worked out by the local government following a period of twelve (12) months from the date of a development approval.

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#### Part 4 Offset and refund for trunk infrastructure

#### 20. Purpose of part 4

Part 4 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the local government trunk infrastructure networks for development:

- the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (identified trunk infrastructure criteria);
- (b) the method to be applied by the local government for working out the cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure for local government trunk infrastructure networks (trunk infrastructure contribution):

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

 identified trunk infrastructure—development infrastructure which is identified in the local government infrastructure plan;

Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(a) (Necessary infrastructure conditions) of the Planning Act 2016.

- (ii) different trunk infrastructure—development infrastructure which:
  - 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 local government infrastructure plan;

Editor's note—See section 127 (Application and operation of subdivision) and 128(1)(b) (Necessary infrastructure conditions) of the Planning Act 2016.

- (iii) necessary trunk infrastructure—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;
- (iv) prescribed trunk infrastructure—development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;
- (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

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#### 21. Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (a) that the development infrastructure is necessary to service development consistent with the assumptions about the type, scale, location or timing of future development stated in the local government infrastructure plan;
- (b) that the development infrastructure complies with the criteria in schedule 7.

#### 22. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using the following:

- (a) for the calculation of the establishment cost—the method in section 23 (Calculation of the establishment cost);
- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 24 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 25 (Recalculation of the establishment cost for land).

#### 23. Calculation of the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
  - (a) the planned estimate of the trunk infrastructure contribution;
  - a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
  - (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the local government.
- (2) The *planned estimate* of the trunk infrastructure contribution if:
  - (a) the whole of an item of identified trunk infrastructure—is the *planned* cost being the amount of the value of the item stated in schedule 8;
  - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the local government to work out the planned cost of the item of identified trunk infrastructure stated in the extrinsic material to the local government infrastructure plan; and

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(c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the local government to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the local government infrastructure plan.

#### 24. Recalculation of the establishment cost for work

#### Market cost

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- (2) The market cost for the work is the estimate of the cost of the design and construction of the work:
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 9 for the following:
      - (A) the cost of survey for the work;
      - (B) the cost of geotechnical investigations for the work;
      - (C) the cost of only detailed design for the work;
      - (D) the cost of project management and contract administration;
      - (E) the cost of environmental investigations for the work;
      - (F) a portable long service leave payment for a construction contract for the work;
    - (iii) risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

#### Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:
  - (i) the planning of the work;
  - (ii) a cost of carrying out temporary infrastructure;

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- (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
- (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
- (v) a part of the trunk infrastructure contribution provided by:
  - (A) the local government; or
  - (B) a person, other than the applicant or a person engaged by the applicant;
- (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
- (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

#### Determining the market cost

- (3) The local government is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
  - (a) the applicant is to undertake an open tender process for the work;
  - (b) the applicant is to:
    - give to the local government a notice in the prescribed form which states the following:
      - (A) an open tender process has been conducted;
      - (B) the tenders received;

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- (C) the applicant's preferred tenderer and where the trunk infrastructure contribution is trunk road infrastructure a statement demonstrating the tender is from a suitably qualified civil contractor;
- (D) the applicant's reason for the preferred tenderer;
- (E) the terms of the construction contract for the work;
- a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
- (G) the applicant's calculation of the market cost for the work; and

Editor's note—Tenders for the development of trunk road infrastructure are only to be accepted from a **suitably qualified civil contractor**.

(ii) pay the prescribed fee;

Editor's note—The prescribed fee may include local government's costs for determining the market cost.

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the market cost including without limitation the following:
  - (i) details in respect of a construction contract for the work;
  - a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;
- (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
- the local government is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the local government after determining the market cost is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - the local government's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
    - (B) the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

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#### Adjustment of the establishment cost

- (4) The local government is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
  - (a) this subsection only applies to a cost of work (*prescribed cost*) if the cost:
    - would have formed part of the market cost used to work out the establishment cost for the work; and
    - (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
    - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (2)(a)(iii);
  - (b) the applicant may, prior to 15 business days after the applicant has completed the work:
    - give to the local government a single notice which is to state the following:
      - that the applicant requests that the local government adjust the establishment cost to take account of the prescribed cost;
      - (B) all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
      - (C) the applicant's calculation of the prescribed cost; and
    - (ii) pay the prescribed fee if paragraph (i) applies.

Editor's note—The prescribed fee may include local government's costs for determining whether the establishment cost is to be adjusted.

- (c) the local government may, within 15 business days of the date the notice under paragraph (b) is received by the local government, give a notice to the applicant which states that the applicant is to provide to the local government a document to enable the local government to determine the value of an adjusted establishment cost;
- (d) the applicant is to comply with a notice given by the local government to the applicant under paragraph (c);
- (e) the local government is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);

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- (f) the local government after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - the local government's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
    - (B) the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

#### 25. Recalculation of the establishment cost for land

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the local government at the request of the applicant using the current market value of the land.
- (2) The current market value of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises including the land and the value of the subject premises excluding the land.
- (3) The local government is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
  - (a) the applicant is to provide to the local government the following:
    - a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
    - (ii) a valuation of the land undertaken by a certified practicing valuer:
    - (iii) the prescribed fee;

Editor's note—The prescribed fee may include the local government's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.

- (b) the local government may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the current market value;
- (c) the local government is to decide whether to:
  - (i) accept the valuation; or
  - (ii) reject the valuation;
- (d) the local government is to, if it accepts the valuation:
  - give to the applicant a notice stating the establishment cost for the land; and

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- index the establishment cost for the land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) the local government is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
  - assess whether the valuation is consistent with the current market value; and
  - undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
- (f) the local government is to, upon the determination of the independent certified practicing valuer's valuation:
  - give to the applicant a notice stating the establishment cost for the land;
  - (ii) index the establishment cost for the land using the CPI from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
  - (iii) issue an amended infrastructure charges notice;
- (g) the local government however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to the Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

#### 26. Calculation of the actual cost

- (1) The actual cost for the work is the cost of the design and construction of the work.
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 9 for the following:
      - (A) the cost of survey for the work;
      - (B) the cost of geotechnical investigations for the work;
      - (C) the cost of only detailed design for the work;
      - (D) the cost of project management and contract administration;
      - (E) the cost of environmental investigations for the work;

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- a portable long service leave payment for a construction contract for the work;
- (iii) risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

#### Example—

A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

- (b) excluding the following:
  - (i) the planning of the work;
  - (ii) a cost of carrying out temporary infrastructure;
  - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
  - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
  - (v) a part of the trunk infrastructure contribution provided by:
    - (A) the local government; or
    - (B) a person, other than the applicant or a person engaged by the applicant;
  - (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
  - a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;

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(xii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

Editor's note—Trunk road infrastructure works are only to be carried out by a suitably qualified civil contractor.

#### 27. Application of an offset and refund

The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the relevant approval:

Editor's note—A relevant approval is a development approval under the Planning Act 2016

- an offset—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is equal to or less than the levied charge; and
- (b) a refund—where the cost for the trunk infrastructure contribution calculated in accordance with section 28 (Information about an offset and refund) is more than the levied charge.

#### 28. Information about an offset and refund

- (1) If an offset applies, the cost for the trunk infrastructure contribution is to be worked out by the local government in accordance with:
  - for the calculation of the establishment cost section 23 (Calculation of the establishment cost);
  - (b) for the recalculation of the establishment cost for work calculated under paragraph (a) section 24 (Recalculation of the establishment cost for work);
  - for recalculation of the establishment cost for land calculated under paragraph (a) section 25 (Recalculation of the establishment cost for land);
  - (d) for calculation of the actual cost for work section 26 (Calculation of the actual cost) where less than the establishment cost for work calculated under paragraph (a).

Editor's note—Calculation of an offset and refund for work pursuant to subclause (1)(d) will be used when the details provided in accordance with section 29(1)(b) (Timing of an offset and refund) evidence that the **actual cost** is less than the establishment cost for work calculated pursuant to subclause (1)(a).

(2) If a refund applies, the refund is to be worked out by the local government as the amount equal to the difference between the cost for the trunk infrastructure calculated in accordance with subsection 28(1) and the amount worked out by applying the adopted charge to the premises as follows:

R = C - LC

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Where:

R is the refund amount.

C is the cost of the trunk infrastructure provided.

LC is the levied charge.

#### 29. Timing of an offset and refund

- (1) An applicant entitled to seek an offset or refund for the trunk infrastructure contribution is to:
  - (a) give to the local government a notice in the prescribed form which states the following:
    - the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
    - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (b) for works, unless the cost of the trunk infrastructure contribution has been determined in accordance with section 24 (Recalculation of the establishment cost for work), provide full details of the actual cost in the form of the tender documentation including any variations, invoices and proof of payments; and
- (c) pay the prescribed fee.

Editor's note—The prescribed fee may include the local government's costs for determining the matters in subsection (1)(a) and (1)(b).

- (2) The local government is to as soon as reasonably practicable after receiving a notice under subsection (1):
  - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsections (1)(a) and (1)(b); and
  - (b) give to the applicant a notice stating the outcome of the local government's determination.
- (3) The local government if satisfied of the matters in subsections (1)(a) and (1)(b) is to, unless otherwise provided for in an infrastructure agreement:
  - (a) for an offset—set off the cost determined in accordance with section 28 (Information about an offset and refund) for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
  - (b) for a refund—give the refund when stated in the infrastructure charges notice.

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- (4) The local government has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government to achieve the following policy objectives:
  - to seek to integrate the local government's land use and infrastructure plans;
  - to implement the local government infrastructure plan as the basis for the local government's trunk infrastructure funding;
  - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for the local government.
- (5) The local government's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
  - (a) for a trunk infrastructure contribution for identified trunk infrastructure which is identified in the local government's capital works program at the date of the relevant approval with a planned date that is consistent with the local government infrastructure plan:

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

- (i) the refund may be given in accordance with the payment triggers in paragraph (ii) until the planned date, at which time the balance of the refund is to be given by 31 December of the financial year following the planned date;
- (ii) the following payment triggers achieve the local government's policy objectives:
  - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution;
  - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
  - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
  - (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;

- (iii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid:
- (b) for a trunk infrastructure contribution for identified trunk infrastructure (for which subsection 29(5)(a) does not apply) or different trunk infrastructure which is provided before or in the planned date or period for the trunk infrastructure contribution stated in the local government infrastructure plan:
  - the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the relevant planned date or period for the trunk infrastructure contribution;
    - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
    - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
    - (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
  - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid:
- (c) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned date or period for the trunk infrastructure contribution stated in the local government infrastructure plan:
  - the following payment triggers achieve the local government's policy objectives:

- (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the completion of the trunk infrastructure contribution:
- (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
- (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
- (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
- (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.
- (d) for a trunk infrastructure contribution for necessary trunk infrastructure:
  - (i) the local government is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the local government infrastructure plan having regard to the method used by the local government 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 local government infrastructure plan (specified date or period);
  - the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
  - (iii) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December of the financial year following the end of the specified date or period for the trunk infrastructure contribution;

- (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given 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;
- (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given 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;
- (D) for a refund which is an amount that is \$1 million or more—the refund may be given 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;
- (iv) each amount to be paid under paragraph (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (e) for a trunk infrastructure contribution for prescribed trunk infrastructure:
  - the local government is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the local government infrastructure plan;
  - (ii) the following payment triggers achieve the local government's policy objectives:
    - (A) for a refund which is an amount that is less than \$100,000—the refund may be given by 31 December 2036;
    - (B) for a refund which is an amount that is \$100,000 or more but not more than \$500,000—the refund may be given annually over 3 financial years in equal payments between 31 December 2036 and 31 December 2039;
    - (C) for a refund which is an amount that is \$500,000 or more but not more than \$1 million—the refund may be given annually over 5 financial years in equal payments between 31 December 2036 and 31 December 2041;

- (D) for a refund which is an amount that is \$1 million or more—the refund may be given annually in equal payments of \$250,000 from 31 December 2036 until the amount is paid;
- (iii) each amount to be paid under paragraph (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

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### Schedule 1 Dictionary

actual cost see section 26 (Calculation of the actual cost).
additional demand see section 12(b)(ii) (Purpose of part 3).
adopted charge see section 6(a) (Purpose of part 2).
applicable area see section 6(d) (Purpose of part 2).
applicable date see section 6(c) (Purpose of part 2).
applicable use see section 6(e) (Purpose of part 2).
applied adopted charge see section 12(b)(i) (Purpose of part 3).

arterial roads mean local roads which:

- facilitate traffic movement across a number of suburbs or townships, or provide crosscity links between major activity areas and link with highways and motorways; and
- (b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic will ultimately not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'arterial roads' is also referred to as 'intersuburban links' in the Council's land-use planning activities.

automatic increase see section 12(c) (Purpose of part 3).

bedroom means an area of a building or structure which:

- 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.

citywide community facilities mean community facilities which are described as 'citywide community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

citywide parks mean parks which are described as 'citywide parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

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Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

commercial or industrial area means that part of the local government area in the zones and designations under the Ipswich planning scheme identified below:

Commercial (office)	CBD primary commercial zone
alea	CBD secondary commercial zone
	CBD top of town zone
	CBD medical services zone
Commercial (retail)	Major centre zone
area	Local retail & commercial zone
	CBD North secondary business zone
	Rosewood town centre primary business area zone & town square sub area
	Character area - mixed use zone
	CBD primary retail zone
	Business park zone
	Rosewood town centre secondary business area zone
Other Industry area	Local business & industry zone
	Local business & industry investigation zone
	Business incubator zone
	Regional business & industry zone
	Regional business & industry investigation zone
	Rosewood service trades & showgrounds zone

**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

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(d) the rectification of which will not prejudice the convenient use of the matter.

CPI (an acronym for consumer price index) means the following:

- 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.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 25(2) (Recalculation of the establishment cost for land).

deemed demand see section 16(3)(d) (Working out the additional demand).

deemed demand area means the deemed demand area in schedule 12.

demand credit see section 16(1) (Working out the additional demand).

demand unit see section 16(2) (Working out the additional demand).

development demand see section 16(1) (Working out the additional demand).

different trunk infrastructure see section 20(b)(ii) (Purpose of part 4).

distributor-retailer means the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) under the SEQ Water Act.

distributor-retailer's adopted charge or DAC see section 7(2)(e) (Adopted charges).

distributor-retailer infrastructure planning instrument see section 8(2) (Trunk infrastructure networks for adopted charges).

distributor-retailer trunk infrastructure network charge or DNC see section 7(2)(a)(ii) (Adopted charges).

distributor-retailer trunk infrastructure networks see section 6(b)(ii) (Purpose of part 2).

district community facilities mean community facilities which are described as 'district community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

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district parks mean parks which are described as 'district parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

dwelling has the meaning in the Planning Regulation.

Editor's note—The term 'dwelling' is defined in the Planning Regulation to mean:

- '(a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
  - (i) food preparation facilities; and
  - (ii) a bath or shower; and
  - (iii) a toilet; and
  - (iv) a wash basin; and
  - (v) facilities for washing clothes."

establishment cost see section 22 (Working out the establishment cost).

existing lawful use see section 16(3)(a) (Working out the additional demand).

financial year means a period of 1 year beginning on 1 July.

GFA (an acronym for gross floor area) has the meaning in the Planning Regulation.

Editor's note—The term 'gross floor area' is defined in the Planning Regulation to mean:

"for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

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

identified trunk infrastructure criteria see section 20(a) (Purpose of part 4).

identified trunk infrastructure see section 20(b)(i) (Purpose of part 4).

infrastructure charging instrument means any of the following:

- (a) a condition imposed under a planning scheme policy about infrastructure;
- (b) an adopted infrastructure charge levied under an adopted infrastructure charges notice;
- (c) a levied charge under an infrastructure charges notice.

Ipswich planning scheme means the Ipswich Planning Scheme 2006.

levied charge see section 12(a) (Purpose of part 3).

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levied charge relief see section 12(b)(iii) (Purpose of part 3).

**local community facilities** mean community facilities which are described as 'local community facilities' and meet the relevant elements as set out in the extrinsic material for the community facilities trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

**local government trunk infrastructure networks** see section 6(b)(i) (Purpose of part 2).

**local government trunk infrastructure network charge or LNC** see section 7(2)(a)(i) (Adopted charges).

**local parks** mean parks which are described as 'local parks' and meet the relevant elements as set out in the extrinsic material for the public parks trunk infrastructure network.

Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

market cost see section 24(2) (Recalculation of the establishment cost for work).

maximum adopted charge or MAC see section 7(2)(d) (Adopted charges).

necessary trunk infrastructure see section 20(b)(iii) (Purpose of part 4).

offset see section 27(a) (Application of an offset and refund).

persons has the meaning in the local government infrastructure plan.

Editor's note—The term 'person' is defined in the local government infrastructure plan to mean "the number of persons within an occupied dwelling averaged across the detached housing or attached housing zones as outlined in the Planning Scheme."

planned cost see section 23(2)(a) (Calculation of the establishment cost).

planned estimate see section 23(2) (Calculation of the establishment cost).

Planning Act means the Planning Act 2016.

Planning Regulation means the Planning Regulation 2017.

PPI (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland 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.

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Editor's note—Where the PPI has not been published for a calculation date the change in the PPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

#### prescribed community development means the following:

- (a) citywide developments—these developments are higher order community facilities which have a Citywide or sub-regional catchment. Whilst not mandatory, their location is best intended for the Ipswich City Centre or proposed Town Centres (e.g. Ipswich Grammar Schools);
- (b) district developments—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 developments—these developments, whilst varying in size, cater primarily for the needs of the surrounding neighbourhood (e.g. Leichhardt Catholic Primary School, Riverview Neighbourhood Centre);
- (d) local developments—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 GFA). These developments will be limited to small, local based community organisations.

#### prescribed community organisation means the following:

- (a) 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;
- (b) religious institutions;
- (c) private schools (or non-state schools) in receipt of a subsidy under the Education (General Provisions) Act 2006 and affiliated with an approved Capital Assistance Authority under the Education (Capital Assistance) Act 1993; or
- (d) 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.

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prescribed cost see section 24(4)(a) (Recalculation of the establishment cost for work).

prescribed financial contribution see section 12(b)(iv) (Purpose of part 3).

prescribed fee means a cost recovery fee prescribed by the local government.

prescribed form means a form prescribed by the local government.

prescribed trunk infrastructure see section 20(b)(iv) (Purpose of part 4).

previous lawful use see section 16(3)(b) (Working out the additional demand).

**local government infrastructure plan** means the Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.

Editor's note—The Local Government Infrastructure Plan is Part 13 of the Ipswich Planning Scheme 2006.

PSP 5 see section 7(1)(a) (Adopted charges).

refund see section 27(b) (Application of an offset and refund).

relevant proportion or RP see section 7(2)(c) (Adopted charges).

religious institution means an institution which is a religious institution under the Income Tax Assessment Act 1936 or the Income Tax Assessment Act 1997, as applicable.

**residential area** means that part of the local government area in the zones and designations under the Ipswich planning scheme that is not otherwise identified as commercial or industrial area.

**SEQ Water Act** means the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

specified date or period see section 29(5)(d)(i) (Timing of an offset and refund).

**Springfield structure plan** means the Springfield structure plan, which forms part of the lpswich planning scheme.

Editor's note—The Springfield structure plan is Part 14 of the Ipswich Planning Scheme 2006.

sub-arterial roads mean local roads which:

 facilitate movement across a suburb, from one suburb to another and link with arterial roads; and

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(b) are primarily used for through traffic movements (that is, 50 percent or more of the road's traffic usage that ultimately does not have an origin or destination within the adjacent traffic zone or contribution sector).

Editor's note—The term 'sub-arterial roads' is also referred to as 'suburban links' and 'distributors' in the Council's land-use planning activities.

**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.

#### suitably qualified civil contractor means a contractor:

- (a) that has been prequalified by the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed; or
- (b) that is able to demonstrate that it meets the prequalification criteria of the Department of Transport and Main Roads under the Austroads National Prequalification System for Civil (Road and Bridge) Construction Contracts in the categories of roadworks and bridge construction relevant to the trunk road infrastructure to be constructed.

total trunk infrastructure network charges or Total NC see section 7(2)(b) (Adopted charges).

trunk infrastructure contribution see section 20(b) (Purpose of part 4).

trunk infrastructure networks see section 6(b) (Purpose of part 2).

trunk infrastructure network charges see section 7(2) (Adopted charges).

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## Schedule 2 Trunk infrastructure network charges

Table A Reconfiguring a lot of land in the residential area

Column 1	Column 2				
Demand unit	Trunk infrastru	icture network c	harges		
	Transport trunk infrastructure network	Public parks trunk infrastructure network	Community facilities trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C1.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C2.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C3.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C4.	Trunk infrastructure network charge for one dwelling house (3 bedroom dwelling) charge in Table C5.

Table B Reconfiguring a lot of land not in the residential area

Column 1	Column 2	Column 3	Column 4	Column 5		
Demand unit	Area	Unconstrained (see schedule	Constrained Area (see schedule 11)	Trunk infrastructure network charges		
		11) percentage	percentage	Transport trunk infrastructure network	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Commercial (office) area	30	Not applicable	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (office) - Office charge in Table D3 (\$ per m² GFA).
Lot	Commercial (retail) area	30	22.5 in the Business park zone (see schedule 11)	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Commercial (retail) - Shop charge in Table D3 (\$ per m² GFA).
Lot	Other industry area	30	6.65 in the Regional business and industry zone and Regional business and industry investigation zone (see schedule 11)	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D1 (\$ per m² GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D2 (\$ per m² GFA).	Trunk infrastructure network charge for Other industry - Low impact industry charge in Table D3 (\$ per m² GFA).

Table C1 Residential use – transport trunk infrastructure network

column 1															ransport to	nk infracto	Column ucture netwo		ardemand	nit)												
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harge Are														Editor			se under the I 16, Table 1, co			gulation												
			esidential us	ses								ccommo dation	(long term			_							_			nmodation (short						
		er's accommo						<del></del>			Rooming Ac	commodation				1	Retirem	ent Facility							Sho	t-term accommod	lation			-	Tourist Park	
	Di	ual occupano	у	Dwellin	ghouse	Relocatable	a Home Park		01	ther		-	Student ac	ommodation			Communi	ty Residence		Tou	rist Park (Carav	ran Park)	Н	otel (resident	al component)	5	hort-term accom	modation (oth	er)	- (4	Camping ground	ŋ
							be droom				Bedroom			8	edroom				Be droom						Bedr	pom			Bedroom			
	1 be droom	2 bedroom	3 or more bedroom	1 or 2 be droom	3 or more be droom	relocatable dwelling	relocatable dwelling	Suite with	Suite with 2	Suite with 3 or more	that is not within a	Suite with		Suite with 3 th or more w	at is not ithin a	Suite with 1	Suite with 2	Suite with 3 or more	that is not within a	1 caravan	2 caravan	3 caravan	Suite with	Suite with 2	Suite with that 3 or more with		1 Suite with 2	Suite with 3 or more	that is not within a			
	dwelling	dwelling	dwelling	dwelling	dwelling	site	site	1 bedroom	bedrooms	bedrooms	suite	1 bedroom	e drooms	bedrooms s	uite	bedroom	bedrooms	bedrooms	suite	site	sites	sites	1 bedroom	bedrooms	bedrooms suite	bedroom	bedrooms	bedrooms	suite		2 tent sites 3	
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	2621 2559	34		419		343		1807	3615 3530				5242 5118		2621 2559	2621 2559							1807	3615 3580			1621 524 1559 511		2621 2559	2621 2559	5242 5118	- 1
	3613	47	34 697	7 578	8098	473	4734	2492	4963	7475	2490	3613	72.26		3613	3613	4734	6977	3613	473	4 946	S 54200	2.492	4963	7475	2492	56L5 722	10039	3613	3613	7226	10
	3767	49:		5 602				2590					7535 6236		3767 3119	3767 3119				493			2598				1767 753 1119 623		3767 3119	3767 3119		11
	1081	14:	16 208	7 172	2422	141	6 1416	745	1491	2236	745	5 1081	2162	3242	1061	1081	1416	2087	1081	141	6 283	12 424	745	1491	2236	745	1081 216	3242	1081	1081	2162	3
1	2115	27		5 558 2 472		277		1459 2030					4230 5900		2115 2953	2115 2953		4085 5702		277			1459	2918 4073			2115 425 2953 590		2115 2953	2115 2953		8
1	2605	34		1 416	5840	341/		1797		5391			5211		2605	2605		5031	2605	341					5391	1797	1605 521		2605	2605	5211	7
1	3667		76 718	5 595	8340	480	5 4876	2529 2540	5132	7699	2540	3721	7534 7442	11163	3721	3721	4876	71.00		480	5 975	1462	2566	5132	7699	2566	5667 753 5721 744	12 11163	3667 3721	3667 3721	7442	11
1	3702 2246					489 294		2553 1546					7408		3702 2246	3702		7146 4336		485			2553				3702 740 2346 448		3702 2246	3702 2346		11
1	2771	36	52 535	2 443	6212	363	2 3632	1911	3623	5734	1911	2771	5543	8314	2771	2771	3632	5352	2771	363	2 726	3 10695	1911	3623	5734	1911	771 554	13 8314	2771	2771	5543	
1	7 4918 3698	64 48		6 766 1 591		644 484		3391 2590					9835 7396	14753 11098	4918 3698	4918 3698				644			3391				1918 983 3698 730		4918 3606	4918 3698		1
1	5060	66		2 809				3490					10121		5060	5060							3490	6980			1012		5060	5060		1
2	3250 3659			6 520 6 589				2241 2524					7318	27.20	3250 3650	3250 3659		62.76 7066		425		200719	2241 2524		6724 7571		1250 650 1659 731		3250 3659	3250 3659		10
2	4955	64				646 357		1879					9866 5490		4955 2725	4983 2725		95.26 52.62		646			3402 1879				1985 986 1725 545		4983 2725	4953 2725		14
2	2312	30	30 446	5 369	5182	303	0 3080	1595	3189	4784	1595	2312	4634	6936	2312	2312	3030	4465	2312	303	0 605	9086	1595	3189	4784	1595	312 462	4 6936	2312	2312	4634	
2	2578	33		9 412		387		1778					5157 5821		2576 2910	2578 2910				337			1778				1578 515 1910 582		2578 2910	2578 2910		- :
2	2729	35°		0 436 1 360		357		1882 1640					5450 4755		2729 2378	2729 2378		5270 4591		357			1882				1729 545 1378 475		2729 2378	2729 2378		8 7
2	2006	36	77 541	9 449	6290	367	7 3677	1935		5806	1935		5612		2806	2806		5419		367	7 735	11031	1935	3071	5806		2806 561		2806	2806	5612	
3	2690 3790	357 498		5 430 9 608		352		1855 2614		5566 7842			5381 7581		2690 3790	2690 3790		5195 7319		352			1855	3711 5228			2690 538 8790 758		2690 3790	2690 3790	5381 7581	11
3	1583	20	74 305	6 25.5	3547	207	4 2074	1091	2183	3274	1090	1583	31.65	4748	1563	1583	2074	3050	1503	207	414	17 6221	1091	2153	5274	1091	1503 316	5 4748	1583	1563	31.65	- 4
3	2598	34		6 419 0 473		340 387		1792 2031					5195 5913		2596 2957	2598 2957				340			2 1792 3 2099				2598 519 2957 591		2598 2957	2598 2957	51.95 59.13	- 1
3	3756 1853	49:		2 600		492 242		2590 1270					7511 3706		3756 1853	3756 1853				492			2590				5756 751 1853 370		3756 1853	3756 1853		11
3	1988	26	05 383	9 318	4456	260	5 2605	1371	2742	4113	1371	1988	3976	5964	1988	1988	2605	3836	1986	260	5 521	10 7814	1371	2742	4113	1371	1988 397	16 5964	1988	1988	3976	5
3	2528 2798	30:		5 372 4 447		305		1605	3210				4655		2326 2796	2328		4495 5400		305			1605	3210 3860			1328 465 1798 559		2328 2798	2528 2798	4655 5597	
4	2100					275		1448	2896				4200		2100	2100											2100 420		2100	2100		-
4	2069	571		5 331 9 705		271: 578:		1427 3043					4130 8824		2069	2069 4412			2069	271 578			1427 3 3043				1069 413 1412 882		2069 4412	2069 4412		11
4	3783 2686	499		5 605 8 429				2609 1853					7565 5879		3783 2686	3783 2686		7305 5188		495				5218 3706			3783 756 2686 537		3783 2686	3783 2686	7565 5373	11
4	5311	69	60 1029	6 849	11904	696	0 6960	3663	7326	10989	366	5311	10622	15934	5311	5311	6960	10256	5311	696	0 1391	9 20079	3663	7326	10989	3663	311 1062	2 15934	5311	5311	10622	11
4	2019	371		3 462 6 323				1994					5782 4037		2891 2019	2891 2019		55 83 38 98		378			5 1994 5 1302		5982 41.77		1891 578 1019 408		2891 2019	2891 2019		
4	633	8:	29 12.2	2 101	3 1419	82	9 829	437	873	1310	437	633	12:66	1899	633	633	829	12.22	633	82	9 165	9 248	437	873	1310	457	633 126	1099	633	633	1266	-
9	1258	18		0 201 8 231		189		996	1756			1258 6 1444	2517 2887	3775 4331	1258	1258		2430	1250	189			7 868 5 996	1756 1991	2605 2907		1258 251 1414 288		1250 1444	1258		- 1
5	1007	133	30 194	5 161	2 2258	132	0 1320	695	1390	2084	695	1007	2015 3945	3022	1007	1007	1320	1945	100	132	0 264	0 3960	1 1360	1390		695	1007 206	5 3022	1007	1007	2015	3
5	984		90 190	157	2200	250 129	0 1290	679	1358	2036	675	984	3945 1969	2953	1972 984	1972 984	1290	1901		129	0 257	9 3866	679	1358	2036	679	984 196	19 2953	1972	984	1969	25
5	899	117	78 173	7 143	2016	117	8 1178	620	1340	1861	620	899	1799	2698	899	399	1178	1737	896	117	8 235	3535	620	1240	1861	620	399 179	9 2698	899	399	1799	26

Table C2 Residential use – public parks trunk infrastructure network

													Colu												
Column 1											Public				(Sperdeman	d unit)									
Charge Area											• disade so		al use under t		tegulation f the Planning I	ne dation									
rirea													ure 10, 1801e 1	, column 1 o	the Planning	Regulation									
			esidential us	es		-		_		Accommodat	ion (long term	1				-				Accommodati	on (short term	1)			
		er's accomm				1						l	Retireme						1	** - * *	commodation			Tourist Park	
		ultiple dwell oual occupan			in#house	Del contribil	e Home Park			commodation		l		Residence			ist Park ( Carava	a South			commodation tial componen		Ι.	Tourist Park (Camping groun	
		rual occupani	cy	Dwell	ingnouse	RETOCATADIA	e nome ran	_	HOOMing AD	commodation	_	_	Communit	кезиветке	_	Tour	ist Park [Carava	in Park)		totel (resident	oai omponen	K)	— '	Camping groun	NO)
						1 or 2	3 or more				Bedroom				Be droom				1			Be droom			
			3 or more	1or2	3 or more	be droom	be droom			Suite with 3		l		Suite with	that is not				1		Suite with 3	that is not			
	L bedroom	2 be droom	bedroom	bedroom	bedroom	re locatable	re locatable	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			
	twelling	dwelling	dwelling	dwelling	dwelling	dwellingsite	dwellingsite	be droom	bedrooms	bedro oms	suite	bedroom	bedrooms	be drooms	suite	site	2 caravan sites	sites	bedroom	bedrooms	bedrooms	suite	1 tent site	2 tent sites	3 tent sites
E1.	4640	6008	889	741	10420	6009	6009	464	9279	9 1391	9 4640	4540	600	9 889	9 4640	6009	1201	18026	380	760	6 1140		4640	9279	1391
E2	4729	6124																					4729		
В	4160	5385														5388									
54	4505	5634														5034									
65	4193	5431														5431							4193		
66	4761	6166														6166							4761		
C1	4159 4000	5387 5180														5387							4150		
C2	4664	6040														6040							4664		
C4	4483	5806														5806							4483		
CS CS	4277	5539														5539							4277		
C6	4962	6293														6297							4867		
07	4232	5481	811	679	99 9504	5485	5480	423	2 8464	4 1269	5 4232	4230	548	1 811	7 4232	5481	10960	1644	3466	693	7 1040	6 3469	4232	8464	1269
CS	4052	5240	777	650	39 9090	5247	5247	405	2 8105	1215	5 4052	405	2 524	777	1 4052	5247	1009	15741	332	660	2 996	3 3321	4052	8103	1215
C9	4253	5500							8500	1279	9 4251	4251	550	815	4250	5508	11016	5 16521	3486	697	2 1045		4251	8506	
C10	5076	6574														6574							5076		
C11	6249	8095														8093							6349		
R1	4682	6060														6063							4687		
R2	4919	6371														6371									
R3	4508 4584	5830														5838							4506		
W1	4384	5690														5696							4384		
W1 W2	4563	5900														5909									
A/S	4087	5220										400				5221							4083		
A/4	4192	5426																					4197		
W5	4219	546														5463							4219		
W6	4150	5380	7980	660	934	5388	5388	415	832	1 1248	1 4160	4160	538	8 798	4160	5300	10776	5 15166	3410	682	0 1023	3410	4160	8321	1248
W7	4099	5309	786	650	9200	5309	5309	409	9 8191	12.29	7 4099	4099	530	9 786	2 4099	5309	10617	7 15926	3360	672	0 1008		4099	8196	
WB	4121	5337																					4121		
W.O	4077	5280	782	655	50 915	5280	5280	407	7 8154	4 12.23	2 4077	407	528	0 782	4077	5280	10560	1584	334	660	4 1002	5 3342	4077	8154	1225

Table C3 Residential use – community facilities trunk infrastructure network

													Colum												
Column 1											ommunity F			network char		nand unit)									
Charge														e Planning Reg											
Area			esidential u										e 16, Table 1,	column 1 of th	ne Planning Re	egulation					on (short term)				$\overline{}$
	Caratak	er's accomm		ies						Accommoda	tion (long te	rm) T								accommodatio	on (short term)	)			$\overline{}$
		ultiple dwell											Retireme	ent Facility						Short-term a	ccommodation	,		Tourist Park	. 1
		ual occupan		Dwelling	g house	Relocatable	Home Park		Rooming Acc	commodation	1			ty Residence		Touris	st Park (Carava	in Park)			itial componen		(0	amping grou	
						1 or 2	3 or more																		
						bedroom	bedroom				Bedroom				Bedroom							Bedroom			
			3 or more		3 or more		relocatable			Suite with 3				Suite with 3	that is not							that is not			
		2 bedroom		bedroom	bedroom		dwelling		Suite with 2		within a		Suite with 2		within a	1 caravan		3 caravan		Suite with 2		within a			L I
		dwelling	dwelling	dwelling	dwelling		site		bedrooms	bedrooms	suite	bedroom		bedrooms	suite	site	sites	sites				suite		2 tent sites	
E1	595 585					771 758		595 585															595 585		
F3	609					789		609															609		
E4	531			854		688		531															531		
E5	545			876		706		545															545		
E6	578	74	9 1109	929	1299	749	749	578	115	7 173	5 578	578	749	1109	57	B 74	9 1498	2247	474	948	1422	474	578	1157	1735
C1	612	79.	2 1173	983	1374	792	792	612	122	3 183	5 612	612	792	117	61.	2 79.	2 1584	2376	501	1003	1504	501	612	1223	1835
C2	608			977		787		608															608		
C3	604					782		604															604		
C4	626			1005		810		626															626		
C5	558			897		723		558															558		
C6	532 572			855		689 740		532 572															532 572		
C/	693			918		897		693															693		
C9	540			868		700		540															540		
C10	495			796		641		495															495		
C11	680			1092		880		680															680		
R1	561			902		727		561															561		
R2	646	83	7 1239	1038	1451	837	837	646	1292	2 193	8 646	646	837	1239	64	5 83	7 1673	2510	530	1059	1589	530	646	1292	1938
R3	643			1033		833		643	128														643		
R4	606							606															606		
W1	203			326		262		203															203		
W2	206			331		267		206															206		
W3	248					321		248															248		
W4	218					282		218															218		
W5 W6	219 272			352 437		283 352		219 272															219 272		
W7	249			399		322		2/2															2/2		
W8	251			403		325		251															251		
W9	246			396				246															246		
WS	246	31	9 473	396	553	319	319	246	49:	3 /3	240	1 246	319	47:	24	31	5 638	957	202	404	606	202	246	493	

Table C4 Residential use – water supply trunk infrastructure network for water service

	Τ																			Column 2																			
Column	-																Wate				ork charge (5 pe		nd unit)																$\dashv$
Charge																	Editoria				lanning Regula umn 1 of the P		Regulation																
					Residentia	uses											Accommodet	ion (long t				_											n (shortterm)				_		
						-		Dwellin	ng house		-		$\vdash$			Reaming A	commodatio	n			_		RetirementF								Short-	term acco	am modet ion			_	-	rist Park	
		teker's eco: Multiple dv		Du Du	al occupancy		site > 450	im2	site cor	r = 450m2	Relocateb	le Home Park			Other			Student	taccommode	tion			Community Res				ourist Park areven Park)		Hote	[[residential	component)		Short-terr	m accommodatio	an (other)			not Perk ng Ground)	
												3 or more				Bedroom				Bedro												froom			Bedroom				$\neg$
	15-4		3 or mon om bedroom		2 bedroom be	r more		l or more sedroom			1 or 2 bedroor relocatable	n bedroom relocatable		h 1 Suite wit		with 3 thetis no			Suite w	ith 3 thetis			Swite te with 2 or mo	with 3 Bed		1 carreran 2		garavan	Suite with 1 5		uite with 3 that mane with		Suite with 1 Suite		with 3 thetisns				
		dwellin			dwelling dw				dwelling		dwellingsite								ms bedroo		bedroon		drooms beds							edrooms be				rooms bedroo			ne Znevr	tsites 3ter	a sines
	1 1	999 3	999 349	9 2499	3499	3999	4718	6591	303	59 539	0 29	199 29	99	1499	2999	4498 14	9 130	10	2599	3899	1300	1999	2999	3499	1999	2999	5996	8997	1499	2999	449 0	1499	1999		5990 199	999 3	1999	3999	5990
			1515 295	5 2096	2935 2337	3354 2670	3958	5534	4 329 6 257			115 25 103 20			2515	3773 12 3004 10	109 11 86			3270		1677	2515 2003	2935 2337	1677	2515	5031 4006	7546	1258 3001	2515 2003	3773 3004	1258	1677 1335		5031 16 4006 13		1677 1335	3354 2670	5031
			1003 233 1524 271	7 1999 2 1937	2712	3099	3151 3657	511.4	9 257			103 20 124 25			2003	3004 10 3487 11				2904 3022		1550	2324	2337	1550	2009	4509	6973	1162	2003	3487	1001	1550		4006 130 4649 155		1335 1550	3099	4536
			270 148	2 1058	1482	1694	1998	2794	163			70 12			1270	1905 6	15 55			2651	550	847	1270	1482	847	1270	2540	3810	635	1270	1905	635	847	1694	2540 84		847	1694	2540
		516	774 90	5 645	903	1032	1218	1703	5 96			774 7	14		774	1161 3	7 33			1006	335	516	774	905	516	774	1548	2522	307	774	1161	307	516	1052	1548 50		516	1052	1548
_			150 250	8 1792 9 1171	2508 1639	2867 1875	3383 2211	4730	276			150 21 105 14			1405	3225 107 2308 7	5 93 11 60		1218	2795 1827	932	1433 937	2150 1405	2508 3639	1433 937	2250	4300 2810	6450 4215	2075	2150 1405	3225 2908	1075	1433 937	2867 1873	4900 148 2810 90		1433 937	2967 1879	4300 2810
			276 141	9 1064	1439	1702	2006	2800	164			76 12	70		1276	1915 6	8 55		1106	2659	553	851	1276	2489	851	1276	2553	3529	630	1276	2915	630	851		2553 85		851	1702	2553
			366 276	0 1972	2760	3155	3722	5205	5 304			166 23			2366	3549 11	102			3076		1577	2366	2760	1577	2366	4732	7098	1183	2366	3549	1183	1577		4732 157		1577	3155	4732
			1806 210 1092 127	7 1505	2107 1274	2407	2841 1718	3972	2 232			106 18 192 10			1906	2708 9 1637 5	3 78 6 47			2347 1419	762	1204 726	1806 1092	2107	1204	1906	3611 2183	5417	903	1806 309.2	2708 1637	903	1204 728		3611 120 2183 72		1204 728	2407 1456	3611 2183
			1690 430	5 3075	4305	49 20	5806	8116	8 474			90 39			3690	5535 18	5 159			4797	1599	2460	3690	4305	2460	3690	7380	11070	1845	3690	5535	1845	2460	4920	7380 24		2460	4920	7380
			1406 290	1 2072	2901	3315	3912	5470	318			195 24			1495	3729 12	3 107			3232		1656	2496	2901	1658	2486	4973	7459	1243	2486	3729	1245	1650		4973 165		3658	3315	4973
			285 266 1668 544	6 1904 6 3890	2666 5446	3047 6223	3595 7344	9027	7 294 9 600			185 22 163 49			2285 4668	3428 11/ 7001 23	3 99 4 202		4045	2971 6068		1523 3112	2285 4968	2666 5446	1523 31.12	2285	4570 9335	6855 14003	1143 2334	2285 4668	3428 7001	1148 2334	1523		4570 150 9335 311		1523 3112	3047 6223	4570 9335
			182 487	9 3495	4879	55.76	6580	9200	530			182 41			4182	7001 23 6273 20				5437		3112 2788	4182	4579	2788	4182	9335 8364	12546	2091	4182	6273	2091	3112 2788		9335 313 8364 275		3112 2788	5576	9335 8364
			1064 474	1 3396	4741	5418	6393	8940	522			064 40			4064	6095 203				5283		2709	4064	4741	2709	4064	8127	12191	2032	4064	6095	2032	2709		8127 270		2709	5418	8127
			615 1121	8 8013	11218	128 20	15120	21154	1257			115 96			9615	14423 49				12500		5410	9515	11218	6430	9615	19231	28846	4908	9615	14423	4906	6410		29231 643			12820	19231
			1592 301	A 2160 4 1681	3024 2354	3456 2690	4078 3174	5703	3 333 0 256			992 29 117 20			2592 2017	3888 12 3026 10	6 112 9 87			3370 2622		1728 1345	2592 2017	3024 2354	1728	259.2	5184 4035	9052	1296 1009	259.2 201.7	3888 3026	1296	1728 1345		5184 175 4035 134		1728 1345	3456 2690	4035
			717 316	9 2264	3169	36.22	4274	5977	7 346			17 27			2717	4075 133	8 117			3532		1811	2717	3169	1811	2717	5433	8150	1358	2717	4075	1358	1811		5433 183		1811	3622	5433
			387 278	4 1989	2784	3182	3755	5251	1 307			187 23	17		2387	3580 115	3 103		2068	3103	1034	1591	2387	2784	1591	2387	4773	7160	1193	2387	3580	1193	1591		4773 156		1591	3182	4773
		552 341 2	828 98 1011 234	6 590 6 2576	966 2346	1104 2681	1303 3164	1822	2 106			128 E	28		828 3011	1242 4: 3017 10	14 35 8 87		718 1743	3077 2614	359	552 1341	828 2011	966 2346	552 1341	828	1656 4022	2454	414 2006	828 2011	1242 3017	1006	552 1341	1104 2681	1656 55 4022 134		552 1341	1104 2681	1656
			1134 24	9 1778	2499	28.45	3357	4594	274			34 21			2134	3200 10				2774		1422	2134	2489	1472	2134	4267	6401	1067	2134	3200	1067	1422		4267 140		1422	2945	4267
			298 267	6 1911	2676	3058	3606	5045	5 295			293 22			2293	3440 11/	7 99	14	1988	2981		1529	2293	2676	1529	2293	4587	6880	2147	2293	3440	1147	1529		4587 153		2529	3058	4587
			1401 163	4 1167	1634	1868	2204	3082	2 180			101 14			1401	2001 7				1821	607	934	1401	1634	934	1401	2902	4203	700	1401	2101	700	934		2802 99		934	1968	2802
			1247 145 1980 231	5 1059 0 1650	1455 2310	1563 2640	1962 3115	2744	4 180 6 254			147 12 180 19			1247 1980	1871 6. 2970 9	64 54 60 85		1716	1622 2574	858	852 1330	1247 1980	3455 2310	832 1320	1247	2495 3960	5742 9940	624 990	1247 2980	1871 2970	990	852 1320	1663 2640	2495 Et 3960 130		852 1320	1663 2640	3990
		253	300 44	3 316	443	506	590	830	6 4			180 3	10	190	380	570 1	16		329	494	165	253	380	443	253	380	760	1139	190	380	570	190	253	506	760 21		253	506	760
			1806 210	7 1505	2107	2407	2841	3972	2 232			106 18	36		1906	2708 9	3 78			2347	762	1204	1806	2107	1204	1906	3611	5417	903	1806	2708	903	1204		3611 120		1204	2407	3611
		817 218 30	926 108 1827 1265	0 771 2 9025	1080 12652	1234	1456	2036	6 115 0 1399			126 9.	26		926 1627	1388 4 16361 56	3 40			1203	401	617 7218	926 10827	3080 12652	617 7218	926	1851	2777	463 5414	926 30827	1388 16361	463	617 7218		1851 60 21655 72		617 7218	1234	1851
			1400	- POL-7	229.00	20130	27000	2,7841	1,000	2940	1 200	100				ALC: 30.	- 409	_			4004		a week?	207.74	74.40	2004.7	21000	32404	2424	20027	2007.0	200	-440						

Table C5 Residential use – sewerage trunk infrastructure network for wastewater service

	Τ															Column 2																
Column 1 Charge	_														Residential	eture network ch use under the Plan	nning Regulat	01														$\dashv$
Area				Residential uses										Editor's note Accommodation (		e 16, Table 1, colur	nn 1 of the Pl	enning Regulation								Accommod	ation (chart term)					-
					$\vdash$	Dwellin	ghouse						Rooming	Accommodation			=	Retireme			_		-			Short-ten	n ecommodation			$\neg$		
		's accommodation iple dwelling	Duelo	ocupe noy	site	>450 m2	site < or r	450m2	Relocatable Ho			Other	Bedroor		tudenteccom	modation Bedro		Community	Residence			uristPark ravan Park)	$\perp$	Hotel	residential com	ponent)		term scoommo	dation (other)	(Ce	Tourist Park mping Ground)	_
	1 hedroom 2	3 or mo		3 or more			1 or 2 bedroom		1 or 2 bedroom be		Luite with 1 Su	Suite ite with 2 or m	with 3 that is n			ite with 3 that is	net	th 1 Suite with 2	Suite with 3 th		ranau 2 r	aravan 3 cara		ne with 1 Sui	Suite of ma	with 3 that is n	ot		ite with 3 that is	ot		
			g dwelling dwe						dwelling site di					bedroom b				n bedrooms							rooms bedro				edrooms suite		tentsites Ste	ent sites
	2 2323	3669 42 3485 40	181 3058 185 2904	4281 489 4065 464			4721 4484		3669 3485	3669	1835 1742	3669 3485	5504 1/ 5227 1/	1590 142 1510	3180 3020	4770 4530	1500	2446 3669 2323 3465	4281	2446	36-69 34-85	73 39 69 69	11008	1895 1742	3669 3485		835 2446 742 2323	489.2 464.6	7339 I	3446 2446 323 2323	4892 4646	7339 6969
	3 2495	3742 43		4366 498			4815		3742	3742	1871	3742		71 1622	3243	4865	1622	2405 3742		2495	3742	7484	11226	1871	3742		871 2485	4909		1925 2485 1495 2485	4989	7484
	4 1689	2534 29	756 2112	2956 337		87 5575	3260	4561	2534	2534	1.267	2534	3801 1	1098	2296	3294	1096	1609 2534	2956	16/89	2534	5068	7602	1267	2534	3801 1	267 1689	3379	5068	689 1689	3379	5050
-	5 2420 6 4007	3630 41 6010 70		4235 484 7012 801	4 941		4670 7733		3630 6010	363 O	1815 3005	3630 6010		1573	3146 5209	4719 7813	2604	2420 3630 4007 6030		2420 4007	3630 6010	72:60 12021	10890	1815 3005	3630 6010		815 2420 005 4007	4840 801.4		M20 2420 M07 4007		7260 12021
	7 1290	1920 22	1600	2240 256	0 300	20 4223	2470	3456	1920	2920	960	2920	2880 1	60 832	1664	2.495	832	1280 1930	2240	1280	1920	38.39	5759	960	1920	2580	960 1290	2560	3639	280 1250	2560	3039
	8 7422 9 1755	11132 125 2630 W		12988 1484 3088 330			14334		11132 2630	11132	5566 1315	11132 2630		666 4824 115 1139	9648 2279		4834 1139	7422 11132 1753 2690		7422 1755	11132 2630	222 65 52 59	33397 70.09	5566 1315	11132 2630		566 7422 315 1753	14943		422 7422 753 1753	14843	2 2 2 6 5
1	9 1753	2630 30 3070 35		3581 409			3363 3949		2650 3070	3070	1535	2630 3070		1139 135 1330	2279 2660	3418 3990	1330	1753 2690 2046 3070		1753 2046	2650 3070	5259 6139	70.09 92.09	1535	3070		315 1753 535 2046	4093		753 1753 046 2046	3506 4093	5259 6139
1	1 5212	7818 91		9121 1042			10099		7818	7818	3909	7818		09 3388	6776	10163		5212 7818		5212	7818	15636	23454	3909	7818		909 5212	10424		212 5212	10424	15636
1	2 6520	9480 110 3292 36		11060 1264 3840 438			12198 4235		9480 3292	9480 3292	4740 1646	9480 3292		140 4108 1426	8216 2853	12 325 4279	4106 1426	6520 9480 2194 3292		6520 2194	9480 3292	18961 6583	28441 9875	4740 1646	9480 3292		740 6320 646 2194	12641 4389		1520 6520 194 2194	12641 4389	18961 6583
1	4 2854	4282 46	95 35-68	4995 570		36 9419	5509	7707	4292	4282	2141	4282	6422 2	1055	3711	5300	1855	2854 4282		2854	4282	8543	12045	2341	4282		141 2854	5709	8563	1854 2854		8563
1	.5 1806	2708 31 2580 31		3190 361 3010 344	1 426		3485		2708	2708	1354	2708		1174	2347	3521	1174	1806 2708		1806	2708	5417	81.25 77.59	1354	2708		354 1806 290 1730	3611		806 1806	3611	5417
1	6 1720 7 2553	2580 % 3829 44		3010 344 4467 510			3319 4927		2580 3829	2580 3829	1290 1915	2580 3829		90 1118	2256 3319	3354 4978	1659	1720 2580 2553 3629		1720 2553	2580 3829	5159 7658	11487	1290 1915	25.80 38.29		290 1720 915 2553	5440 5105		720 1720 553 2553	3440 5105	5159 7658
1	8 3041	4562 51	122 3601	5322 608			5009		4562	4562	2281	4562		81 1977	3953	5930	1977	3041 4562		3041	4562	91.23	13685	2281	4562		281 3041	6062		041 3041	6082	9123
1 1	9 1967	2951 34 11751 137	143 2459 109 9792	3443 393 13709 1566			3797 15120		2951 11751	2951 11751	1476 5875	2951 11751		75 1279 75 5092	2558 10184	3837 15276	1279 5092	1967 2951 7834 11751		2967 7834	2951 11751	5902 23502	8854 35253	1476 5675	2951 11751		A76 1967 875 7834	3935 15668		967 1967 1834 783.4	3935 15668	5902 23502
2	1 5714	8571 100		10000 1142			11029		8571	8571	4286	8571		196 3714	7429		3714	5714 8571		5714	8571	17145	25714	4296	8571		286 5714	11429		714 5714		17143
2	2 5956	8935 104 1592 10		10424 1191 1857 212			11496 2048		8935 1592	893 S	4467 796	8935 1592	13402 4	67 3872 96 690	7743 1380	11615	3872	5956 8935 1061 1592		59 56 30 61	8935 1592	178-99 31.84	26804 4775	4467 796	8935 1592	13402 4 2388	467 5956 796 1061	11913 2122		956 5956 061 1061	11913 2122	17869 3184
1 2	4 1584	2376 2	772 1980	2772 316			3058	4277	2376	2376	1188	2376		188 1030	2059	3089	1030	1001 1392 1584 2376		1584	2376	4753	7129	1188	2376		188 1584	3168		584 1584	3168	4753
2	5 1277	1916 22		2235 255			2465	3448	1916	1916	958	1916		68 830	1660	2490	830	1277 1916		1277	1916	3631	5747	958	1916		958 1277	2554		277 1277	2554	3831
1 2	6 1799 7 3271	2609 30 4806 57		3044 347 5724 654	8 410 2 771		3357 6313		2909 4906	2609 4906	1304 2453	2609 4906		64 1130 53 2126	2261 4252	3 391 6 378	1130 2126	1739 2609 3271 4906		1739 3271	2609 4906	5218 9812	7826 14719	1304 2453	2609 4906		304 1799 453 3271	3478 6542		739 1739 1271 3271	3478 6542	5218 9812
2	8 1897	2845 33		3320 379			3661		2845	2845	1423	2845		123 1233	2466	3699	1233	1897 2845		1897	2845	5691	8536	1423	2845		A23 1897	3794		897 1897	3794	5691
2	9 1783	2675 31		3121 356			3442		2675	2675	1338	2675		1159	2318	3478	1159	1783 2675		1783	2675	5350	8026	1338	2675		338 1783	3567		783 1783		5350
1 3	1 1914	3128 56 2870 33	149 2505 149 2392	3849 417 3349 382			4024 3693		3128 2870	3128 2820	1564 1435	3128 2870		864 1355 85 1244	2711 2488	4066 3731	1355	2005 5128 1914 2870		2085 2914	31.28 2870	6255 5741	9583 8611	1564 1435	5128 2870		564 2085 435 1914	4170 3827		085 2085 914 1914	41.70 38.27	6255 5741
1	2 1236	1853 21	1544	2162 247	1 291	16 4077	2365	3336	1853	1853	927	1853	2780 1	27 805	1906	2.409	803	1236 1853	2162	1236	1853	3707	55-60	927	1853	2780	927 1296	2471	3707	236 1236	2471	3707
3	3 1638 4 1453	2457 21 2179 25		2867 327 2542 290			3162 2804		2457 2179	2457 2179	1229	2457 2179		129 1065	2130 1889	3194 2833	1065	1638 2457 1453 2179	2867 2542	1638	2457 2179	4915 4358	7372 6538	1229 3090	2457 2179		229 1638 090 1453	3276 2906		638 1638 453 1453	3276 2906	4915 4358
3	5 4499	6749 7		7874 899			2804		6769	6749	3375	6749		75 2925	5549	8774	2925	1403 ZL/9 8499 6749		4499	6749	15698	202.48	3375	6749		375 4499	2909		433 1433 1499 4499	2910	13490
3	6 8531	12797 146		14930 1706			16465		12797	12797	6398	12797		98 5545	11091	16636	5545	8531 12797		8531	12797	25594	38391	6398	12797		398 8531	17063		531 8531	17063	25594
1 3	7 1234 8 6329	1851 21 9493 110		2160 246 11075 1265	8 291 7 1495		2562 12214		1851	1851	926 4746	1851		26 802 46 4154	1904 8227	2407 12341	4114	1254 1851 6329 9483		1234 6329	1851 9493	3703 18986	5554 29479	926 4746	1851 9493		926 1254 746 6329	2468 12657		234 1234 329 6329	2468 12657	3703 18986
,	9 7352	11029 120		12867 1470			14190		11029	11029	5514	11029		134 4779	9558		4779	7352 11029		73.52	11029	22057	33086	5514	11029		514 7352	14705		352 7352		2 2057
4	0 10160	15340 177		17780 2032			19608		15340	15340	7620	15240		6604	13308	19812	6604	0160 15340		10160	15240	30479	45719	7620	15240		620 10160	20320		10160 10160		30479
1 2	1 1064	1596 15 3740 45		1862 212 4863 498			2053 4812		1596 3740	159 G	798 1870	1596 3740	2394 5610 1	98 692 70 1621	1383 3241	2075 4862	1621	1064 1596 2493 5740		3064 3493	1596 3740	3192 7480	4788 11220	798 1870	1596 3740	2394 5610 1	798 1064 870 2498	2128 4986		064 1064 1893 2493		3192 7480
4	3 1413	2119 24		2472 282	5 333		2726	3814	2119	2119	1059	2119		918	1836	2755	918	1413 2119		1413	2119	4238	6357	1059	2119		059 1413	282.5		413 1413	2825	4238
- 4	4 3346	5022 50 3196 30		5860 669			6462	9040 5753	5022	5022	2511	5022		111 2176 198 1385	4353		2176 1385	5548 5022		3340 2131	5022	10045	15067 9588	2511	5022		511 3348 598 2131	6697		340 3340	6697	10045
1 2	5 2131 6 1926	3196 37 2889 31		3729 426 3370 385			4112 3717		3196 2889	2889	1598 1444	3196 2889		98 1385 44 1252	2770 2504	4155 3756	1252	2131 3196 1926 2889		22.51 29.26	3196 2889	6392 5778	95-88 86-67	1598 1444	3196 2889		598 2131 444 1926	4261 3852		131 2131 926 1926	4261 3852	6392 5778
4	7 2017	3026 35	30 2522	3530 403	5 476	61 6657	3893	5447	3026	3026	1513	3026	4539 15	13 1311	2622	3934	1311	2017 3026	3530	2017	3026	6052	9078	1513	3026		513 2017	4035	6052	017 2017	4035	6052
1 5	8 2518	3777 44 3628 42		4407 503 4252 485	6 594 7 570		4960 4666		3777 5628	3777 362 B	1889 1814	3777 3620		1637 114 1572	3274 3144	4910 4716	1637	2518 3777 2419 3628		25 18 24 19	3777 5628	7554 7256	11332	1889	3777 3628		889 2518 814 2419	503-6 403.7		518 2518 419 2419	9036 4837	7554 7256
	0 1660	2490 25		2906 332			3204		2490	2490	1245	2490		145 1079	2158	3238	1079	1660 2490		1660	2490	4981	7471	1245	2490		245 1660	3321		990 1960	3321	4981
	2013	3020 35	25 25 16	3523 402	6 475	51 6643	3005	5435	5020	9020	1510	3020		1309	2617	5926	1309	2013 3020	3523	2015	3020	6039	9059	1500	5020		510 2013	4026	6039	015 2013	4026	6039
- 5	2 1334	2001 23		2334 266 2567 293	8 314 3 300		2574 2831	3601	2001	2001	1000	2001		000 867 000 953	1734 1907	2601 2860	967	1334 2001 1467 2200		1334	2001 2200	4001 4400	6002	1000	2001		000 1334 100 1467	2668 2933		334 1334 467 1467	2668 2933	4001 4400
5	4 1982	2897 33		3380 386			3728		2897	2897	1449	2897		149 1255	2511	3766	1255	1932 2897	3380	1932	2897	5795	8692	1449	2897		A49 1932	3963		932 1982	3863	5795
5	5 1673	2909 29 2075 24		2927 334 3419 276			3228		2509	2509 2075	1255	2509 2075		55 1087 87 898	2175	3262	1087	1673 2509		1673	2509	5018	7527	1255	2509		255 1673 087 1882	3346		673 1673 882 1882		5018
,	6 1382 7 1534	2073 24 2270 26	129 1728 149 1892	2419 276 2649 302			2668 2921	57 52 4087	2075 2270	227.0	1037 1135	2270	3406 1	87 898 35 984	1797 1968	2695 2952	964	1582 2078 1514 2270		1382 1514	2073 2270	41.47 45.41	62 20 68 11	1087 1135	2073 2270	3110 1 3406 1	087 1582 135 1514	2764 3027	4147 4541	382 1382 514 1514	2764 3027	4147 4541
							2742		10.0	227.0	1400	237-0			2500					35.04	32.10			2,600				Jeer			Jean	

Table D1 Non-residential use – transport trunk infrastructure network

Column	Т																	т	ramport trunk inflas	Column 2 trudum mitwork dha	mge (Sperdema	nd unit)													
Guarga																				al use under the Plan	ening Regulation														
-	Places of		Common	rcial (bulk goods)					(1000)	ancial/astail				Т	Commencia	I fellion	Educational facility		officement	Indoorsport &		Ober Indust		High impact industry or special industry	Lowimpet	High impo	utouni		Scoonlied consisten				Other was		Minoruses
		function faility Ag	gis. Supplies ston arden Gontre	Bulk landscape	townsom	Adult Store	Senice station	Shapping Cant (10,000m2< 20,000m2 GFA)	(25,000w		happing Cavase - 30,000±0 GFR)	Food & drink Fast Food Premises 0		nvice isstry Cr	effica (	ides of the	Childrane centre	Hotel Nightifub entertainment Soliity	Doats	Indoor sport& restaltion	Low impact industry Medium impact industry		Warehouse	High impact industry Special industry	Animal husbandry Gropping	Cultinating, in a confined area, aquatic animals or plants for sale intensive a nimal ind. & horticulture	Winary	Correctional fadility Hospital	Wealth-care service Victorinary service	Granganay services	Constolun	Sacility Outdoor sport		Any other use not listed, including a use that is undersoon	Advertising device, Corectory, Home-based Invites: Landing Market, Roadvide stal
	Funeral parlow Flace of accrallip	HT Day	Van & trade applies utdoor sales			9kopping Gero (< 10,000 m.2 G fr	10 10										Siducational establishment other than an educational establishment for the flying Start for Queensland Okldren program			Demand unit	Rural industry Marine Industry				Permanent plantation Word farm	Wholessie mater	,	Assidential care fadity					Pertuervior, Tourist attraction Utility installation, fatractive industry		Telecommunications facility, Park Temporary use, Outdoor Eighting
	m <sup>2</sup> of			e <sup>1</sup> of GFA						of GTA					m <sup>1</sup> of	Ø.A.	m <sup>1</sup> of GFA		<sup>1</sup> d GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of OFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>1</sup> of	O/A		m <sup>1</sup> of GFA				m <sup>2</sup> of GFA		1/8
	All   All	224 0 24 0 24 0 24 0 24 0 24 0 24 0 24	12.1 (	A	6. 10 10 10 10 10 10 10 10 10 10 10 10 10	\$1.00 \$1.00	176   176   177		與原本 中央 化二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	25.8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	6.58.69.69.69.69.69.69.69.69.69.69.69.69.69.	1884 4 1891 1 18	19813   19815	4.50 A 4.50 A 5.50 A 5.	1446 1517 1518 1518 1518 1518 1518 1518 1518	122.44 (1) (2) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	\$ 100 mm and a 100	202 202 202 202 202 202 202 202 202 202	March	## 121-1-1	GROWN   GROW	9 (2) (2) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	100   100	1				10	March   Marc	S	.00 24 25 25 25 25 25 25 25 25 25 25 25 25 25	10   10   10   10   10   10   10   10	All Than American an improvide the control of the c	in under the Planning Regulation and adopted charges under the district solution are those with are applicable to the use to the local government decide should apply for the use.	The maximum adopted charge under the Planning Regulation and adopted the third that is modulonly in the Adder Look Control of the 25 Tooks 2, column 2 of the

Table D2 Non-residential use – water supply trunk infrastructure network for water service

olumn1															Water	supply trunk infrest	Column 2 ructure network	charge (Speri	lemend unit)											
arge area															Editorism	Non-residential o ote - see schedule 3				an										
	Please of Ass	embly	Commerc	iel (bulk goor	dali		Commercial	((retail)		Commercial (office)	E	ducational fa	cility	Entertei	inment	Indear sport &		Other Industry		High impact Industry or special Industry	Low impact	High impact	6	ssential services				Other uses		Mnoruses
CV		unction	Aeric, Supplies store	Bulk landscape		Adult Store	Food & dries		vias lustro (	Office		otherthan a establishme	este blishment n educational nt for the Flying ensland Children	Nonel	Theatre	Indoor sport & regression	Low impact industry	Research &	Warehouse	High impact industry	Animal husbandry	Cultiveting, in a confined area, aquatic animals or plants for sale	Correctional facility	Emergency services	Health care	Orematorium	Major sport, recreation and entertainment facility	Air service, Animal Respine, Car park	Any other use not listed, including suse that is unknown	Advertising device, Cometery, Home- based business
Co us- Fur pe	mmunity e neral riour		Garden Centre Hiware & trade supplies			Shop Shopping Centre	Fest Food Premises C			Sales office	Community care centre	Primery	Other	Nightclub entertainment fad lity			Medium impactindustry Rural industry			Special Industry	Crapping Permanent plantation	Intensive enimel ind. & harticulture Wholesele	Hospital Residential care facility		Veterinary service		Outdoorsport	Motor sport fedility, Non- resident accommodation Port service, Tourist ettrection		Landing, Market, Roadside stall Telecommunications facility, Park
	os of oship		Showroom			Service Station											Marine industry Demandunit				Wind farm	Winery						Utility installation, Extractive industry		Temporary use, Outdoor lighting
	m <sup>2</sup> of GI	FA .	m	efGfA			m² of 0	BFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of	GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA				m <sup>2</sup> of GFA		n/a
1	12.00	35.99	29.9					95.97	17.99	29.90	23.39								6.00		0.00	0.00	15.20			29.9		The maximum adopted		The maximum adopted
2	30.06 8.01	30:18 24:05	25.1			6 25.15 1 20.01		80.47 64.09	15.09	25.15	19.61 15.62						15.0		5.03		9 0.00	0.00	11.06			25.1		charge under the Planning Regulation and adopted		charge under the Planning Regulation
4	9.30	27.89	23.2					74.38	13.95	23.24	18.13								4.65			0.00	10.23			23.2		charges under this	charges under this	and adopted charges
5	5.08	15.23	12.0	2.5	54 5.0	12.09	76.17	40.62	7.62	12.69	9.90		16.50				7.6			7.6	2 0.00	0.00	5.59		12.69	12.0			resolution are those which	
6	3.20	9.30						24.79	4.65	7.75	6.04						4.65				5 0.00	0.00	3.41			7.7		are applicable to the use		nil.
- 1	8.60 5.62	25.80	21.9					68.79 44.99	12.90	21.50 14.06	16.77										0.00	0.00	9.46 6.19			21.9		that the local government decides should apply for	that the local government decides should apply for	Editor's note - see schedule 15, Toble 1,
9	5.11	15.34	12.7		56 5.1			40.90	7.67	12.76	9.97					5.1	7.6		2.56		7 0.00	0.00	5.62			12.7			the use.	column 2 of the
30	9.46	28.37	23.6		73 9.4			75.66	14.19	23.64	18.44										9 0.00	0.00	10.40			23.6			Editor's note - see schedule	Planning Regulation
11	7.22	21.67	18.0					57.78	10.83	10.00	14.08						10.81					0.00	7.94			18.0			15. Table I, column 2 of the	
12	4.37	13 10	10.9 36.9		18 4.3	7 20.91		34.92 118.05	6.55	10.91 36.89	8.51 28.77				4.37	4.3	6.55		2.18 7.38		5 0.00	0.00	4.80 16.23			30.9			Florning Regulation	
14	9.95	29.84	24.5			5 36.89 5 24.87		79.58	1492	24.87	19.40				9.95		22.1		4.97		2 0.00	000	10.25			24.5				
15	9.34	27.42	22.8					73.11	13.71	22.85	17.82						13.7					0.00	10.05			22.8				
35	18.67	56.02	45.6	9.3	18.6	46.61	290.08	149.37	28.01	45.50	36.41	36.41	60.61				28.01	46.60	9.34	28.0	0.00	0.00	20.54	28.01	46.60	45.5	8 18.6	7		
17	16.73	50 18	41.8			41.82		133.82	25.09	41.83	32.62					26.73							18.40			41.8				
18	16.26	48.77	40.6			40.64		130.06	24.39	40.64	31.70					16.20					9 0.00	0.00	17.88			40.6				
29	38.46	215.39	96.3 25.9					82.91	57.70	96.16 25.91	75.00 20.21		33.68		38.46	S 30.46 S 20.31			19.23 5.18		4 0.00	0.00	42.31 11.40			96.1 25.9				
21	8.07	24.20	20.1					64.53	1210	20.17	15.75				8.07		12.10				0.00	0.00	8.87			20.1				
22	10.87	32.60	27.1	7 5.4	15 10.8			86.95	16.30	27.17	21.19								5.43	16.3		0.00	11.95			27.1				
23	9.55	28.64	23.8					76.37	1432	23.87					9.55	9.5	54.33				2 0.00	0.00	10.50			23.8				
24	3.31	9.94	8.2					26.51	4.97	0.20	6.45					3.3	4.9					0.00	3.65			8.2				
25	8.05	24.14	20.1					64.37	12.07	20.11	15.69					80	12.0		4.02			0.00	8.85 9.38			20.1				
26	8.53 9.17	25.59	21.3					68.24 73.39	12.79	21. 32 22. 95	16.63				8.53		12.79				9 0.00	0.00	9.38			21.3				I
28	5.60	16.81	340		80 5.6			44.83	8.41	14.01	10.93				5.60				2.80		1 0.00	0.00	6.16			34.0				
29	4.99	14.96	12.4					39.90	7.40	12.47	9.73						7.4				E 0.00	0.00	5.49			12.4				I
30	7.92	23.76	19.8	3.1	36 7.9	29.80		63.37	11.88	19.80				23.76		7.90	11.8	19.80	3.96	11.8	8 0.00	0.00	8.71	11.88		29.8				
31	1.52	4.57	3.9					12.18	2.28	3.80						15	2.20				8 0.00	0.00	1.67			3.9				
32	7.22	21.67	18.0			2 18.06		57.78	10.83	18.06	14.08					7.2	10.85		3.61			0.00	7.94			18.0				
33	3.70 43.31	11.10	9.2		3.7 36 43.3	9.25		29.61 346.51	5.55 64.97	9.25	7.22 84.46		12.03		3.70 43.31	3.7	5.5		1.85		5 0.00	000	4.07			9.2				
.54	49.31	169.94	108.2	5 23.0	10, 43.3	ц 398.28	949.70	P0.51	94.97	108.20	84.49	34.49	140.77	129.94	43.33	43.3	94.9	r 106.28	21.99	94.9	0.00	0.00	47/94	94.9/	108.28	108.2	0; 43.5	1		

Table D3 Non-residential use – sewerage trunk infrastructure network for wastewater service

																werage trunk infrad	Column 2	change (5	demand unit											
																	al use under the													
_		_				_									Editoris	note - see schedule	e 16, Table 1, colu	umn 1 of the P	lanning Regula		_		_							
										Commercial				l		Indoor sport &				High impact industry or special	Low impact									
Places	of Asser	nbly	Commen	ciel (bulk goo	dal		Comme	rcial (retail)		(office)		ducational fed	ility	Enter	sinment	recreation	-	Other Industry		industry	runel	High impact rural	( E	spential service	3			Other uses		Minoru
	Fun			Bulk landscape	Outdoor				Service		Childrane	other than an	establishment reducational at forthe Flying			Indoor sport &		Research &		High impact	Animal	Cultivating in a confined area, aquatic animals	Correctional		Health care		Major sport, recreation and	Airzenvice, Animal keeping, Cr	Any other use not listed	. Advertising Comptons
mun	faci		ic. Supplies stor		seles	Adult Stor	Fast Food	rink outlet	Industry	Office	centre	Children prog		Motel Nightdub	Theatre	re creation		tech. ind.	Warehouse	industry	husbendry	orplants for sale Intensive animal and &		services	service Veterinary	Cremetorium	fectivy	park  Motorsport facility, Non-	unknown	based by
e	cy	Ger	den Centre			Shop	Premises	Other		Sales office	core centre	school	Other	fecility			impectindustry	r		Special Industry	Oopping	horticulture	Hospital		service		and recreation			Roadside
ineral			are & trade			Shopping															Permanent	Wholesale	Residential care facility					Part service. Tourist attraction		Telecommu
arlour lece of		tup	plies			Centre	-									_	Rural industry Marine				plantation	nursery	care fadility					Part service, Tourist attraction Utility installation. Extractive		facility. Tempore
arship		She	wreem			Station											industry				Wind farm	Winery						industry		Outdoor
																	Demand uni	t												
	efGFA			of GFA				of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA			if gfA	m² of GFA		m <sup>2</sup> of GFA		m <sup>2</sup> of GFA	m <sup>2</sup> of GFA	m <sup>2</sup> of GFA		m <sup>2</sup> of GFA				m <sup>2</sup> of GFA		m/s
	4.20	42.61	35.5		10 14						27.70		46.35	42.6						21.50		0.0				35.5		20 The maximum adopted charge		
	3.59 4.44	40.76	33.9 36.1		79 13. 22 14.				20.38 21.67	33.97 36.11	26.46		44.35	40.7		135	9 2031 4 21.6			20.38	0.00	0.0	0 14.9			33.9		9 under the Planning Regulation 44 and adopted charges under the		adopted ci
	0.42	31.26	26.0	5 5	21 10	42 260	156.2	8 83.35	15.63	26.05	20.52	20.52	33.00	31.2	10.40		2 15.6	5 26.05	5.21	15.63	0.00	0.0	0 11.4	6 25.6		26.0	5 10.4	2 resolution are those which an		
	4.07	42.21	35.1	8 7.	04 14					35.18	27.4		45.73	42.2	14.07	140				21.11						35.1	14.0	07 applicable to the use that the	this resolution are those	e adopte
	2.01 8.37	66.02 25.11	55.0 20.1		00 22 19 8				33.01 12.56	55.02 20.93	42.91 16.33		71.52	66.0 25.1		220				33.01 12.56		0.0				55.0		21 local government decides	which are applicable to	underthi
	8.57 9.08	117.24	97.7		19 8. 54 39.						76.2		127.01	117.2						12.56 58.62	0.00	0.0	0 9.2			97.3		57 should apply for the use. 8 Editor's note - see schedule 16.	the use that the local	Silvery
	0.74	32.21	26.0		37 10				16.11	25.54	20.9		34.89	32.2		10.7	u 16.1			1611	0.00	0.0				26.5			should apply for the use	
	2.20	36.61	30.9		10 12					30.51	23.80		39.66	36.6					6.10	1831						30.5			Editor's note - see	colum
	8.03	84.10 200.72	70.0		02 28. 79 33.					70.08 83.93	54.60 65.40		91.30	84.1 200.7						42.05 50.36	0.00					70.0			schedule 15, Toble 1, column 2 of the Planning	Planning
	2.94	38.83	32.1		47 12					32.36	25.24		42.00	33.8		129				1942						32.3			Regulation	'l
	5.24	48.73	40.6	1 8	12 16			129.95	24.57	40.61	31.67	31.67	52.79	48.7	16.24	16.2	4 24.5			24.37	0.00	0.0				40.6	16.3	36		1
	1.00	33.00	27.5		50 11						21.45		35.75	33.0						1650						27.5				1
	0.57	31.71 64.21	26.4		29 10. 57 14				15.86 22.10	26.43	20.61		34.35 47.89	31.7 44.2		105				15.86 22.10						26.4				
	7.18	51.53	42.5		59 17.				25.77	42.94	33.50		55.83	51.5		17.1				25.77	0.00		0 18.9			42.9				
- 1	1.81	35.43	29.5	2 5.	90 11.	81 291	177.1	4 94.47	17.71	29.52	23.01	23.03		35.4	11.81	118	17.7	29.52	5.90	17.71	0.00	0.0	0 12.9	9 17.7	1 29.50	29.5	2 11.0	11		
	0.54	123.42	302.6 76.3							102.85	80.25 59.56		133.71	123.4						61.71 45.81						102.8				
	1.75	91.63 95.26	79.5							76.36 79.35	59.50 61.93		103.20	91.6 95.2						45.81 47.63						79.3				
	7.28	21.83	18.1			28 18.1				18.19	14.15		23.65	21.8		7.2				10.92						38.2				1
	9.89	29.68	24.7			89 247				24.73	19.25		32.15	29.6		9.0				14.94		0.0				24.7				1
	8.36 0.67	25.07 32.00	20.8		18 8. 33 10.				12.54 16.00	20.89	16.30 20.80		27.16 34.67	25.0 32.0		83				12.54 16.00						20.8				1
	8.33	54.93	45.0		16 18					45.81	35.74		59.50	54.9		183				27.49	0.00					45.8				1
- 1	1.46	34.37	28.6		73 11	46 28.6	171.8	91.65	17.18	28.64	22.34	22.34	37.25	34.3	11.46	114	6 171	\$ 28.64	5.79	17.18	0.00	0.0	0 12.6		8 28.6	28.6		16		1
	0.89	32.67	27.2		44 10				16.33	27.22	21.2		35.39	32.6		108				1633		0.0				27.2				
	2.40 1.54	37.19 34.62	30.9 28.8		20 12 77 11				18.60	30.99 28.85	24.17 22.50		40.29	37.1 34.6						1860 1731						30.9				
	8.15	24.45	20.1		07 8.					20.03	15.89		26.49	24.4						12.22						20.5				
- 1	0.16	30.49	25.4		08 10					25.41	19.83			30.4	10.16	101				1524	0.00	0.0				25.4				
	9.30	27.91 73.41	23.2			30 23.7 47 61.1				23.26	18.14		30.24 79.52	27.9						13.96 36.70		0.0				23.2				
	4.63	133.88	111.5							111.57	87.02									56.70 66.94						111.5				
	8.14	24.43	20.1	16 4	07 8.	14 20.1	122.1	4 65.34	12.21	20.36	15.80	15.88	26.46	24.4	8.14	8.1	4 12.2	1 20.36	4.00	12.21	0.00		0 8.9	6 12.2	1 20.56	20.5	6 8.1	14		1
	3 61	100.84	84.0						50.42	84.04	65.53		109.25	100.8						50.42	0.00	0.0	0 36.9			54.0				1
		116.20	96.0						58.10 79.16	96.83 131.93	75.53 302.90		125.89 171.50	116.2		38.7				58.10 79.16		0.0				96.8				1
	7.29	21.87	18.2		59 32 55 7.	29 18.2				18.23	14.22		23.70	238.3		72				10.94						18.2				
- 1	4.44	43.31	36.0	19 7.	22 14	44 360	9 216.5	7 115.50	21.66	36.09	28.15	28.15	46.90	43.3	14.44	144	4 21.6	6 36.09	7.22	21.66	0.00	0.0	0 15.8	8 21.6	6 36.09	36.0	9 14.4	44		
	9.05	27.10	22.5			71 46				22.59 46.78	17.62		29.56	27.1		9.0				13.55 28.07	0.00	0.0				22.5				
	8.71 2.97	56.14 38.91	46.7 32.4		36 18. 49 12.				28.07	46.78 32.43	36.40 25.20		47.30	56.1 31.9						28.07						46.7				
-	1.95	35.84	29.5	7 5	97 11	95 29.8	179.2	1 95.58	17.92	29.87	23.30	23.30	38.85	35.8	11.95	119	5 17.9	2 29.87	5.90	17.92	0.00	0.0	0 13.1	A 17.9	2 29.8	29.5	7 11.6	25		
	2.40	37.21	31.0		20 12					31.01	24.19		40.30	37.2						1861						31.0				
	4.91 4.41	43.23	37.2 36.0		45 14 21 14				22.56	57.27 36.03	29.01 28.10		45.45	43.2		149			7.45	22.56 21.62	0.00	0.0				57.2 36.0				
	0.62	31.86	26.5		31 10			9 84.95			20.71		34.51	31.0	10.63				5.31	15.93						26.5				
	2.50	37.15	30.9	6 6	19 12	30 30 9	6 185.7	99.07	18.57	30.96	24.15		40.25	37.1	12.50	12.5	0 18.5	7 30.96	6.19	1857	0.00	0.0				30.9	6 12.5	50		
	8.99	26.96	22.4		49 8.					22.47	17.51		29.21	26.9		8.9				13.48	0.00	0.0				22.4				
	9.65 1.66	28.95 34.99	24.1 29.1		83 9. 83 11.	65 24: 66 29:				24.13 29.16	18.83 22.74		31.30	28.9		9.0	5 14.4 6 17.5			14.48 17.50		0.0				24.1				
- 1	0.43	31.30	26.0	18 5.	22 10	43 260	156.4	9 83.46	15.65	26.08	20.34		33.90	31.3			3 15.6	5 26.08	5.22	15.65	0.00					26.0	8 10.4			
	8.07	24.20	20.1			07 20.1				20.17	15.75		26.22	24.2		8.0			4.0	1210						20.1				
	9.89	29.66	24.7	1 4	94 9.	89 247	1 148.3	9 79.09	14.83	24.71	19.20	19.28	32.13	29.6	9.89	9.8	9 14.8	3 24.71	4.94	14.83	0.00	0.0	10.8	7 14.8	3 24.75	24.7	9.8	9		1

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# Schedule 3 Applicable uses under the Ipswich planning scheme and Springfield structure plan

Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
	Residential uses	
Dwelling house	Single residential	Detached house
Dual occupancy	Dual occupancy	Dual occupancy dwelling; Relatives' flat
Caretaker's accommodation	Caretaker residential	Caretakers' residence
Multiple dwelling	Multiple residential	Apartment building; Attached house (per dwelling)
	Accommodation (short-term)	
Tourist park	Temporary accommodation (camping ground, caravan park)	Camping ground; Caravan park (short term accommodation)
Hotel	No defined use	Hotel
Short-term accommodation	Temporary accommodation (boarding house, motel)	Backpackers' hostel; Motel
Resort complex		
	Accommodation (long-term)	
Relocatable home park	Multiple residential (caravan park, if providing permanent accommodation)	Caravan park (permanent occupancy)
Community residence	No defined use	No defined use
Retirement facility	Multiple residential (retirement community)	Retirement community
Rooming accommodation	Multiple residential (boarding house, if providing permanent accommodation); Student accommodation	Student accommodation; Tenement building
	Places of assembly	
Club	Entertainment use (club)	Club

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan	
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.	
Community use	Community use (community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, neighbourhood centre, senior citizens centre, transit centre, youth centre)	Community building (art and craft centre, information centre, senior citizens centre, youth centre, meeting room, welfare centre, library, neighbourhood centre); Passenger terminal	
Function facility		Reception and function rooms	
Funeral parlour	Business use (funeral premises)	Funeral parlour	
Place of worship	Community use (place of worship)	Place of public worship	
Commercial (bulk goods)			
Agricultural supplies store	Business use (farm supply outlet, produce/craft market)	Produce/craft market; Produce store	
Bulk landscape supplies		Landscape supply outlet	
Garden centre	Business use (garden centre)	Garden centre	
Hardware and trade supplies			
Outdoor sales		Plant sales and hire yard	
Showroom	Business use (auction depot, vehicle sales premises, bulky goods sales)	Auction depot, Retail warehouse; Motor showroom	
	Commercial (retail)		
Adult store			
Food and drink outlet	Catering shop; Business use (cafe, restaurant, fast food premises, cake shop, snack bar, takeaway food premises, hot bread shop, food delivery service)	Fast food premises; Catering business; Restaurant; Community building (kiosk centre)	
Service industry	Business use (laundromat)	Service industry	
Service station	Business use (service station)	Service station	
Shop	General store; Business use (shop)	General store; Local shops; Sale of automotive parts and accessories; Commercial	

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Column 1 Use pursuant to the Planning Regulation  Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Column 2 Use or activity under the Ipswich planning scheme Editor's note—See Ipswich Planning Scheme 2006.	Column 3 Use under the Springfield structure plan Editor's note—See Springfield Structure Plan.		
		Premises (business or commercial purpose, other than for a business office or a purpose specified in the Springfield structure plan)		
Shopping centre	Shopping centre	Major shopping centre; Neighbourhood shopping centre; Neighbourhood centre		
	Commercial (office)			
Office	Business use (office, professional office)	Professional office; Commercial premises (business office); Public building		
Sales office	Temporary sales office; Display housing	Real estate display/sales office		
	Broadcasting station	Radio station; Television station		
	Educational facility			
Childcare centre	Community use (child care centre)	Child care centre		
Community care centre				
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program	Community use (school); primary school; secondary school; tertiary use	Educational establishment		
Educational establishment for the Flying Start for Queensland Children program				
	Entertainment			
Hotel	Business use (hotel); Entertainment use (licensed club)	Hotel; Tavern; Licensed club		
Nightclub entertainment facility	Entertainment use (cabaret, night club)	Night club		

0-14	0.1	0-1		
Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan		
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.		
Theatre	Entertainment use (theatre, cinema, concert hall, dance hall)	Indoor entertainment (theatre, cinema, concert hall, dance hall, public hall)		
Resort complex				
	Indoor sport and recreation			
Indoor sport and recreation	Recreation use (indoor recreation); Entertainment use (amusement parlour); Indoor entertainment	Indoor recreation; Indoor entertainment (amusement parlour); Sports complex (indoor)		
	High impact industry or special industry	/		
High impact industry		Concrete batching plant; Dangerous goods store; Fuel depot; Junk yard; Special industry; Vehicle wrecking yard		
Special industry	Special industry; Nuclear industry			
	Other Industry			
Low impact industry	Service/Trades use	Automatic car wash; Car repair station; Light industry		
Medium impact industry	General industry	Freight depot; General industry; Milk depot; Transport depot; Transport terminal; Truck depot		
Research and technology industry		Research and associated technology activities		
Rural industry				
Warehouse	Service/Trades use (warehouse or storage)	Mini storage complex; Warehouse; Bulk store; Storage yard		
Marine industry				
	High impact rural			
Cultivating, in a confined area, aquatic animals or	Intensive Animal Husbandry (aquaculture)			

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Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan	
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.	
plants for sale			
Intensive animal industry	Intensive animal husbandry (feedlot, riding establishment, piggery, stock sales market)	Animal establishment; Riding school; stable; Stock sales yard	
Intensive horticulture			
Wholesale nursery	Plant nursery (wholesale)	Plant nursery (wholesale)	
Winery	Wine making		
	Low impact rural		
Animal husbandry	Animal husbandry; Intensive animal husbandry (dairy)	Animal husbandry	
Cropping	Agriculture	Agriculture; Turf farm	
Permanent plantation	Forestry	Forestry	
Wind farm			
	Essential services		
Correctional facility	Correctional centre	Reformative institution	
Emergency services	Community use (emergency service depot)	Emergency services depot	
Health care service	Business use (medical centre) Community building (centre); Medical cent		
Hospital	Community use (hospital)	Hospital	
Residential care facility	Institutional residential; Multiple Residential (nursing home)  Institutional residential		
Veterinary service	Business use (veterinary clinic)	Veterinary clinic; Veterinary hospital	
Minor uses			
Advertising device		Advertising structure	
Cemetery	Community use (cemetery)	Cemetery	
Home-based business	Home based activity	Family day care centre; Home business; Home industry; Home occupation	

Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
Landing		
Market		
Outdoor lighting	Night court	Night tennis court
Park	Park	Environmental facility; Park; Community building; restrooms
Roadside stall		Roadside stall
Telecommunications facility	Minor utility	Local utility
Temporary use	Temporary use	
	Other uses	
Air service	Aviation use	
Animal keeping	Intensive animal husbandry (cattery, kennels, stable)	Animal establishment; Stable
Car park	Car park	Car park
Crematorium	Community use (crematorium)	Crematorium
Extractive industry	Extractive industry	Extractive industry
Major sport, recreation and entertainment facility	Recreation use (equestrian and coursing sports); Entertainment use (exhibition, trade fair)	Exhibition; Trade fair
Motor sport facility	Recreation use (motor sports)	Motor sports complex
Non-resident workforce accommodation		
Outdoor sport and recreation	Entertainment use (drive in theatre); Recreation use (outdoor recreation)	Outdoor entertainment; Outdoor recreation; Sports complex
Port service		
Tourist attraction	Tourist facility	Tourist facility; Zoo
Utility installation	Major utility	Public utility; Special use
Other uses		Clearing of timber or

Column 1 Use pursuant to the Planning Regulation	Column 2 Use or activity under the Ipswich planning scheme	Column 3 Use under the Springfield structure plan
Editor's note—See schedule 16, Table 1, column 1, of the Planning Regulation.	Editor's note—See Ipswich Planning Scheme 2006.	Editor's note—See Springfield Structure Plan.
		vegetation; earth works
Any other use not listed in column 1, including a use that is unknown		

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# Schedule 4 Applied local government adopted charges for particular uses

The local government may apply discounted adopted charges for those particular uses that comply with:

- (a) the criteria outlined in the following Implementation Guidelines in the Ipswich Planning Scheme:
  - (i) Implementation Guideline No. 1;
  - (ii) Implementation Guideline No. 11;
  - (iii) Implementation Guideline No. 26; and
- (b) other Council policies as adopted by Council from time to time.

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## Schedule 5 Deemed demand for the deemed demand area

Column 1 Deemed demand area under the Ipswich planning scheme	Column 2 Assumed demand (m <sup>2</sup> GFA per hectare for use under the Planning Regulation)
	Editor's note—See schedule 16, Table 1, column 1 and column 2 of the Planning Regulation.
Major centres zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local retail and commercial zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Commercial (retail) – Shop
Local business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Regionally significant business and industry zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD north secondary business zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
CBD residential high density zone—where the land is shaded in the deemed demand area in schedule 12	3000 for Other Industry – Low impact industry
Character mixed use zone	3000 for Commercial (retail) – Shop
Business incubator zone	3000 for Other Industry – Low impact industry
CBD primary retail zone	40,000 for Commercial (retail) – Shop
CBD primary commercial zone—where the land is not shaded in the deemed demand area in schedule 12	40,000 for Commercial (office) – Office
CBD primary commercial zone—where the land is shaded in the deemed demand area in schedule 12	10,000 for Commercial (office) – Office
CBD top of town zone	10,000 for Commercial (office) – Office
CBD medical services zone	10,000 for Commercial (office) – Office
Rosewood—Town centre primary business area and town square sub area	3000 for Commercial (retail) – Shop
Rosewood—Town centre secondary business area	3000 for Commercial (office) – Office
Rosewood—Service trades/showgrounds zone	3000 for Other Industry – Low impact industry

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## Schedule 6 Amount of levied charge relief

Column 1 Category of prescribed	Column 2 Percentage of levied charge relief (%)		
community development	Transport trunk infrastructure network	Public parks and community facilities trunk infrastructure networks	
Citywide	50	100	
District	75	100	
Neighbourhood	100	100	
Local	100	100	

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## Schedule 7 Identified trunk infrastructure criteria

Column 1 Local government trunk infrastructure networks	Colum	n 2 ed trunk infrastructure criteria
Transport trunk infrastructure network	Transpo	ort trunk infrastructure network comprises the g:
	(a)	arterial roads;
	(b)	sub-arterial roads;
	(c)	within an arterial or a sub-arterial road land and works for, an associated interchange, intersection, road drainage, kerb and channel, culverts, bridges, pedestrian and cyclist pathways, lighting and landscaping.
		ort trunk infrastructure network does not se the following:
	(a)	major collector, collector and access streets linking a development area with an arterial or sub-arterial road;
	(b)	land and works for an arterial road or a sub- arterial road that is primarily related to providing access to and from a development area such as an acceleration or deceleration lane, turn lanes, traffic signals and roundabouts.
Public parks trunk infrastructure network	Public parks trunk infrastructure network comprises the following:	
	(a)	citywide parks—land, works and embellishments for citywide recreation parks, waterside parks, linear parks and sport ground and courts;
	(b)	district parks—land, works and embellishments for district recreation parks and waterside parks;
	(c)	local parks—land, works and embellishments for local recreation parks, linear parks and sport ground and courts.
	restricte governi	infrastructure for existing and future parks is ed to the standard as set out in the local ment infrastructure plan extrinsic material for lic parks trunk infrastructure network.
		note—See Part 13—Local Government icture Plan, which forms part of the Ipswich planning

Community facilities	Community facilities trunk infrastructure network	
trunk infrastructure	comprises the following:	
	(a) citywide community facilities—land and basic works associated with the clearing of land and connection to services for citywide community facilities;	
	(b) district community facilities—land and basic works associated with the clearing of land and connection to services for district community facilities;	
	(c) local community facilities—land and basic works associated with the clearing of land and connection to services for local community facilities.	
	Trunk infrastructure for existing and future community facilities land is restricted to the standard as set out in the local government infrastructure plan extrinsic material for the community facilities trunk infrastructure network.	
	Editor's note—See Part 13—Local Government Infrastructure Plan, which forms part of the Ipswich planning scheme.	

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## Schedule 8 Planned cost for local government trunk infrastructure networks

Column 1 Local government trunk infrastructure networks	Column 2 Land	Column 3 Work	
Transport trunk infrastru	cture network		
Transport network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the transport network.	The value of the following stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the transport network:	
		(a) construction cost;	
		(b) construction on cost.	
Public parks trunk infrastructure network			
Public parks network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the public parks network.	The value of the embellishment cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the public parks network.	
Community facilities trunk infrastructure network			
Land for community facilities network	The value of the land cost stated in the Ipswich Planning Scheme 2006 Local government infrastructure plan extrinsic material for the community facilities network.	Not applicable.	

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## Schedule 9 Maximum construction on costs for work

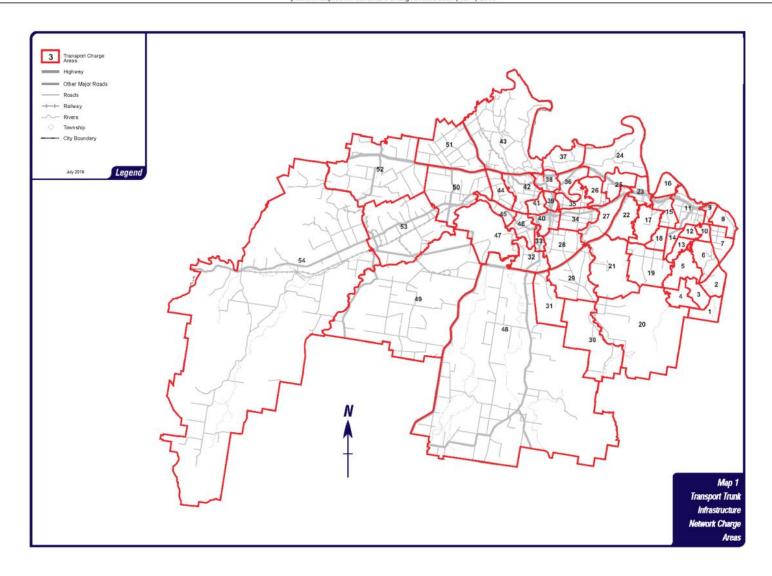
Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)	
Transport trunk infrastructure network		
Transport network	23%	
Public parks trunk infrastructure network		
Public parks network	8% (included in embellishment cost)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

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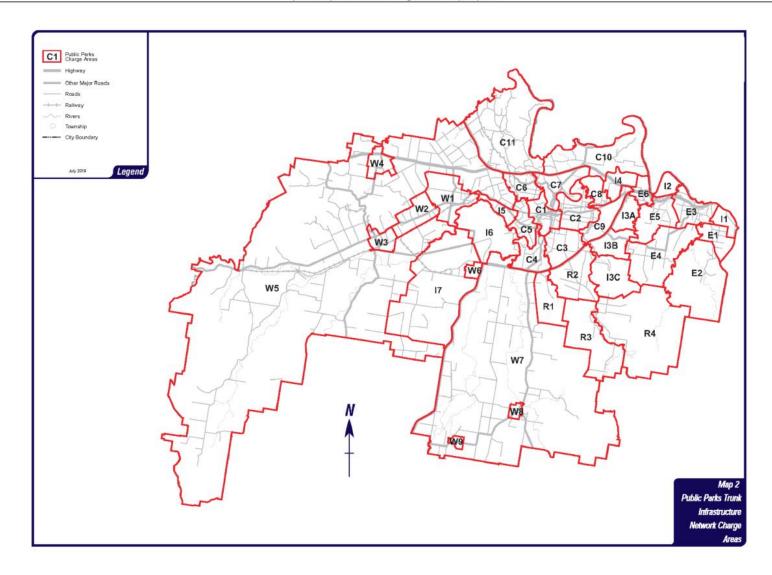
# Schedule 10 Infrastructure trunk network Charge areas maps

Column 1	Column 2
Map no.	Description
1.	Transport trunk infrastructure network charge areas
2.	Public parks trunk infrastructure network charge areas
3.	Community facilities trunk infrastructure network charge areas
4.	Water supply trunk infrastructure network charge areas
5.	Sewerage trunk infrastructure network charge areas

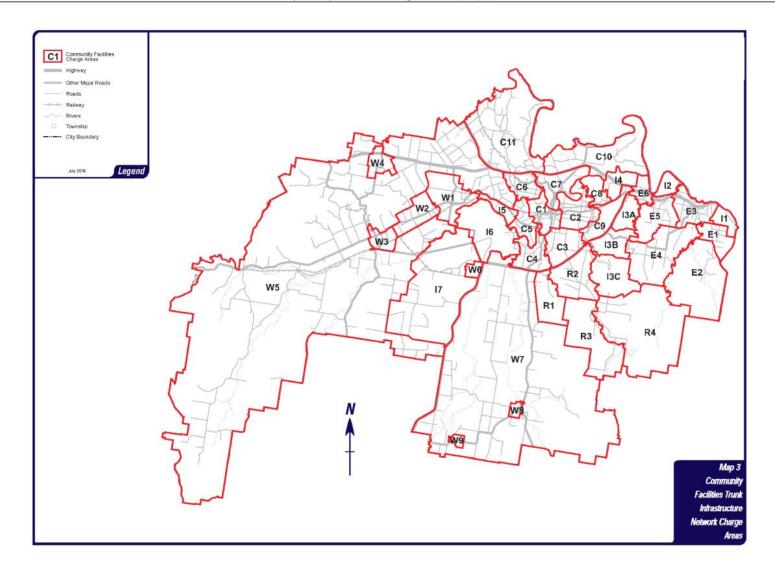
62 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019



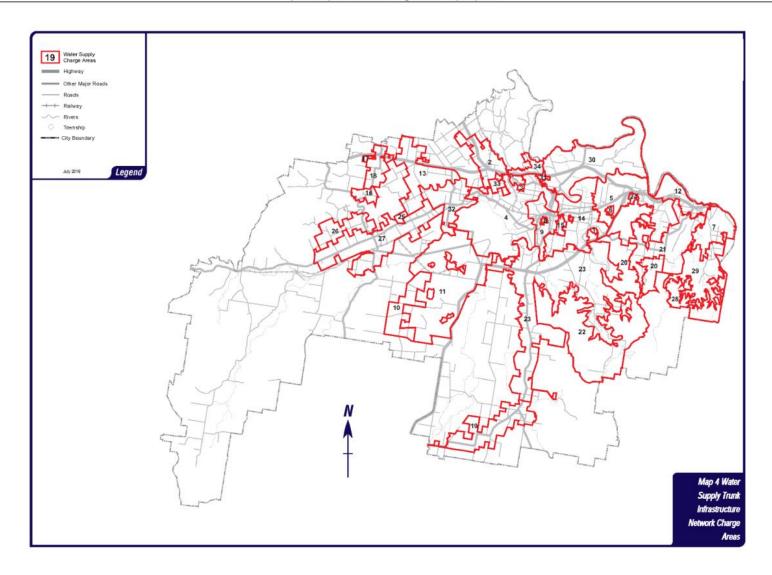
63 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019



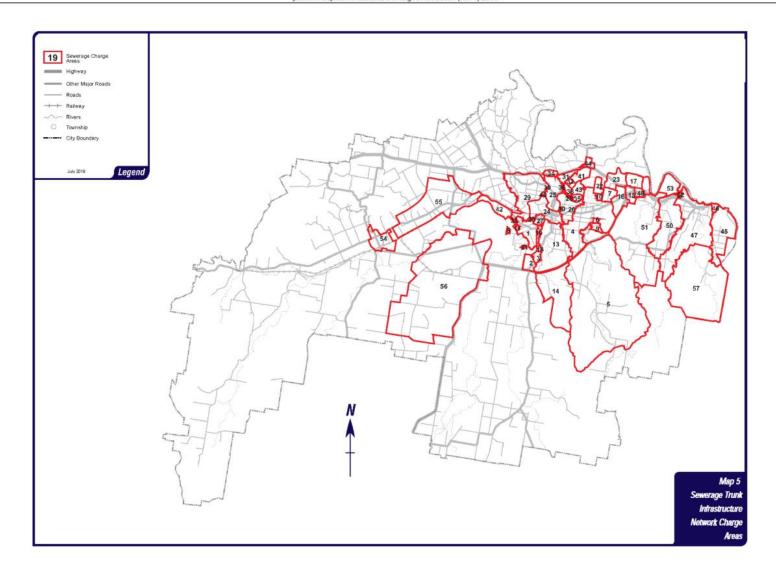
64 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019



65 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019

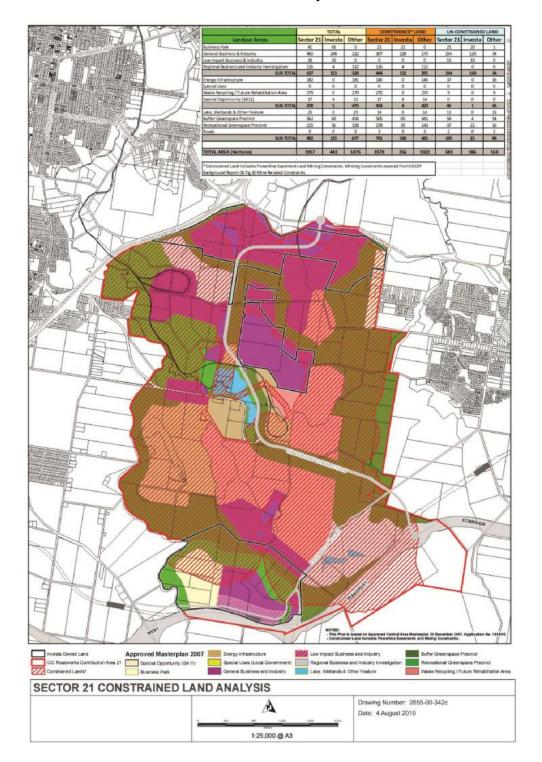


66 Ipswich City Council Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019



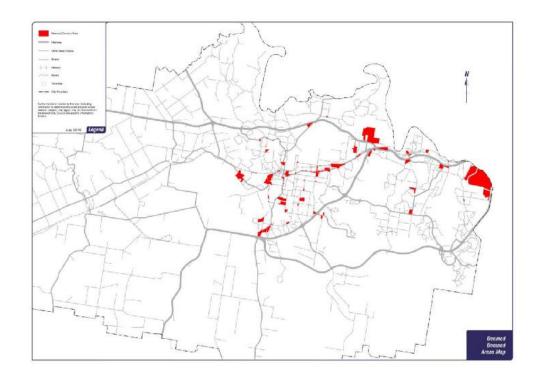
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## Schedule 11 Constrained land map



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## Schedule 12 Deemed demand areas map



Doc ID No: A5565340

ITEM: 3

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 4 JUNE 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 3 May 2019 to 4 June 2019.

#### **RECOMMENDATION/S**

That the report be received and the contents noted.

#### **RELATED PARTIES**

There are no related parties associated with the recommendation as the development applications have already been determined.

#### ADVANCE IPSWICH THEME LINKAGE

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment
- Listening, leading and financial management

#### PURPOSE OF REPORT/BACKGROUND

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the Economic Development Act 2012
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

## FINANCIAL/RESOURCE IMPLICATIONS

There are no resourcing or budget implications associated with this report.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Planning Act 2016 Economic Development Act 2012

#### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions were addressed in the respective development assessment reports.

#### **CONCLUSION**

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 3 May 2019 to 4 June 2019.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Exercise Of Delegation Report J.

Mitchell Grant

#### **ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

**Brett Davey** 

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES** 

"Together, we proudly enhance the quality of life for our community"



## Development Applications Determined by Delegated Authority 3 May 2019 to 4 June 2019

	Туре	Application Details	Primary Property Location
	Development	t Plan	
10215/2018/ADP	ADP	Area Development Plan to: - Nominate land for Apartment Building,	39 Monterey Circuit, Brookwater
		- Permit the Development of an Apartment Building (8 Units); and	
		- Reconfigure 1 Lot into 2 Lots	
Decision D	ate - 30/05/2		Authority - Team Co-ordinator East
787/2019/ADP	ADP	Area Development Plan to Establish a Child Care Centre and Landscaping	38 Springfield Lakes Boulevard, Springfield Lakes
	ate - 23/05/2		Authority - Team Co-ordinator East
679/2019/ADP	ADP	Area Development Plan to amend an Approved Area Development to Reconfigu	
		the land into 443 residential lots, 3 open space lots, park, bushfire access lot an	, , , , , , , , , , , , , , , , , , ,
		utilities lot plus Material Change of Use for 443 Detached Houses not compliant	
		with the Planning Scheme provisions	
Decision D	ate - 13/05/2	019 Decision - Approved	Authority - Team Co-ordinator East
)184/2018/ADP	ADP	Area Development Plan – Extension to Neighbourhood Shopping Centre	16-30 Springfield Parkway, Springfield
Decision D	ate - 7/05/20	019 Decision - Approved	Authority - Team Co-ordinator East
	bined Approv		
0040/2018/CA	CA	Combined Approval	9 General Macarthur Place, Redbank
		Material Change of Use - Special Industry (Treatment and Manufacturing of	
		Plastic)	
		Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic	
Decision D	ate - 8/05/2	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing)	Authority - Team Co-ordinator Fast
Decision D		Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East  13-37 Andy Way Deebing Heights
	ate - 8/05/20 CA	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing)	Authority - Team Co-ordinator East 13-37 Andy Way, Deebing Heights
		Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) 019 Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning	
		Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) 019 Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning	
296/2019/CA		Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) 019 Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots	
296/2019/CA Decision D	CA	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) 019 Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots	13-37 Andy Way, Deebing Heights
296/2019/CA Decision D	CA ate - 27/05/2	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots Decision - Approved	13-37 Andy Way, Deebing Heights  Authority - Senior Planner (Development)
296/2019/CA Decision D 2576/2019/CA	CA ate - 27/05/20 CA	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots Decision - Approved  Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining) (Proposed Lot 2)	13-37 Andy Way, Deebing Heights  Authority - Senior Planner (Development)
296/2019/CA  Decision D 2576/2019/CA  Decision D	CA ate - 27/05/20 CA ate - 15/05/20	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots Decision - Approved  Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining) (Proposed Lot 2)	13-37 Andy Way, Deebing Heights  Authority - Senior Planner (Development)  76 Cothill Road, Silkstone  Authority - Senior Planner (Development)
296/2019/CA  Decision D 576/2019/CA  Decision D	CA ate - 27/05/20 CA	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots Decision - Approved Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining) (Proposed Lot 2) Decision - Approved Reconfiguring a Lot - One (1) lot into 78 lots and new road	13-37 Andy Way, Deebing Heights  Authority - Senior Planner (Development)  76 Cothill Road, Silkstone
Decision D 2576/2019/CA Decision D 7046/2018/CA	CA ate - 27/05/20 CA ate - 15/05/20	Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing) Decision - Approved - Negotiated Decision Approved Material Change of Use - Single Residential Not Consistent with Planning Scheme  Reconfiguring a Lot - one (1) Lot into four (4) Lots Decision - Approved Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining) (Proposed Lot 2) Decision - Approved Reconfiguring a Lot - One (1) lot into 78 lots and new road Material Change of Use - Single residential (all lots)	13-37 Andy Way, Deebing Heights  Authority - Senior Planner (Development)  76 Cothill Road, Silkstone  Authority - Senior Planner (Development)

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Application No	Туре	Application Details	Primary Property Location
713/2019/CA	CA	Material Change of Use - General Industry (Truck Depot)	143 Toongarra Road, Wulkuraka
		Reconfiguring a Lot - Boundary Realignment Two (2) lots into Two (2) Lots	
Decision D	ate - 21/05/20	19 Decision - Approved	Authority - Team Co-ordinator West
3122/2018/CA	CA	Reconfiguring a Lot - One (1) lot into Seven (7) lots.	2 Donald Street, Redbank
		Material Change of Use - Single Residential affected by a Development	
		Constraints Overlay (Seven (7) Townhouses over Seven (7) Lots)	
Decision D	ate - 16/05/20		Authority - Acting Team Co-ordinator Central
928/2019/CA	CA	Material Change of Use - Business Use (Fast Food Premises)	70 Brisbane Road, East Ipswich
		Advertising Devices - Wall Signs, Pylon Signs, Awning Signs	
Decision D	ate - 30/05/20	119 Decision - Approved	Authority - Acting Team Co-ordinator Central
EXC Exen	ption Certific	ate	
3052/2019/EXC	EXC	Exemption Certificate - Carrying out building work not associated with a materia	16 Just Street, Rosewood
		change of use - Extension to a Single Residential in a Character Zone (2 x 'As	
Decision D	ate - 7/05/20	Constructed' Carports) 119 Decision - Approved	Authority - Team Co-ordinator West
			2
	rial Change of		
10206/2018/MCU	MCU	Material Change of Use - Business Use (Medical Centre, Shop and Cafe) and Community Use (Child Care Centre)	41 Queen Street, Goodna
Decision D	ate - 22/05/20		Authority - Team Co-ordinator East
1578/2019/MCU	MCU	Material Change of Use - Special Industry (Plastic Product Manufacturing)	145-155 Cobalt Street, Carole Park
Decision D	ate - 14/05/20	19 Decision - Approved	Authority - Team Co-ordinator East
1718/2019/MCU	MCU	Material Change of Use - Multiple Residential - 4 Units	5 Adam Street, Bundamba
Decision D	ate - 16/05/20	19 Decision - Approved	Authority - Acting Team Co-ordinator Central
3565/2019/MCU	MCU	Material Change of Use - Single Residential with Auxiliary Unit	51 Ludwig Street, Leichhardt
Decision D	ate - 30/05/20	19 Decision - Approved	Authority - Senior Planner (Development)
3832/2019/MCU	MCU	Single Residential and Auxiliary Unit	21 Harris Street, Bellbird Park
Decision D	ate - 23/05/20	Decision - Approved	Authority - Senior Planner (Development)
3833/2019/MCU	MCU	Single Residential and Auxiliary Unit	11 Uldis Place, Bellbird Park
Decision D	ate - 23/05/20	Decision - Approved	Authority - Senior Planner (Development)
5131/2018/MCU	MCU	Material Change of Use - Business Use (Farm Supply Store)	97 Lobb Street, Churchill
Decision D	ate - 31/05/20	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
958/2018/MCU	MCU	Material Change of Use - Business Use - Veterinary Clinic	62 Brisbane Terrace, Goodna
		Material Change of Use - Recreation - Outdoor Recreation	·
		Building Works Not Associated with a Material Change of Use (New Shed and	
		Relocated Pool)	
Decision D	ate - 23/05/20	19 Decision - Approved	Authority - Team Co-ordinator East
8028/2018/MCU	MCU	Material Change of Use - General Industry (Vehicle Towing and Holding Yard)	97A Lobb Street, Churchill
	ate - 31/05/20		Authority - Team Co-ordinator West

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Application No	Туре	Application Details	Primary Property Location
8623/2018/MCU	MCU	Material Change of Use - General Industry (Storage and Truck Depot) and Service/Trades Use (Builders/Contractors Depot, Repair Station and Storage)	136 Chalk Street, Wulkuraka
Decision Da	ate - 31/05/20	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
8927/2018/MCU	MCU	Material Change of Use - Special Industry - (Asphalt Plant) and Environmentally Relevant Activity (ERA) 6 - Asphalt Manufacturing & 33 - Crushing, Milling, Grinding or Screening	Lot 1 Warrego Highway, North Tivoli
Decision Da	ate - 16/05/20	Decision - Approved	Authority - Acting Team Co-ordinator Central
9518/2018/MCU	MCU	Material Change of Use - Community Use (Youth Support Centre)	1B Scott Street, Goodna
Decision Da	ate - 13/05/20		Authority - Team Co-ordinator East
9523/2018/MCU	MCU	Material Change of Use - Business Use (Produce/Craft Market), Community Use (Community Hall, Meeting Rooms), Entertainment Use (Club, Dance Hall, Exhibition, Theatre and Trade Fair) & Recreation Use (Indoor Recreation) - Expansions and Renovations to the Ipswich Showgrounds	
Decision Da	ate - 15/05/20	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
9996/2018/MCU	MCU	Material Change of Use - Special Industry - Waste Transfer Station and Environmentally Relevant Activity (ERA) 62 - Waste Transfer Station Operation	540-604 Warrego Highway, North Tivoli
Decision Da	ate - 13/05/20	19 Decision - Approved	Authority - Acting Team Co-ordinator Central
MAMC Modif	fication Chan	ge Application Minor	
1423/2016/MAMC//		Minor Change - MCU - Temporary Sales Office	4 Christopher Street, Augustine Heights
1423/2010/MAMO//	N WAWC	OD - Advertising Device	4 Offisiopher Street, Augustine Heights
Decision Da	ate - 23/05/20		Authority - Team Co-ordinator East
3321/2014/MAMC/I		Minor Change - RAL - Two (2) Lots into Three (3) Management Lots RAL - Three (3) Lots into Three Hundred and One (301) Lots plus Park and Drainage Reserve MCU - Single Residential within a Development Constraints Overlay (Mining - A Lots) & (Difficult Topography - 58 Lots)	7001 Isabella Street, Collingwood Park
Decision Da 3591/2011/MAMC/	ate - 23/05/20 A MAMC	Minor Change - Extensions to Special Industry (Asphalt Manufacture) Service/Trades Use (Vehicle Depot & Product & Plant Storage) Business Use (Office) ERA 21 (Motor Vehicle Workshop) Smart eDA	Authority - Acting Team Co-ordinator Central 206-258 Swanbank Road, Swanbank
Decision Da 5210/2018/MAMC/	ate - 16/05/20 A MAMC	119 Decision - Approved  Minor Change - Material Change of Use - Community Use (Child Care Centre)	Authority - Senior Planner (Development)  183-187 Cedar Road, Redbank Plains
Decision Dec		Decision - Approved  Minor Change - MCU - Multi Residential (4 Units)  RAL - One (1) Lot into Two (2) Lots	Authority - Acting Team Co-ordinator Central 12A Tiger Street, Sadliers Crossing
Decision Da	ate - 3/06/20	19 Decision - Approved	Authority - Senior Planner (Development)
6135/2014/MAMC/	A MAMC	Minor Change - RAL - Five (5) lots into Four (4) Lots Preliminary Approval to Affect the Planning Scheme	Lot 1 Bognuda Street, Bundamba
Decision Da	ate - 21/05/20		Authority - Acting Team Co-ordinator Central
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Application No	Туре	Application Details	Primary Property Location
6155/2015/MAMC/A		Minor Change - Dual Occupancy - Lot 5	15 Pemswood Close, Deebing Heights
	e - 23/05/201		Authority - Senior Planner (Development)
6329/2017/MAMC/A		Minor Change - Material Change of Use - Single Residential within a Development Constraints Overlay	118 Kraatzs Road, Tallegalla
Decision Dat	e - 15/05/201		Authority - Senior Planner (Development)
7749/2018/MAMC/A	MAMC	Minor Change - Reconfiguring a Lot - One (1) Lot into Thirty Eight (38) Lots plus Drainage Reserve and Park	197A Pine Mountain Road, Brassall
Decision Dat	e - 21/05/201	19 Decision - Approved	Authority - Acting Team Co-ordinator Central
MAOC Modific	ation-Chang	e Application Other	
2098/2015/MAOC/A	MAOC	Other Change and Extension Application -	Lot 89 Unnamed Road, Redbank Plains
		RAL - Two (2) lots into 235 lots plus park, drainage reserve, balance lot and	
		access easements	
		MCU - Single residential not complying with the residential code (all lots)	
		MCU - Dual occupancy (four (4) lots - proposed lots 583, 585, 586 & 603)	
Decision Dat	e - 14/05/201	19 Decision - Approved	Authority - Acting Team Co-ordinator Central
MAEXT Modific	ation-Extens	sion Application	
1845/2015/MAEXT/A	MAEXT	Extension Application - One (1) Lot Into Three (3) Lots	111 Cedar Road, Redbank Plains
Decision Dat	e - 28/05/201		Authority - Senior Planner (Development)
2128/2017/MAEXT/A		Extension to Currency Period Application - Landscaping	24 Hawkins Crescent, Bundamba
Decision Dat	e - 22/05/201		Authority - Team Co-ordinator Engineering
2570/2006/MAEXT/A	MAEXT	Extension to Currency Period Application - MCU - Preliminary Approval to	94 Grieves Road, Haigslea
		override the Planning Scheme	
		RAL - In stages (Preliminary Approval)	
	e - 30/05/201		Authority - Team Co-ordinator West
4230/2014/MAEXT/A		Extension to Currency Period Application - Dual Occupancy	243 Old Logan Road, Camira
	e - 27/05/201		Authority - Senior Planner (Development)
4231/2014/MAEXT/A	MAEXT	Extension to Currency Period Application -	243 Old Logan Road, Camira
		Dual Occupancy - Smart eDA	
	e - 27/05/201		Authority - Senior Planner (Development)
5678/2013/MAEXT/A	MAEXT	Extension to Currency Period Application - Road works, Stormwater, Earthworks	10 Rarma Street, Brassall
		Water infrastructure, Sewerage infrastructure, Rehabilitation/Revegetation &	
		Electrical reticulation	
Decision Dat	e - 3/05/201		Authority - Team Co-ordinator Engineering
7045/2014/MAEXT/A	MAEXT	Extension to Currency Period Application - Boundary Realignment - Two (2) lots	16 Fox Street, Redbank
		into two (2) lots	
	e - 21/05/201		Authority - Senior Planner (Development)
8952/2016/MAEXT/A		Extension to Currency Period Application - One (1) Lot into Two (2) Lots	243 Old Logan Road, Camira
Decision Dat	e - 27/05/201	19 Decision - Approved	Authority - Team Co-ordinator East

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	ation No	Ту		Appli	cation Details	Primary Property Location
DW .			al Works			
10088/	2018/OW	OV		Earth		39 Silica Street, Carole Park
			27/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
1098/2	019/OW	OV			works, Earthworks, Stormwater Drainage and Landscaping	67-87 Halletts Road, Redbank Plains
	Decision	Date -	23/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
1134/2	019/OW	OV	٧	Rate 3	3 Streetlighting - Grampian Drive Precinct A Stage 1	152-280 Grampian Drive, Deebing Heights
	Decision	Date -	7/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
299/2	019/OW	OV	٧	Rate 3	3 Streetlighting - 125 Boyland Way Flinders View Stages 2 and 3	125 Boyland Way, Flinders View
	Decision	Date -	7/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
716/2	019/OW	OV	٧	Rate 2	2 and Rate 3 Streetlighting - Argyle Street	12 Kimberley Close, Redbank Plains
		Date -	21/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
890/2	019/OW	OV	٧	Rate 3	3 Streetlighting - Mt Juillerat Drive Phase 3	7001 Sunbird Drive, Redbank Plains
		Date -	24/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
946/2	019/OW	OV			3 Streetlighting - Springfield Rise Village 11 Stage 7	7003 Grande Avenue, Spring Mountain
	Decision	Date -	29/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
050/2	019/OW	OV			3 Streetlighting - Springfield Village 11 Stages 1 and 2	7001 Springfield Lakes Boulevard, Springfield Lakes
		Date -	29/05/201	9	Decision - Approved	Authority - Team Co-ordinator Engineering
051/2	019/OW	OV			3 Streetlighting - Springfield Rise Village 11 - Stages 3 & 4	7001 Springfield Lakes Boulevard, Springfield Lakes
00 112			28/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
052/2	019/OW	OV			3 Streetlighting - Springfield Village 11 Stage 12	7011 Sinnathamby Boulevard, Spring Mountain
.002/2			28/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
056/2	019/OW	OV			3 Streetlighting - Springfield Village 11 Stage 11	7011 Sinnathamby Boulevard, Spring Mountain
2030/2			28/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
2120/2	019/OW	OV			3 Streetlighting - Springfield Lakes Village 15 Stage 8	7003 Grande Avenue, Spring Mountain
212912			v 21/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
0122/2	019/OW	OV Date -			3 Streetlighting - Springfield Lakes Village Stages 9 & 10	7001 Sinnathamby Boulevard, Spring Mountain
133/2			v 29/05/201		Decision - Approved	
1465/2		Date -				Authority - Team Co-ordinator Engineering
103/2	019/OW		-		3 Streetlighting - Village 15 Stage 11	7001 Springfield Lakes Boulevard, Springfield Lakes
407/0			29/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
167/2	019/OW	OV	•		3 Streetlighting - Village 15 Stage 12	7001 Springfield Lakes Boulevard, Springfield Lakes
			29/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
3/8/2	019/OW	OV			age Works and Earthworks	35 Ipswich Street, Riverview
			30/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
334/2	019/OW	OV	-		caping - Woodlinks Village Stage 18	7001 Collingwood Drive, Collingwood Park
	Decision	Date -	22/05/201		Decision - Approved	Authority - Acting Team Co-ordinator Environment
384/2	019/OW	OV		7 and		7002 Grande Avenue, Spring Mountain
	Decision	Date -	30/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering
921/2	018/OW	OV	-		works, Drainage, Stormwater, Earthworks, Signage and Flood Report	144 Grampian Drive, Deebing Heights
	Decision	Date -	24/05/201		Decision - Approved	Authority - Team Co-ordinator Engineering

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Application No	Type	Application Details	Primary Property Location
7011/2018/OW	OW	Carrying out Operational Work for Reconfiguration of a Lot -(Bushland Management Plan)	144 Grampian Drive, Deebing Heights
Decision	Date - 23/05/2	019 Decision - Approved	Authority - Acting Team Co-ordinator Environment
7790/2018/OW	OW	Road Work, Stormwater, Drainage Work, Earthworks, Signage, Rate 3 Streetlighting, Clearing Vegetation and Landscaping - Willowbank Industrial Par Stage 1	3261 Cunningham Highway, Willowbank
Decision	Date - 3/05/2	019 Decision - Approved	Authority - Team Co-ordinator Engineering
7972/2018/OW	OW	Road Work, Stormwater and Drainage Work - Greenwood Village Stage 6	32 Greenwood Village Road, Redbank Plains
Decision	Date - 28/05/20	019 Decision - Approved	Authority - Team Co-ordinator Engineering
8146/2018/OW	OW	Road Work, Stormwater, Earthworks and Signage	32 Eleazar Drive, Blacksoil
Decision	Date - 8/05/20	019 Decision - Approved	Authority - Team Co-ordinator Engineering
8583/2018/OW	OW	Earthworks and Clearing Vegetation	48 Austin Street, New Chum
Decision	Date - 3/05/2		Authority - Team Co-ordinator Engineering
8674/2018/OW	OW	Bulk Earthworks & Vegetation Clearing - Balance of Works from Edens Crossing Estate Stages 10 to 14	
Decision	Date - 10/05/20	019 Decision - Approved	Authority - Team Co-ordinator Engineering
9395/2018/OW	OW	Roadworks, Stormwater, Drainage Work and Earthworks – Six Mile Creek Stage 8	
Decision	Date - 31/05/2	019 Decision - Approved	Authority - Team Co-ordinator Engineering
OD Oth	er Developmer	nt	
10182/2018/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Garage)	1 Burton Street, North Booval
Decision	Date - 28/05/2	019 Decision - Approved	Authority - Senior Planner (Development)
1660/2019/OD	OD	Carrying out Operational Works - Multiple Advertising Structures	8 Technology Drive, Augustine Heights
Decision	Date - 27/05/20	019 Decision - Approved	Authority - Senior Planner (Development)
2188/2019/OD	OD	Carrying out building work not associated with a material change of use - New lunch/control room & upgrade to existing plant/equipment.	189 Whitwood Road, New Chum
Decision	Date - 10/05/2		Authority - Senior Planner (Development)
2225/2019/OD	OD	Advertising Device - Estate Signage - Woodlands Estate	7001 Isabella Street, Collingwood Park
Decision	Date - 13/05/20		Authority - Senior Planner (Development)
2432/2019/OD	OD	Advertising Device - One (1) Pylon Sign	264A Warwick Road, Churchill
Decision	Date - 9/05/20		Authority - Senior Planner (Development)
2985/2019/OD	OD	Multiple Advertising Structures: Three (3) Ground Signs	7001 Brookwater Drive, Brookwater
Decision			Authority - Team Co-ordinator East
3365/2019/OD	OD	Advertising Devices - Four (4) Billboard Signs, Twelve (12) Vertical Banner Sign	
	Date - 9/05/2		Authority - Senior Planner (Development)
3389/2019/OD	OD	Carrying out building work not associated with a material change of use - Storag Shed	
Decision	Date - 21/05/2	019 Decision - Approved	Authority - Senior Planner (Development)

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Application No	Type	Application Details	Primary Property Location
3478/2019/OD	OD	Carrying out Building Works not Associated with a Material Change of Use - Extension to Dwelling (Deck)in a Character Zone	2 Canning Street, North Ipswich
Decision D	ate - 3/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
3512/2019/OD	OD	Advertising Device - Estate Wall Signage - The Haven	82 Keidges Road, Augustine Heights
Decision D	ate - 8/05/2	2019 Decision - Approved	Authority - Team Co-ordinator East
3566/2019/OD	OD	Advertising Devices - 1 x Pylon Sign and 3 x Wall Signs	1382 Warrego Highway, Brassall
Decision D	ate - 28/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
3725/2019/OD	OD	Carrying out building work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone and affected by Development Constraints	341 Brisbane Valley Highway, Pine Mountain
Decision D	ate - 23/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
8429/2018/OD	OD	Advertising Device – One (1) Major Community Entry Sign	12A Barram Street, Goodna
Decision D 9694/2018/OD	oate - 28/05/2 OD		Authority - Team Co-ordinator East
Decision D	ate - 27/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
	rity Developm		
1872/2019/PDA	PDA	Operational Works – 31 Aulds Road Vegetation Clearing and Bulk Earthworks	31 Aulds Road, Ripley
Decision D 1912/2019/PDA	)ate - 14/05/2 PDA	2019 Decision - Approved Advertising Device (Ground Sign)	Authority - Acting Team Co-ordinator Engineering 7002 Ripley Road, Ripley
Decision D	ate - 9/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
2834/2019/PDA	PDA	Priority Development Area Material Change of Use - Plan of Develpoment (Houses and Multiple Residentia Reconfiguring a Lot - Two Hundred and Eighty-Two (282) Lots Operational Works - Bulk Earthworks and Vegetation Clearing	145 Binnies Road, Ripley
Decision D	ate - 21/05/2	2019 Decision - Approved	Authority - Team Co-ordinator West
2954/2019/PDA	PDA	Compliance Assessment - Four (4) Terrace Houses	23 Trevorrow Way, Ripley
Decision D	ate - 10/05/2	2019 Decision - Approved	Authority - Senior Planner (Development)
	onfiguring a L		
2361/2019/RAL	RAL	Reconfiguring a Lot - Boundary Realignment - Two (2) lots into Two (2) lots	20 Old Factory Road, Pine Mountain
	ate - 28/05/2		Authority - Senior Planner (Development)
3339/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	5 Jones Street, Bundamba
	ate - 29/05/2		Authority - Senior Planner (Development)
6239/2017/RAL	RAL	Reconfiguring a Lot - One (1) lot into two (2) lots	35-37 Leonard Street, Yamanto
Decision D	ate - 14/05/2		Authority - Senior Planner (Development)
716/2019/RAL	RAL	Reconfiguring a Lot - one (1) lot into four (4) lots, one (1) access easement and new road	7001 Sunbird Drive, Redbank Plains
Decision D	ate - 7/05/2	2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
8620/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Twenty One (21) Lots, New Road and Drainage Reserve	66 Cranes Road, North Ipswich
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Application No	Туре	Application Details	Primary Property Location
Decision Da	ite - 23/05/20	19 Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator Central
NAME Road/	Place/Park/B	ridge Naming	
2834/2019/NAME/A	NAME	Road Naming	145 Binnies Road, Ripley
Decision Da 6355/2018/NAME/A	ite - 24/05/20 NAME	19 Decision - Approved Park Naming	Authority - Senior Development Planning Compliance Office 7003 Grande Avenue, Spring Mountain
Decision Da	ite - 15/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Offi
SSP Signir	ng of Subdivi	sion Plan	
1583/2016/SSP/F	SSP	Lots 601, 602, 618-623, 648-650, 666-675, and 910 on SP306708	7001 Pisasale Drive, Deebing Heights
Decision Da	ite - 10/05/20		Authority - Team Co-ordinator Technical Support
3103/2019/SSP	SSP	Lots 1 & 2 on SP294900	1 Ibis Place, Redbank Plains
	ite - 21/05/20		Authority - Senior Development Planning Compliance Office
3105/2016/SSP/A		Lots 218-225, 230-235, 807, 2002 & 4005-4007 on SP291390	7001 Rohl Road, Walloon
3103/2010/331 //	331	Waterlea - Stage 3A	700 F Norii Noad, Walloon
Docision Da	ite - 21/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Office
3857/2016/SSP/A		Lots 1 & 2 on SP290071	46 Mica Street, Carole Park
	ite - 21/05/20		Authority - Senior Development Planning Compliance Office
4453/2017/SSP/A		Lots 1-3 on SP301641	79-81 Oak Street, Bellbird Park
	ite - 3/06/20		
			Authority - Senior Development Planning Compliance Office
4715/2015/SSP/A	55P	Lots 22-34, 50, 51, 68-79, 902 & 951 on SP297391	7001 Swallowtail Street, Rosewood
D D	20/05/20	Rosehaven Estate Stage 7	A #
	ite - 20/05/20		Authority - Senior Development Planning Compliance Office
5139/2016/SSP/C		Lots 12, 23-27, 43-60 & 902 on SP309215	7001 Aspect Way, Karalee
	ite - 8/05/20		Authority - Senior Development Planning Compliance Office
532/2019/SSP/A	SSP	Lots 1 and 2 on SP 303724	9 Noblevale Way, Swanbank
	ite - 23/05/20		Authority - Senior Development Planning Compliance Office
6355/2018/SSP/B	SSP	Lots 902, 904, 3000-3009, 3090-3114, 3134-3174, 9019 & 9020 on SP303695	7003 Grande Avenue, Spring Mountain
Decision Da	te - 21/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Office
6521/2016/SSP/B	SSP	Lots 88 - 97 & 903 on SP297520	7002 St Augustine'S Drive, Augustine Heights
		Lots 1-87 SP297521	
Decision Da	te - 13/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Office
6814/2015/SSP/A	SSP	Lots 1 & 2 on SP311159	4 Carl Lane, North Ipswich
Decision Da	ite - 10/05/20	19 Decision - Approved	Authority - Team Co-ordinator Technical Support
704/2019/SSP	SSP	Lots 1-9 on SP302366	1 Hawkins Crescent, Bundamba
Decision Da	ite - 9/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Office
7429/2018/SSP	SSP	Lots 1 and 2 on SP296636	13 Manchester Street, North Ipswich
	ite - 30/05/20		Authority - Senior Development Planning Compliance Office
7767/2017/SSP/A	SSP	Lots 1 and 2 on SP305901	40 Pommer Street, Brassall
	ite - 16/05/20	19 Decision - Approved	Authority - Senior Development Planning Compliance Office
8209/2016/SSP/C	SSP	Lots 1403-1482 & 4100 on SP304389	7001 Dublin Avenue, Spring Mountain

Application No		Application Details	Primary Property Location
Decision Da	te - 13/05/201	19 Decision - Approved	Authority - Senior Development Planning Compliance Offi
		Lots 1483-1516, 1522-1529, 1598-1600 & 4100 on SP307622 Village 15, Stages 7 & 8	7001 Dublin Avenue, Spring Mountain
Decision Da	te - 21/05/201	19 Decision - Approved	Authority - Senior Development Planning Compliance Offi
8930/2017/SSP/A		Lots 20-46, 100 and 900 on SP239091	9 Henderson Street, Redbank
Decision Da 9109/2017/SSP/A	te - 28/05/201 SSP	19 Decision - Approved Lots 1 & 2 on SP310034	Authority - Senior Development Planning Compliance Off 13 Nile Street, Riverview
Decision Da 913/2018/SSP/A	te - 23/05/201 SSP	19 Decision - Approved Lots 16-21, 120-136, 210, 356-361, 9997 & 9999 on SP304737	Authority - Senior Development Planning Compliance Off 7001 Panorama Drive, Springfield
Decision Da	te - 22/05/201	19 Decision - Approved	Authority - Senior Development Planning Compliance Offi
913/2018/SSP/B	SSP	Lots 323-337, 341, 342, 6001, 9000, 9997 & 9998 on SP236942 Lots 800 & 9997 on SP304753	7001 Panorama Drive, Springfield
Decision Da	te - 24/05/201	19 Decision - Approved	Authority - Team Co-ordinator Development Compliance
913/2018/SSP/C	SSP	Lots 280 - 282, 304 - 322, 338, 339, 343 -355 & 9997 on SP306698	7001 Panorama Drive, Springfield
Decision Da	te - 22/05/201	19 Decision - Approved	Authority - Senior Development Planning Compliance Offi
		ion Plan (Ripley)	
3244/2019/SSPRV		Lots 1 & 2 on SP302348	2 Cherish Street, Ripley
	te - 14/05/201		Authority - Senior Development Planning Compliance Offi
3246/2019/SSPRV		Lots 1 & 2 on SP306083	1 Opportunity Street, Ripley
	te - 14/05/201		Authority - Senior Development Planning Compliance Offi
9140/2016/SSPRV/F	- 55PKV	Lots 577-588, 612-623, 631-642, 652-659, 683, 908, 909 & 1005 on SP303651 Eco Ripley Stage 10	622 Ripley Road, Ripley
		Lots 571-576, 601-611 & 1006 on SP309261 - Eco Ripley Stage 10A	
Decision Da	te - 8/05/201	, , , , ,	Authority - Senior Development Planning Compliance Offi
SPSR Supers	seded Plannin	ng Scheme Request	
2473/2019/SPSR	SPSR		
	te - 14/05/201		Authority - Senior Planner (Development)
3442/2019/SPSR		Superseded Planning Scheme Request - Single Residential Dwelling with Auxiliary Unit	24-62 North High Street, Brassall
Decision Da	te - 7/05/201	19 Decision - Approved	Authority - Senior Planner (Development)
3612/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit x Four (4) Lots	17 Uldis Place, Bellbird Park
D D	te - 10/05/201		Authority - Senior Planner (Development)
Decision Da	CDCD	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	21 Harris Street, Bellbird Park
3715/2019/SPSR	SPSR		
3715/2019/SPSR	SPSR te - 14/05/201	19 Decision - Approved	Authority - Senior Planner (Development)
3715/2019/SPSR	te - 14/05/201 SPSR	19 Decision - Approved Superseded Planning Scheme Request - Single Residential Dwelling with Auxiliary Unit	Authority - Senior Planner (Development)  11 Uldis Place, Bellbird Park

App	lication No	Type	Application Details	Primary Property Location
374	0/2019/SPSR	SPSR	Superseded Planning Scheme Request – Single Residential with Auxiliary Unit	18-20 Harris Street, Bellbird Park
			(30 Lots)	
	Decision Da	te - 20/05/20	19 Decision - Approved	Authority - Team Co-ordinator East
402	4/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential Dwelling with Auxiliary Unit	10 Langley Close, Redbank Plains
	Decision Da	te - 27/05/20	19 Decision - Approved	Authority - Acting Team Co-ordinator Central

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Doc ID No: A5565496

ITEM: 4

SUBJECT: COURT ACTION STATUS REPORT

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 4 JUNE 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning the status of outstanding court actions.

#### **RECOMMENDATION/S**

That the report be received and the contents noted.

## **RELATED PARTIES**

The related parties, being the appellants associated with any court actions, are detailed in the attachment to this report.

#### ADVANCE IPSWICH THEME LINKAGE

Strengthening our local economy and building prosperity Managing growth and delivering key infrastructure Caring for our community Caring for the environment Listening, leading and financial management

#### PURPOSE OF REPORT/BACKGROUND

This report provides a status update with respect to current court actions associated with development planning related matters.

In addition to the current court actions, there is one (1) other significant matter of dispute that the Planning and Development Department is currently involved with. At Council's meeting on 13 November 2018, it was resolved to amend the Ipswich Planning Scheme (Planning Scheme Major Amendment Package 02/2018) by making amendments to Part 14 – Springfield Structure Plan. Springfield City Group has made representations to the State Government that the amendments as adopted by Council should not be approved and has suggested alternative wording regarding the rights and responsibilities of developers and land owners within the Springfield Structure Plan area.

As a consequence of this dispute, the State Government facilitated a without prejudice discussion on 28 February 2019 between Springfield City Group and Council officers. The

matter was not resolved at this meeting and it was determined that further discussions would be required prior to the State Government determining the outcome.

#### FINANCIAL/RESOURCE IMPLICATIONS

There are no resourcing or budget implications associated with this report.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009

Planning Act 2016

Planning and Environment Court Act 2016

#### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

#### **CONCLUSION**

The Planning and Regulatory Services Department are currently involved with a number of current court related matters. Attachment 1 to this report provides a current status with respect to these matters.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Court Action Status Report June 2019 🗓 🖺

Mitchell Grant

#### **ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

**Brett Davey** 

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES** 

"Together, we proudly enhance the quality of life for our community"



## Planning and Development Department Court Action Status Report 4 June 2019

Total Number of Appeals - 12

Note: Data is current as at close of business on the previous working day.

	-1/-
Planning & Environment Court - 12 App	

Appeal No: 2188 of 2017 Appeal Date: 19/6/2017 Case Name: Lipoma Pty Ltd v Ipswich City Council

Solicitor: Daniel Best Appeal Type: Applicant Appeal

P&D Register No: 134 Application No: 682/2003/MA/B Applicant: Thomson Geer Lawyers

**Division:** 6 Property: 6 The Terrace, North Ipswich

2 The Terrace, North Ipswich

Appeal Summary: This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by

Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land

contribution and extended arts precinct contribution.

Status: Without prejudice discussions ongoing.

Appeal No: 4050 of 2017 Appeal Date: 24/10/2017 Case Name: Tocchini V Ipswich City Council

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 136 Application No: 8948/2016/CA Applicant: Mr Samuel Mark Tocchini and

Mrs Danielle Clare Tocchini

Division: 10 Property: 201 Sids Dip Road, Lower Mount Walker

Appeal Summary: This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry

Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot

into two (2) Lots.

Status: Without prejudice discussions ongoing. Listed for review on 14th June 2019.

Appeal No: 473 of 2018 Appeal Date: 9/2/2018 Case Name: HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City

Council

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 139 Application No: 4475/2017/MCU Applicant: HPC Urban Design & Planning Pty Ltd

Division: 3 Property: 30 Memorial Drive, Swanbank

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for

Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.

Status: Matter heard in court (25 March - 4 April 2019). Awaiting Judgement.

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Planning & Environ	ment Court -	12 Appeal/s			
Appeal No:	945 of 2018	Appeal Date:	14/3/2018	Case Name:	Black Ink Architecture Pty Ltd v Ipswich City Council
Solicitor:	N/A			Appeal Type:	Applicant Appeal
P&D Register No:	140	Application No:	3859/2017/MCU	Applicant:	Black Ink Architecture Pty Ltd
Division:	4			Property:	39 Barclay Street, Bundamba
					41 Barclay Street, Bundamba
					43 Barclay Street, Bundamba
Appeal Summary:					n application. The refusal related to a material change of use - child care centre which was
04-4					strained land and amenity.
					ation regarding minor change to application on 10th June 2019.
Appeal No:	1727 of 2018	Appeal Date:	11/5/2018	Case Name:	C.B. Developments Australia Pty Ltd v ICC
Solicitor:	N/A			Appeal Type:	Applicant Appeal
P&D Register No:	141	Application No:	4432/2017/RAL	Applicant:	CB Developments Pty Ltd
Division:	2			Property:	12-26 Eugene Street, Bellbird Park
					Lot 902 Eugene Street, Bellbird Park
Appeal Summary:	This is an ap	plicant appeal aga	inst Council's dec	ision to refuse a	n application to reconfigure land into 333 lots plus parkland.
Status:	_		erts are to prepar	e joint reports by	y 27 July 2019. Without prejudice meeting is to held by 2 August 2019 and a further review
	scheduled for	r 9 August 2019.			
Appeal No:	6410 of 2018	Appeal Date:	20/9/2018	Case Name:	$\label{eq:mirror} \mbox{Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium}$
0-1:-:4	NIA			A	Company Pty Ltd Originating Application
Solicitor:		A mulication No.	011/2010/ADD		
P&D Register No:		Application No:	911/2018/ADP		Home Investment Consortium Company Pty Ltd
Division:					95 Southern Cross Circuit, Springfield Central
Appeal Summary:	This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal				
	effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.				
	Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail				
	_				by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics,
					ewares, and Pet products.
Status:	Pre call over	meeting schedule	d for 25 July 2019	).	
Appeal No:	4429/2018	Appeal Date:	11/12/2018	Case Name:	Springfield Investments (Qld) Pty Ltd v Ipswich City Council
Solicitor:	N/A at this tin	ne		Appeal Type:	Applicant Appeal
P&D Register No:	146	Application No:	7385/2018/OD	Applicant:	Springfield Investments (Qld) Pty Ltd
Division:	1			Property:	37-43 Springfield Parkway, Springfield
Appeal Summary:	This is an app	olicant appeal agai	nst Council's deci	sion to refuse an	application. The refusal related to carrying out operational works for the erection of a pylon
	_				narily based around impacts to the amenity of the surrounding area and that the advertising
				y Jack's site is l	ocated at 15-17 Commercial Drive, Springfield).
Status:	vvitnout preju	dice discussions o	ongoing.		

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Planning & Environment Court - 12 Appeal/s

Appeal No: 4457 of 2018 Appeal Date: 12/12/2018 Case Name: Weyba3 Pty Ltd v Ipswich City Council

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 147 Application No: 7117/2017/CA Applicant: WEBYA3

Division: 2 Property: 45 Ascot Street, Goodna

16 Redbank Plains Road, Goodna

45A Ascot Street, Goodna

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to reconfiguring the subject land into 78 residential lots and

a material change of use for 78 Single Residential dwellings that are non-compliant with the planning scheme provisions.

Status: Order given that experts are to prepare joint reports by 1 July 2019 with a further review by the court on 20 June 2019.

Appeal No: 4567 of 2018 Appeal Date: 19/12/2018 Case Name: QLCL Member Development Fund Manager Pty Ltd v Ipswich City Council

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 145 Application No: 4540/2018/RAL Applicant: Qlcl Member Development Fund Manager Pty Ltd

Division: 2 Property: 18-20 Harris Street, Bellbird Park

6002 Unnamed Road, Bellbird Park 6003 Unnamed Road, Bellbird Park 31-33 Morgan Street, Bellbird Park

Appeal Summary: This is an applicant appeal against the conditions of Council's decision to approve a reconfiguring a lot development permit for the creation of 29 residential

lots. The appeal relates to Council's amendments to the reconfiguration layout and fencing conditions.

Status: Consent order issued by the court on 10 May 2019.

Appeal No: 261 of 2019 Appeal Date: 29/1/2019 Case Name: Golf Links Development Pty Ltd

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 149 Application No: 6770/2018/CA Applicant: Golf Links Land Development Pty Ltd

Division: 2 Property: 196-198 Jones Road, Bellbird Park

200-204 Jones Road, Bellbird Park 210-214 Jones Road, Bellbird Park 206-208 Jones Road, Bellbird Park

Appeal Summary: This is an applicant appeal against Council's decision to approve a reduced lot yield of 29 lots, achieving a dwelling density of 10du/ha and minimum lot size

of 600m2 and conditions relating to flooding and stormwater management.

Status: Matter scheduled for final oders on 14 June 2019.

Appeal No: 787/2019 Appeal Date: 6/3/2019 Case Name: Charlton Estate Pty Ltd vs ICC

Solicitor: N/A at this time Appeal Type: Applicant Appeal

P&D Register No: 150 Application No: 5794/2018/RAL Applicant: Charlton Estate QLD Pty Ltd

Division: 2 Property: 67-69 Oak Street, Bellbird Park

71-73 Oak Street, Bellbird Park

Appeal Summary: This is an applicant appeal against Council's decision to approve a reduced lot yield of from 23 residential lots to 17 lots to achieve a dwelling density of 10

dwellings per hectare, minimise earthworks and maintain the character of the surrounding area.

Status: Without prejudice meeting scheduled for 20 May 2019. Without prejudice discussions ongoing.

Printed 4 June 2019 Page 3 of 4

Planning & Environment Court - 12 Appeal/s

Appeal No: 939 of 2019 Appeal Date: 19/3/2019 Case Name: HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v Ipswich City

Council

Solicitor: Allison Ferres-MacDonald Appeal Type: Applicant Appeal

P&D Register No: 152 Application No: 5601/2004/MAM Applicant: Bio-Recycle Australia Pty Ltd

C/A

Division: 3 Property: 30 Memorial Drive, Swanbank

Appeal Summary: This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for a combined approval for MCU for an Environmental Recycling

Park (Soil Conditioner Manufacturing and Waste Disposal Facility).

The application was refused on the basis that:

• It failed to demonstrate that the proposed development is not in conflict with the Temporary Local Planning Instrument No.1 of 2018 (Waste Activity Regulation).

• It failed to demonstrate that there is a need to extend the life of the existing facility by increasing the landfill height from the approved RL75 to RL80.the proposed changes would result in a substantially different development to that which is currently permitted as they change the ability of the proposed development to operate as intended and introduce new impacts or increase the severity of known impacts including but not limited to visual and

environmental nuisances.

Status: Awaiting Directions

Printed 4 June 2019 Page 4 of 4

Doc ID No: A5554100

ITEM: 5

SUBJECT: ACQUISITION OF DRAINAGE EASEMENT FOR THE BURNETT STREET, SADLIERS

CROSSING STORMWATER UPGRADE PROJECT

AUTHOR: PROPERTY OFFICER

DATE: 29 MAY 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning the acquisition of easements for drainage purposes for the Burnett Street, Sadliers Crossing Stormwater Upgrade Project (The "Project").

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) having duly considered this report dated 29 May 2019, be of the opinion that the following properties (shown in Attachments 1-3) ('the land') require an easement for drainage purposes:
  - a. Part of Lot 7 on SP235405, 14 Francis Lane, Sadliers Crossing
  - b. Part of Lot 2 on RP3106, 26 Burnett Street, Sadliers Crossing
  - c. Part of Lot 1 on RP3106, 27 Burnett Street, Sadliers Crossing
- B. That Council (Interim Administrator of Ipswich City Council) exercise its power as a "constructing authority" under the *Acquisition of Land Act 1967* and acquire the easements, (as described in Recommendation A of this report dated 29 May 2019) for drainage purposes.
- C. That the Chief Executive Officer be authorised to negotiate compensation and perform any other matters, arising out of the *Acquisition of Land Act 1967* or otherwise, and to do any other acts necessary to implement Council's decision to acquire this land in accordance with section 13(3) of the *Local Government Act 2009*.

#### **RELATED PARTIES**

There are no related parties arising as a direct result of this report

#### ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

#### PURPOSE OF REPORT/BACKGROUND

The proposed works for the Project will facilitate stormwater drainage improvements adjacent to the intersection of Cribb and Burnett Streets for the rehabilitation of existing drainage infrastructure and improved road safety. See attached fact sheet for proposed scope of works.

As part of the Asset Inspection Program, it was identified that a number of drainage assets were damaged beyond repair. The proposed replacement of this ageing infrastructure will enable the network to be upgraded to the current required drainage standard, whilst improving road safety and flood immunity to a number of properties. To facilitate the upgrade and future maintenance of the existing drainage infrastructure, easements are required over the following properties:

- Part of Lot 7 on SP235405, 14 Francis Lane, Sadliers Crossing
- Part of Lot 2 on RP3106, 26 Burnett Street, Sadliers Crossing
- Part of Lot 1 on RP3106, 27 Burnett Street, Sadliers Crossing

## FINANCIAL/RESOURCE IMPLICATIONS

Expenses relating to resumption by agreement of the easements will form part of the project budget from the Asset rehabilitation Program. If an agreement cannot be reached and the property is resumed by Gazettal Notice, expenses relating to Land Court proceeding will also form part of the project budget.

#### **RISK MANAGEMENT IMPLICATIONS**

The risk of not resolving to acquire the easements will create a risk of existing drainage infrastructure failing on private property without legal protection of the infrastructure and, authority to maintain and keep clear debris and obstructions to facilitate the natural flow of water.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 + Acquisition of Land Act 1967

#### **COMMUNITY AND OTHER CONSULTATION**

The property owners have been consulted with regards to the proposed easements and the scope of works proposed have been explained in detail. Early discussions with the owners thus far have been positive and they have been receptive to Council's requirement to put the easement over their property. On-going consultation for the easements will be managed

with property owners throughout the process. Compensation is to be determined by a market valuation and negotiations with the property owners will occur in due course.

#### **CONCLUSION**

It is recommended that Council proceed with the compulsory acquisition of the new easements over the following properties as a "constructing authority" under the Acquisition of Land Act:

- Part of Lot 7 on SP235405, 14 Francis Lane, Sadliers Crossing
- Part of Lot 2 on RP3106, 26 Burnett Street, Sadliers Crossing
- Part of Lot 1 on RP3106, 27 Burnett Street, Sadliers Crossing

In the first instance, Council will make all reasonable attempts to negotiate by agreement with the property owner(s) when issuing the notice of intention to resume (NIR). Therefore, Council will seek to compulsory acquire by way of resumption agreement with the property owner(s), however if this is unsuccessful, Council will exercise its power under the ALA and make application to the relevant Minister for the land to be taken.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Easement Plan 14 Francis Lane, Sadliers Crossing 🖟 🖺
- 2. Easement Plan 26 Burnett Street, Sadliers Crossing U
- 3. Easement Plan 27 Burnett Street, Sadliers Crossing Utilian
- 4. Fact Sheet Burnett Street, Sadliers Crossing Stormwater Upgrade U

**Kerry Perrett** 

#### **PROPERTY OFFICER**

I concur with the recommendations contained in this report.

**Brett McGrath** 

#### SENIOR PROPERTY OFFICER

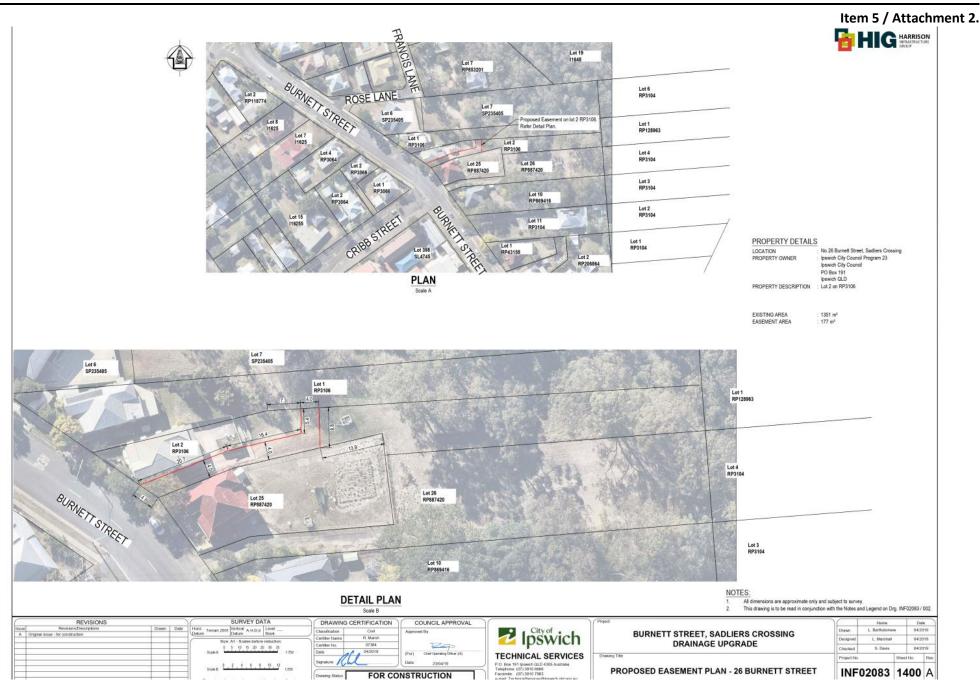
I concur with the recommendations contained in this report.

**Andrew Knight** 

**GENERAL MANAGER - CORPORATE SERVICES** 

"Together, we proudly enhance the quality of life for our community"







# Burnett Street, Sadlier's Crossing - Proposed Stormwater Upgrade FACT SHEET | 2019

#### The Project

Ipswich City Council will be undertaking stormwater drainage improvements adjacent to the intersection of Cribb and Burnett Streets. The proposed scope of works will include:

- · Removal of existing stormwater inlets
- Installation of new underground drainage network to improve flood immunity.
- · Installation of downstream protection works to the outlet
- · Associated road works and road safety improvements
- · New kerb and channel
- New asphalt resurfacing to Cribb Street
- · Driveway and footpath reinstatement works
- Minor service relocations to accommodate new works.
   There will be partial road closures to carry out the works.

#### **Project Timing**

Pre-construction activities - 6 months

**Construction Phase - 3 months** 

**Project Completion - FY 2019-20** 

#### How do I find out more?

If you have any questions about this project please contact: Ipswich City Council | Infrastructure Services Department Phone | 07 3810 6666 (8:00am to 4:00pm Monday to Friday) Email | ISProjects@ipswich.qld.gov.au



INF02083 - Burnett St, Sadlier's Crossing - Proposed Stormwater Upgrade





Doc ID No: A5547080

ITEM: 6

SUBJECT: SURRENDER AND GRANT OF LEASE FOR TELECOMMUNICATIONS PURPOSES

FROM 3GIS PTY LTD TO VODAFONE NETWORK PTY LIMITED LOCATED AT 61A

SUMMIT DRIVE, SPRINGFIELD LAKES

AUTHOR: PROPERTY OFFICER

DATE: 28 MAY 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning a proposal from Vodafone Network Pty Limited (Vodafone) to surrender an existing lease with 3GIS Pty Ltd (3GIS) and enter into a new lease with Vodafone to accommodate the existing tower and equipment shelter over Council freehold land located at 61A Summit Drive, Springfield Lakes, described as part of Lot 1 on SP197460.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) accept the offer by Vodafone Network Pty Limited ("the Lessee") to surrender the leased interests for 3GIS Pty Ltd located at 61A Summit Drive, Springfield Lakes and described as part of Lot 1 on SP197460 ("the land").
- B. That pursuant to section 236(2) of the Local Government Regulation 2012 (the Regulation) the exception referred to in section 236(1)(c)(iii) of the Regulation applies to Council on the disposal of the lease interest located at 61 Summit Drive, Springfield Lakes and described as part of Lot 1 on SP197460, by way of a new lease arrangement between Council and Vodafone Network Pty Limited for telecommunication purposes on the basis of disposal for the following terms:
  - QA lease for a term of 10 years commencing 1 July 2019.
- C. That Council (Interim Administrator of Ipswich City Council) enter into a new lease with Vodafone Network Pty Limited for a 10 year term commencing on 1 July 2019 at a commencing annual rent of \$26,937.84 (plus GST) with an annual indexation of 5%.
- D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the surrender and proposed new lease arrangement as detailed in Recommendations A, B and C of the report by the Property Officer dated 28 May 2019 and do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

#### **RELATED PARTIES**

There are no related parties arising as a direct result of this report

#### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

#### **PURPOSE OF REPORT/BACKGROUND**

Vodafone is an infrastructure owner and provider to the wireless telecommunications industry. Over several years Vodafone acquired 3GIS with the business entity becoming obsolete. It has become apparent to Vodafone during a recent audit that there are current leases in the name of 3GIS that are still registered on the Title of the property which Vodafone are now responsible. Current Lease terms are as follows:

Dealing No. Dealing No.

711881626 711881644

Term of Lease: 10 years 10 years

Commencement Date: 01/07/2017 01/07/2027 Expiry Date: 30/06/2027 30/06/2037

Option: Nil Nil

Commencing Rent: \$24,433.42 (ex. GST ) \$39,799.47(ex. GST )

per annum per annum

Rent Review: 5% Annual Increases 5% Annual Increases

To streamline and formalise Vodafone's business entity, Vodafone have provided notice to surrender the existing 3GIS registered leases, as above, and grant a new lease for the same commercial rent under the recently agreed Standard Terms Document between Council and Vodafone for a 10 year tenure expiring 2029.

The proposed terms of the new Lease are as follows:

*Term of Lease:* 10 years

Commencement Date: 1 July 2019

Expiry Date: 30 June 2029

Option: Nil

Commencing Rent: \$26,937.84 (excluding GST) per annum

Fixed Increase Dates: Annual indexation of 5% on each anniversary of the

Commencement Date

Section 236(1)(c)(vi) of the *Local Government Regulation 2012* provides an exemption from the requirement to dispose of a lease interest in land other than by tender or auction if the

disposal is for the purpose of a lease for a telecommunications facility. The Council must however decide by resolution that the exemption applies to this category of disposal. Further, the Council may only dispose of a lease interest in land if the consideration for the disposal would be equal to, or more than the market value of the interest of the land.

Previously, consecutive leases for telecommunications purposes were entered into between Council and telecommunications providers to avoid the trigger for the requirement under the *Planning Act 2016* (Qld) wherein leases over part of freehold land with a term exceeding ten (10) years including options, would require a reconfiguration of a lot. A lease of part of land for a term of more than 10 years will not be registered by the Titles Registry without the requirements under the *Planning Act 2016* (Qld), hence why consecutive leases were entered into.

A precedent court case in Victoria Equuscorp Pty Ltd v Belperio (2006) VSC 14 ruled that consecutive leases are in fact and in purpose one singular lease, divided for the purposes of circumventing legislation, and are therefore unenforceable.

#### FINANCIAL/RESOURCE IMPLICATIONS

Council play an integral role in providing support to telecommunications providers in helping them to deliver their mobile network for the community. The mobile network provides services that are an integral part of daily life to low income, vulnerable and disadvantaged customers.

If Council resolve to enter into this lease arrangement with Vodafone, Council will continue to receive rent revenue of \$338,821.26 plus GST over the new 10 year term.

#### **RISK MANAGEMENT IMPLICATIONS**

If the recommendations for the new lease are not resolved, Vodafone will continue to operate under the existing 3GIS (obsolete business entity) leases registered on the Title of the property under terms and conditions negotiated in 2007.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 + Local Government Regulation 2012 + Planning Act 2016

#### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report do not require internal consultation with the Infrastructure and Environment Department as there is an existing lease over the subject property until 2037. The grant of a new lease is to formalise an obsolete business entity.

The contents of this report does not require community consultation by Council.

#### CONCLUSION

It is recommended that Council proceed to enter into the surrender of existing leases between Council and 3GIS and grant a new Lease to Vodafone for a 10 year term over part

of 61A Summit Drive, Springfield Lakes, described as Lot 1 on SP197460 at a commencing rent of \$26,937.84 plus GST per annum with a 5% annual indexation.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Existing Lease Agreement to 3GIS 01 June 2017 to 30 June 2027 U
- 2. Existing Lease Agreement to 3GIS 01 June 2027 to 30 June 2037 J
- 3. | Property Plan 61A Summit Drive, Springfield Lakes 🗓 🖺

#### **Kerry Perrett**

#### **PROPERTY OFFICER**

I concur with the recommendations contained in this report.

#### **Brett McGrath**

#### **SENIOR PROPERTY OFFICER**

I concur with the recommendations contained in this report.

#### **Andrew Knight**

**GENERAL MANAGER - CORPORATE SERVICES** 

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	ENSIAND LAND REGISTRY Title Act 1994, Land Act 1994 and Water Act 200	0	SE / SUBL	EASE	Duta lava sint	FORM 7 Version 6 Page 1 of 13
		118816 \$152 08/2008 14:	9 8 A		Duty Imprint	ا الرح
1.	Lessor Ipswich City Council		ro	pox 10091 A	ddress & phone numb 72 CS debuidest Lrist-re tatler.tris @ clewe	4000 Code
2.	Lot on Plan Description	Count	-	Parish		e Reference
3.	Lot 1 on SP197460	Stanley		Stapylton		337794
э.	Lessee Given names Surname/Company name and number (include tenancy if more than one)  3GIS Pty Ltd ABN 93 111 440 307					
4.	Interest being leased Fee simple		,			
5.	Description of premises being I Lease B in Lot 1 on SP197460 on			-		
6.	Term of lease  Commencement date: 01/07/202  Expiry date: 30/06/202  **Options on page Nil  # insert nil if no option or Inset option perk	7 and/or Event			Rental/Consider As provided in the	ation e attached schedule
8.	Grant/Execution  The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.  Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994					
Wit	nessing Officer	signature full name	Execution Da 101610		Exceuted under the	Lessor's Signature
(Witne	essing officer must be in accordance with Schedule 1 of the	qualification e Land Title Act 1994 eg	. Legal Practitioner, JP	C Dec) 444 10 %	AUTHORISED	COUNDITION Officer
9.	Acceptance The Lessee accepts the lease and	d acknowledge	s the amount	DELEG FOR IP payable or of	ATED OFFICE SWICH CITY ( ner considerations	COUNCIL
Witnessing Officer Execution Date Lessee's Signature						
	Sound Edward Elli	full name	•	•	Julge	
(Witne	essing officer must be in accordance with Schedule 1 of the	qualification a Land Title Act 1994 eq LLIS	. Legal Practitioner, JP	, C Dec)	3GIS Pty Ltd ABN 93	111 440 307 by its attorney:
	A Justice of the Peace in and State of New South Wales. A JP Registration No: 154	ustrana.		Tim	othy Kaye - 3GIS (	Full name of attorney CEO  Position title of attorney under power of attorney no: 7(0604638  Power of attorney no.

QUEENSLAND LAND REGISTRY Lånd Title Act 1994, Land Act 1994 and Water Act 2000

#### SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Page 2 of 13 FORM 20 Version 2

Title Reference 50637794

Schedule referred to in items 7 & 8 of form 7 lease.

Lessor:

Ipswich City Council

Lessee:

3GIS Pty Ltd ABN 93 111 440 307

REFERENCE SCHEDULE

Item 1

Lessor

Name: Address: Ipswich City Council

PO Box 191 Ipswich Qld 4305

Tel:

07 3810 6666

Fax:

07 3810 6731

Item 2

65566

Name: Address: 3GIS Pty Ltd ABN 93 111 440 307 c/- United Group Services Pty Ltd

Level 13, 215 Adelaide Street

Brisbane Qld 4000

Attention:

United Group Services Telstra Client Manager

Tel: Fax: 07 3239 4000 07 3239 4010

AND:

Address:

Level 15, 40 Creek Street

Brisbane Qld 4000

Attention:

Regional Property Vendor Manager

Fax:

07 3211 2903

Item 3

(Clause 3.1)

\$24,433.42 per annum, subject to Item 6

item 4

(Clause 3.1)

Payment of Rent

Rent

Yearly in advance by way of electronic funds transfer

Item 5

(Clause 3.6)

Permitted Use

Installation, inspection, maintenance, construction, replacement, repair, renewal, alteration, upgrade, cleaning, operation, access to and from and removal of the Facility on the Premises in accordance with this Lease including the exercise of any rights as set out in

the Act

Item 6

(Clause 3.1)

Review of Rent

The Rent is to be increased on each Review Date by 5% per annum during

the Term

#### INTERPRETATION 1.

#### 1.1 Definitions

In this Lease:

ACIF Code means the Australian Communications Industry Forum Code - Deployment of Radiocommunications Infrastructure (as amended from time to time).

Act means the Telecommunications Act 1997 (Cth).

Business Day means a day that is not a Saturday, Sunday or public holiday where the Land is located.

Carrier including the expression "other Carriers" has the same meaning as is contained in the Act.

 QUEENSLAND LAND REGISTRY Land Title Act 1994, Land Act 1994 and Water Act 2000

#### SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Page 3 of 13 FORM 20 Version 2

#### Title Reference 50637794

Carrier Requirements means the Lessee's obligation to compty with legislation, by-laws, policies, community obligations and technical requirements.

Commencement Date means the date specified as such in item 6 of the Form 7.

Easement means registered easement no. 710086198.

Existing Carrier means 3GIS Pty Ltd ABN 93 111 440 307.

Expiry Date means the date specified as such in item 6 of the Form 7.

Facility means the telecommunications facility being an equipment hut including equipment housing, security fence and/or any other fixtures, fittings, structures, and cabling:

- (a) constructed, installed, maintained and operated in accordance with any necessary Planning Approval;
- (b) associated with the Tower; and
- (c) otherwise as altered, upgraded and/or added to in accordance with this Lease but otherwise in the Lessee's absolute discretion from time to time.

Form 7 means the form 7 under the Land Title Act 1994 (Qld) forming part of this Lease.

GST means the tax imposed by the GST Act and the related imposition Acts of the Commonwealth.

GST Act means the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

Input Tax Credit has the same meaning as in the GST Act.

Item means an item in the Reference Schedule.

Land means the land described in item 2 of the Form 7.

Lease means this lease and any equitable lease or common law tenancy evidenced by this lease.

Lessee means the party named in item 3 of the Form 7, and any successor in title to that party.

Lessor means the party named in item 1 of the Form 7, and any successor in title to that party.

**Nominated Carrier** means Telstra Corporation Limited ABN 33 051 775 556 as the carrier declared to be the nominated carrier in respect of the Facility in accordance with the provisions of the Act.

Permitted Use means the use specified in Item 5.

**Planning Approval** means any approval, permit, consent or authority for the carrying out of development as defined in the *Integrated Planning Act* 1997 (Qld) or required under a local law (or subordinate local law) applying in the local government area in which the Land Is located.

Premises means the premises described in item 5 of the Form 7.

Reference Schedule means the reference schedule in this Lease.

Rent means the amount specified in Item 3 as varied on any Review Date under this Lease.

Review Date means each anniversary of the Commencement Date during the Term or any Further Term.

Services means electricity and any telecommunications services.

**Special Easement Rights** means all rights, interests and powers exercisable by the Lessor under the Easement, except to the extent that the Easement is an easement of right of way or for access purposes.

QUEENSLAND LAND REGISTRY Land Title Act 1994, Land Act 1994 and Water Act 2000

## SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Page 4 of 13 FORM 20 Version 2

#### Title Reference 50637794

Tax Invoice has the same meaning as in the GST Act.

Taxable Supply has the same meaning as in the GST Act.

**Term** means the term of this Lease which begins on the Commencement Date and (subject to earlier termination under this Lease or according to law) ends on the Expiry Date.

Tower has the meaning given in the Tower Licence.

**Tower Licence** means a licence agreement entered into, or to be entered into, between the Lessor and the Existing Carrier, a copy of which is attached as Schedule A to this Lease.

#### 1.2 Rules for interpreting this Lease

- (a) Headings are for convenience only and do not affect interpretation. The following rules also apply in interpreting this Lease except where the context makes it clear that a rule is not intended to apply.
- (b) Any right given to the Lessor or the Lessee (as the case may be) may, where the context so permits, be exercised by that party's employees, agents, contractors or others authorised (expressly or implicitly) by that party.
- (c) Any obligation on the Lessor or the Lessee (as the case may be) will, where the context so permits, extend to the actions of that party or its authorised employees, agents, contractors, licensees, invitees, or others claiming under or through that party.
- (d) Sections 105 to 107 (inclusive) of the Property Law Act 1974 (Qld) do not apply to this Lease.
- (e) A reference to:
  - legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
  - (ii) a document or agreement, or a provision of a document or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated:
  - (iii) a party to this document or to any other document or agreement includes an executor, an administrator, a permitted substitute or a permitted assign of that party;
  - (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
  - (v) anything (including a right, obligation or concept) includes each part of it.
- (f) Where a party consists of two or more persons or a term is used in this Lease to refer to more than one party:
  - (i) an obligation of those persons is joint and several;
  - (ii) a right of those persons is held by each of them severally; and
  - (iii) any other reference to that party or that term is a reference to each of those persons separately, so that (for example):
    - (A) a representation, warranty or undertaking is given by each of them separately; and
    - (B) a reference to that party or that term in the default clause in this Lease is a reference to each of those persons separately.
- (g) Where a party is a corporation, it includes the corporation, its successors and assigns.
- (h) A singular word includes the plural, and vice versa.

QUEENSLAND LAND REGISTRY Land Title Act 1994, Land Act 1994 and Water Act 2000

# SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Page 5 of 13 FORM 20 Version 2

#### Title Reference 50637794

- (i) A word which suggests one gender includes the other genders.
- (i) If a word is defined, another part of speech has a corresponding meaning.
- (k) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- The word agreement includes an undertaking or other binding arrangement or understanding, whether or not in writing.
- (m) No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Lease or any part of it.

#### 2. DEMISE

# 2.1 Lessee Rights

The Lessor leases the Premises to the Lessee for the Term for the Permitted Use, together with the right to:

- (a) have unrestricted access to and from the Premises and the Facility at all times, with or without all necessary vehicles, equipment and workmen, and for that purpose (and that purpose alone) the Lessee is authorised to exercise the Lessor's rights under the Easement but only in such a manner as not to breach the Easement;
- (b) lay electricity cables over, under or within the Land to connect the Facility to the public electricity supply and to transmit electricity through those cables;
- lay communication cables and any other cables through or within the Land in connection with the Permitted Use and to use those cables;
- (d) repair, replace, renew, alter, maintain and upgrade the cables referred to in clauses 2.1(b) and 2.1(c);
- (e) use the Services on the Premises (if any) as may be necessary for the Lessee's use and enjoyment of the Premises and the Facility; and
- (f) use so much of the Land adjoining and adjacent to:
  - (i) the Premises; or
  - (ii) any installation of the Lessee,

as is reasonably required during installation, erection, construction, repair, replacement, renewal, maintenance and operation of the Facility. The Lessee must restore the adjoining and adjacent Land as far as practicably possible to its condition prior to such use by the Lessee.

#### 2.2 Security

In accessing the Premises and the Facility pursuant to clause 2.1(a), the Lessee must comply with any reasonable security arrangements of the Lessor of which the Lessee has received written notice. In an emergency, the Lessor must arrange for its security staff or contractor to give the Lessee access to the Premises and the Facility within 2 hours of notification by the Lessee to the Lessor.

### 2.3 Minimise interference

In exercising its rights under this Lease, the Lessee must do so in such a way as to minimise (as far as is reasonably practicable) any interference with any lawful use of the Land by the Lessor or by any other person.

#### 2.4 Beginning the Permitted Use

The Lessee must not begin using the Premises for the Permitted Use unless and until the Tower Licence exists.

 QUEENSLAND LAND REGISTRY Lånd Title Act 1994, Land Act 1994 and Water Act 2000

# SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Page 6 of 13 FORM 20 Version 2

#### Title Reference 50637794

### 2.5 Comply with Planning Approvals

The Lessee must comply with the terms of any Planning Approval relating to the Facility from time to time.

### 2.6 Exercise of Special Easement Rights

- (a) The Lessee may from time to time request the Lessor to consent to the exercise by the Lessee of a Special Easement Right.
- (b) The Lessor must not unreasonably withhold consent to the exercise by the Lessee of the Special Easement Right if:
  - (i) the request is in writing;
  - (ii) the request describes the relevant Special Easement Right and how the Lessee wishes to exercise it;
  - the Lessee gives the Lessor all information (including drawings and technical information) that the Lessor reasonably requires in order to assess the Lessee's request;
  - (iv) the Lessee's exercise of the relevant Special Easement Right, as described in the request and other information, would not necessarily breach the Easement; and
  - (v) the Lessee's exercise of the relevant Special Easement Right, as described in the request and other information, would not be likely to detrimentally affect the Lessor's then existing or proposed exercise of the Special Easement Rights.
- (c) The Lessor is not taken to have consented unless it does so in writing, and the Lessor may give its consent conditionally if the conditions are reasonable. The Lessee must comply with any conditions.

#### 3. LESSEE'S COVENANTS

# 3.1 Rent and Rent Review

- (a) The Lessee must pay the Rent in the manner set out in Item 4.
- (b) The Rent is to be reviewed on each Review Date in accordance with Item 6.

#### 3.2 Maintenance of Premises

The Lessee must keep the Premises in good repair and condition (having regard to the condition of the Premises as at the Commencement Date), excluding fair wear and tear and any damage caused by fire, flood, lightning, storm, war or act of God.

# 3.3 Reinstatement and Make Good

- (a) The Lessee must, by no later than 1 month after the end of the Term, remove the Facility and make good at its cost any damage to the Land or Premises caused by such removal.
- (b) The parties agree that the period of 1 month after the end of the Term referred to in clause 3.3(a) is not regarded as holding over for the purposes of clause 5.3 and no Rent is payable by the Lessee during that period.

# 3.4 Assignment

- (a) The Lessee must not assign, sublet or part with possession of the Premises without the consent of the Lessor, which consent must not be unreasonably withheld or delayed.
- (b) Despite clause 3.4(a), the Lessee may assign, sublet or part with possession of the Premises to a:

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- (i) related body corporate as defined in the Corporations Act 2001 (Cth);
- (ii) body corporate of which the Lessee is either an associated entity or a related body corporate of an associated entity as defined in the Corporations Act 2001 (Cth); or
- (iii) Commonwealth department or body,

without the Lessor's consent. The Lessee must notify the Lessor of any dealing referred to in this clause 3.4(b) within 3 months of its occurrence. The Lessor is entitled to regard itself as not bound by the dealing unless and until the Lessee has given the Lessor that notification.

(c) In the event of an assignment by the Lessee of this Lease and the Lessee giving notification to the Lessor under clause 3.4(b), the Lessee and Lessor are released from all obligations and liabilities to each other under this Lease from the date of such assignment, but without prejudice to any prior claim or remedy which either party may have against the other.

#### 3.5 Services

- (a) The Lessee or the Lessor may install separate metering for the Services to the Premises at the Lessee's cost and the Lessee must pay to the suppliers all charges for the Services that are consumed or used by the Lessee.
- (b) The Lessor must obtain the Lessee's approval before installing any Services that exclusively service the Premises.

# 3.6 Use of Premises

The Lessee:

- (a) may carry out any structural work it considers is necessary as part of the installation of the Facility; and
- (b) may only use the Premises for the Permitted Use and not otherwise without the Lessor's prior written consent.

# 4. LESSOR'S COVENANTS

# 4.1 Quiet Enjoyment

- (a) So long as the Lessee pays the Rent and performs its obligations under this Lease, it is entitled during the Term to quietly enjoy the Premises without any interruption by the Lessor or any person lawfully claiming through the Lessor or in any other manner.
- (b) The Lessor covenants not to manipulate, tamper with, interfere with, damage, deface, remove or destroy the Facility or any part of it or its operation without the Lessee's written permission.
- (c) Subject to clause 4.1(d), the Lessor may from time to time enter the Premises:
  - to inspect the Premises or the Facility or both;
  - (ii) to find out whether the Lessee is complying, or has complied, with this Lease;
  - (iii) in connection with fulfilling a legal obligation; or
  - (iv) for any other reasonable purpose.
- (d) The Lessor agrees it must notify the Lessee both in accordance with the contact details in Item 2 and any contact details provided on the signage referred to in clause 4.1(e), of any proposed access by the Lessor which requires entry to the Premises or approach to the Facility so that the Lessee can ensure that the Lessor is aware of the Lessee's safety and security procedures. The Lessor must comply with the Lessee's safety and security procedures as notified by the Lessee to the Lessor from time to time.

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(e) The Lessee has the right to erect signage and a security fence around the Premises and the Facility for the purposes of complying with Australian safety standards. The Lessor must comply with the Lessee's signage when entering the Premises or approaching the Facility.

#### 4.2 Non-Derogation from Grant

The Lessor must not derogate from its grant of the Premises to the Lessee and this obligation of the Lessor is not excluded or in any way limited by any other provision of this Lesse.

#### 4.3 Subsequent Occupiers

- (a) Where the Lessor proposes to grant a right of occupancy on the Land to:
  - another Carrier, if the right of occupancy will entitle the other Carrier to use any part of the Land as a
    'facility' as defined in the Act; or
  - (ii) another occupier, if the right of occupancy is likely to materially adversely affect, impair or interfere with (Affect) the Lessee's Permitted Use,

the Lessor must first:

- (iii) give notice to the Lessee immediately of such a proposal; and
- (iv) obtain the Lessee's consent to such a proposal which consent must not be withheld or delayed unless the Lessee establishes that its Permitted Use will be Affected.
- (b) The Lessor's obligations under this clause are essential terms of this Lease. The Lessee may treat the Lessor's breach of an essential term as a repudiation of this Lease and may terminate this Lease for breach of this essential term and for repudiation.
- (c) Clause 4.3(a) does not apply if the other Carrier or other occupier is:
  - the Existing Carrier;
  - (ii) the Nominated Carrier; or
  - (iii) a related body corporate, under the Corporations Act 2001, of either of them.

#### 4.4 Permits and Approvals

The Lessor:

- (a) irrevocably authorises the Lessee, at the Lessee's expense, to make applications to any relevant authority for any necessary permits, consents and approvals to enable the development, construction and use of the Facility and to exercise and procure every right of appeal arising from the determination of any such application or the failure to determine such application; and
- (b) must sign all documentation and provide all assistance required by the Lessee or any person nominated by the Lessee to obtain the permits, consents and approvals referred to in clause 4.4(a).

The Lessee must pay or reimburse to the Lessor its reasonable expenses and administrative charges for or in connection with doing anything contemplated by this clause.

#### 4.5 Surrender

- (a) The Lessee may terminate this Lease on giving the Lessor 28 days' written notice at any time where it is unable to comply with or satisfy any Carrier Requirements provided that this right to terminate is only available to the Lessee prior to completion of the installation of the Facility.
- (b) Despite any other provision of this Lease, the Lessor covenants that if factors affect the Lessee's use of the Premises to the extent that:

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- (i) the Permitted Use is compromised or the Premises are no longer required by the Lessee including, without limitation, where the Lessee determines in its absolute discretion through the ACIF Code compliance regime or other applicable legislation, that the Lessee no longer requires the Premises; or
- (ii) the level of service provided by the Lessee to its customers falls below the coverage level acceptable to the Lessee; or
- there is an emergence of radio interference or physical interference which, in the Lessee's opinion, materially interferes with the performance of the Facility,

then the Lessee may terminate this Lease on giving to the Lessor 6 months' written notice at any time.

(c) If the Lessee exercises its right to terminate this Lease under clause 4.5(a) or clause 4.5(b), it must at its cost reinstate the Premises in accordance with clause 3.3. Any such termination is without prejudice to any prior claim or remedy which either party may have against the other.

#### 4.6 No Restriction on Commonwealth Legislation

- (a) Nothing in this Lease affects, restricts, limits or derogates from the rights, powers and immunity of the Lessee under and by virtue of the Act or any other applicable legislation and/or regulations of the Commonwealth.
- (b) The Lessor agrees pursuant to clause 17(5) Division 5 Part 1 of Schedule 3 of the Act to waive its right to be given a notice under clause 17(1) Division 5 Part 1 of Schedule 3 of the Act of the Lessee's exercise of its powers to inspect and/or install the low impact installation.
- (c) The operation of this clause survives the expiry or termination of this Lease.

#### 4.7 Lessee's Property

The Facility remains at all times the property of the Lessee.

#### 4.8 Contamination

The Lessor warrants that at the Commencement Date, it is not aware of the Land or the Premises containing substances hazardous to health or safety.

#### 4.9 Refund of Rent on Termination

If this Lease is terminated by the Lessee prior to the Expiry Date pursuant to clauses 4.5 or 5.1(c), the Lessor must, within 30 days of the date of termination, refund to the Lessee any Rent paid in advance for that portion of the Term after the date of termination.

# 4.10 Nominated Carrier

- (a) The Lessor acknowledges and agrees that the rights granted to the Lessee under this Lease can be exercised by the Nominated Carrier to the extent necessary to carry out its rights and obligations as nominated carrier under the Act in respect of the Facility and the Tower.
- (b) The Lessor must not interfere with the exercise of any of those rights by the Nominated Carrier under clause 4.10(a).
- (c) A reference to "rights" in clause 4.10(a) does not extend to the estate or interest in the Premises under this Lease or any incident of that estate or interest.

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#### 5. MUTUAL COVENANTS

#### 5.1 Default and Re-Entry

- (a) If the Rent is 1 month in arrears or if the Lessee breaches any of its other obligations under this Lease and the Lessee does not within:
  - (i) 30 days in the case of non-payment of Rent; and
  - (ii) 90 days in the case of all other breaches,

from being given written notice from the Lessor:

- (iii) remedy the default; or
- (iv) if the default cannot be remedied, pay reasonable compensation to the Lessor for the loss or damage suffered by the Lessor as a consequence of the default,

then the Lessor may re-enter upon the Premises without interfering with the Facility.

- (b) This Lease determines on the Lessor's re-entry but without prejudice to any prior claim or remedy which either party may have against the other.
- (c) If any of the Lessor's covenants and conditions contained or implied in this Lease are not punctually performed or observed, and such default continues for a period of 30 days after written notice specifying such default is served on the Lessor, then the Lessee may terminate this Lease by written notice to the Lessor. Upon receipt of such notice by the Lessor, this Lease is at an end, but without prejudice to any prior claim or remedy which either party may have against the other.

#### 5.2 Termination of Tower Licence

This Lease determines if the Tower Licence is terminated.

# 5.3 Costs of Lease

The Lessee must:

- (a) pay or reimburse the Lessor for the Lessor's legal fees and disbursements for any legal services properly acquired by the Lessor in respect of this Lease after the first draft of this Lease was given to the Lessee (or to the Lessee's representative) by or for the Lessor;
- (b) pay all stamp duty and registration fees payable on this Lease; and
- (c) pay or reimburse the Lessor for the Lessor's reasonable costs, expenses and administrative fees for and incidental to the preparation of a survey plan of the Premises.

# 5.4 Holding Over

- (a) If the Lessee occupies the Premises with the Lessor's consent after the Expiry Date, then the Lessee does so under a yearly tenancy.
- (b) The Lessee occupies the Premises at the same Rent payable prior to the Expiry Date and otherwise on the same terms as this Lease, so far as they can be applied to a yearly tenancy.
- (c) Either party may terminate the yearly tenancy by giving 1 year's written notice to the other (which notice may expire at any time).

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# 5.5 Relationship of Lease to Planning Approvals

The Lessee's obligations under this Lease are in addition to its obligations under any Planning Approval. In particular, nothing in this Lease negates, overrides or changes any of the Lessee's obligations under any Planning Approval in existence at the time that this Lease is entered into.

# 5.6 Change of Lessor

If the Lessor transfers the Premises to a person (**New Owner**) who becomes the registered owner of the Premises (or of any land including the Premises) and notifies the Lessee of the transfer:

- (a) the New Owner becomes the Lessor from the date of the notification for all purposes under this Lease; and
- (b) the Lessor and the Lessee are released from all obligations and liabilities to each other under this Lease from the date of the notification, but without prejudice to any prior claim or remedy which either party may have against the other.

#### 6. INSURANCE AND INDEMNITY

#### 6.1 Property Insurance

The Lessee will insure the respective rights and interests of the Lesser and the Lessee for damage which must be repaired by the Lessee under this Lease.

### 6.2 Workers' Compensation Insurance

The Lessee will satisfy all statutory requirements for workers' compensation insurance pursuant to state legislation and regulations.

### 6.3 Public Liability Insurance

- (a) The Lessee will take out and maintain public liability insurance for an amount of not less than \$20 million for a single event and which includes the interest of the Lessee's landlords as a class.
- (b) If requested in writing by the Lessor, the Lessee will provide the Lessor with a letter confirming the Lessee's insurance as specified under this clause, such request not to be made more than once a year during the Term.

# 6.4 Indemnity

- (a) The Lessee indemnifies the Lessor (both during and after the Term) against any liability, loss, damage, costs or expenses incurred or suffered by the Lessor to the extent that it is caused by or in connection with:
  - (i) a breach of this Lease by the Lessee;
  - the negligence of the Lessee or an employee or agent of the Lessee acting within the scope of their authority; or
  - (iii) the Lessee's exercise or purported exercise of any rights under this Lease.
- (b) The indemnity provided by the Lessee under this clause 6.4 will not exceed \$20 million per event and in the aggregate.
- (c) The Lessee's liability to indemnify the Lessor under this clause 6.4 shall be reduced proportionately to the extent that any deliberate or negligent act or omission of the Lessor contributed to the liability, loss, damage, costs or expenses.
- (d) In defending or settling any claim, action or demand the subject of an indemnity under this clause 6.4, the Lessor must follow the Lessee's reasonable instructions.

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(e) The Lessor must not settle any claim, action or demand the subject of an indemnity under this clause 6.4 without obtaining the prior written consent of the Lessee. Such consent is not to be unreasonably withheld, and the Lessor must take reasonable steps to mitigate any liability, loss, damage, costs or expenses including taking reasonable court action required by the Lessee to defend any claim, action or demand made against the Lessor. The Lessor's reasonable costs and expenses of and incidental to any such court action are within the scope of the indemnity under this clause 6.4.

#### 7. NOTICES

#### 7.1 How to give a notice

A notice, consent or other communication under this Lease is only effective if it is:

- (a) in writing, signed by or on behalf of the person giving it;
- (b) addressed to the person to whom it is to be given; and
- (c) either:
  - delivered or sent by pre-paid mail (by airmail, if the addressee is overseas) to that person's address;
     or
  - (ii) sent by fax to that person's fax number and the machine from which it is sent produces a report that states that it was sent in full.

#### 7.2 When a notice is given

A notice, consent or other communication that complies with this clause is regarded as given and received:

- (a) if it is delivered or sent by fax:
  - by 5.00 pm (local time in the place of receipt) on a Business Day on that day; or
  - (ii) after 5.00 pm (local time in the place of receipt) on a Business Day, or on a day that is not a Business Day – on he next Business Day; and
- (b) if it is sent by mail:
  - (i) within Australia 3 Business Days after posting; or
  - (ii) to or from a place outside Australia 7 Business Days after posting.

#### 7.3 Address for notices

A person's address and fax number are those set out below that person's name in the relevant Item in the Reference Schedule in this Lease, or as the person notifies the sender.

### 8. GST

# 8.1 Imposition of GST

Subject to clause 8.2, where one party (supplying party) makes a Taxable Supply to another party (receiving party) and the consideration for that supply is not expressed to be inclusive of GST, the receiving party must pay an additional amount when it pays or provides that GST exclusive consideration, equal to the value of that GST exclusive consideration (without deduction or set-off), multiplied by the prevailing GST rate.

#### 8.2 Tax Invoice

The receiving party is not required to pay any amount of GST to the supplying party unless the supplying party has issued a Tax invoice to the receiving party.

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#### 8.3 Adjustment of consideration for a supply

If the amount of GST recovered by the supplying party from the receiving party differs from the amount of GST payable at law by the supplying party (or an entity grouped with the supplying party for GST purposes) in respect of the supply, the supplying party will adjust the amount payable by the receiving party accordingly.

# 8.4 Indemnity and reimbursement payments exclude input tax credit entitlements

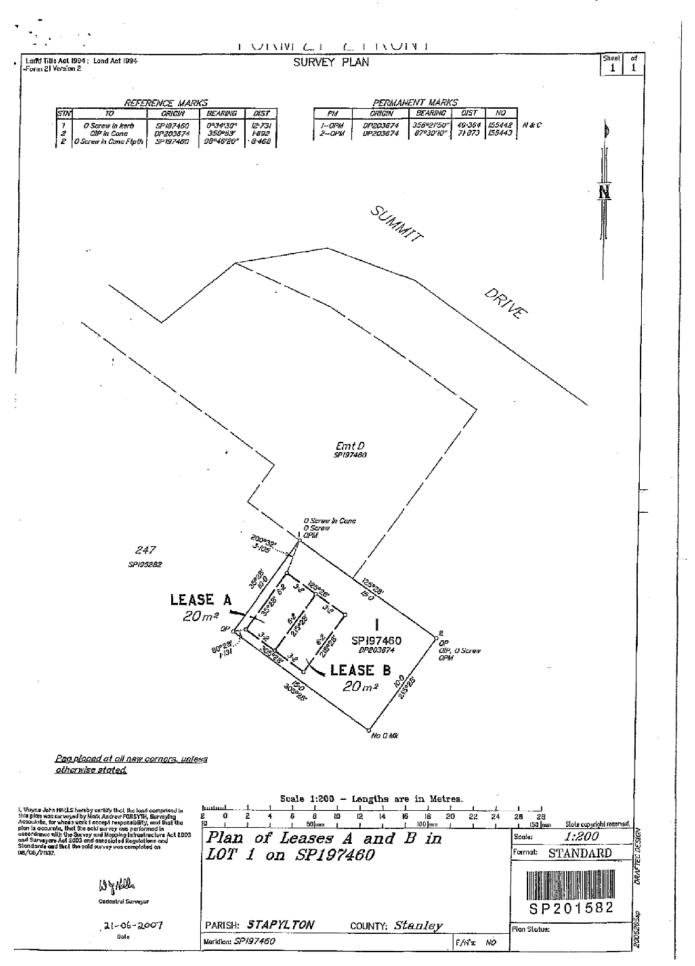
If one party (payer) is required to indemnify or reimburse another party (payee) for any cost, loss or expense incurred by the payee, the required payment does not include any part of such cost, loss or expense that the payee (or an entity grouped with the payee for GST purposes) is entitled to claim as an Input Tax Credit, but will be increased under clause 8.1 if the payment is consideration for a Taxable Supply.

#### 9. TERMINATION OF SUBSEQUENT LEASES AND PRIOR LEASE

- (a) In this clause 9:
  - Subsequent Lease means a lease, if any, between the Lessor and the Lessee of the Premises for a
    period of time commencing after the Terminating Date; and
  - (ii) Prior Lease means a lease, if any, between the Lessor and Lessee of the Premises for a period of time prior to the Commencement Date.
- (b) The Lessee may terminate any Subsequent Lease for any reason in its absolute discretion by giving the Lessor written notice at least 1 month before the Terminating Date. The Subsequent Lease terminates on the date of the Lessee's notice.
- (c) If a Prior Lease is validly terminated (other than by the effluxion of time), this Lease will automatically terminate on the same date as the Prior Lease is validly terminated.
- (d) If:
  - (i) the Lessee gives the Lessor notice that it is terminating a Subsequent Lease under clause 9(b); or
  - (ii) as a result of the termination of a Prior Lease, this Lease terminates under clause 9(c),

the Lessor and Lessee agree:

- (iii) to promptly execute a surrender of the Subsequent Lease or this Lease in registrable form;
- (iv) the termination of the Subsequent Lease or this Lease is without prejudice to any prior claim or remedy which either party may have against the other under the Subsequent Lease or this Lease;
- the Lessee must at its cost attend to the preparation, stamping and registration of the surrender of the Subsequent Lease or this Lease; and
- (vi) the Lessor must immediately produce the certificate of title for the Land to the Queensland Land Registry, if it is required, to enable the surrender of the Subsequent Lease or this Lease to be registered.



	1	WARNING: Folded or Mutilated Plans will not be accepted.  Plans may be rolled.  Information may not be placed in the outer margins.							
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s.Plans with Community Management Statement:	4.References : Dept File :	8y: Wayne John Halls Date: 21-06-2007			TOTAL	\$			
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1.	Lessor Ipswich City Council		PO lox 10091	dress & phone number) ers Aclelade/Abrishae 4000 Attles. Srii@clewest com.	Lodger Code ょ でつて
2.	Lot on Plan Description	County	Parish	Title Refere	nce
	Lot 1 on SP197460	Stanley	Stapylton	50637794	
3.	Lessee Given names	Surname/Company name a 3GIS Pty Ltd ABN 93		(include tenancy if more t	han one)
4.	Interest being leased Fee simple	ocior iy zanerioo	111 110 007		
5.	Description of premises being Lease B in Lot 1 on SP197460 of				
6.	Term of lease  Commencement date: 01/07/20 Expiry date: 30/06/20 "Options on page Nil # insert nil if no option or inset option per	37 and/or Event:	A	tental/Consideration s provided in the attached	d schedule
8.	Grant/Execution The Lessor leases the premises covenants and conditions contai Witnessing officer must be a	ned in the attached sch	edule.	,	
Wit	nessing Officer		tion Date 6 /08		's Signature
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9.	Acceptance The Lessee accepts the lease at	nd acknowledges the a	DELEGAT FOR TIPS mount payable or oth	TED OFFICER WICH CTY COUN er considerations for the I	ICIL- ease.
Wit	nessing Officer		tion Date	Lessee Turke	's Signature
(Witne	passing officer must be in accordance with Schedule 1 of RONALD EDWARD ELLIS			GIS Pty Ltd ABN 93 111 440 30	7 by its attorney:
			**************************************		name of attorney
	Justice of the Peace in and for		Timo	Ihy Kaye - 3GIS CEO Position	n title of attorney
St	ate of New South Wales. Austr JP Registration No: 154068	alia.	رص:	under powe	or of attorney no:
	<u> </u>			····	er of attorney no.

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Title Reference 50637794

Schedule referred to in items 7 & 8 of form 7 lease.

Lessor:

and Water Act 2000

Ipswich City Council

Lessee:

3GIS Pty Ltd ABN 93 111 440 307

REFERENCE SCHEDULE

Item 1

Lessor

Name: Address: Ipswich City Council

PO Box 191 Ipswich Qld 4305

Tel:

07 3810 6666

Fax:

07 3810 6731

Item 2

99224

Name: Address: 3GIS Pty Ltd ABN 93 111 440 307 c/- United Group Services Pty Ltd

Level 13, 215 Adelaide Street

Brisbane Qld 4000

Attention: Tel:

United Group Services Telstra Client Manager 07 3239 4000

Fax:

07 3239 4010

AND:

Address:

Level 15, 40 Creek Street

Brisbane Qld 4000

Attention:

Regional Property Vendor Manager

Fax:

07 3211 2903

Item 3

(Clause 3.1)

\$39,799.47 per annum, subject to Item 6

Item 4

(Clause 3.1)

Payment of Rent

Yearly in advance by way of electronic funds transfer

Item 5

(Clause 3.6)

Permitted Use

Rent

Installation. inspection, maintenance, construction, excavation, replacement, repair, renewal, alteration, upgrade, cleaning, operation, access to and from and removal of the Facility on the Premises in accordance with this Lease including the exercise of any rights as set out in

Item 6

(Clause 3.1)

Review of Rent

The Rent is to be increased on each Review Date by 5% per annum during

the Term

#### INTERPRETATION 1.

#### Definitions 1.1

In this Lease:

ACIF Code means the Australian Communications Industry Forum Code - Deployment of Radiocommunications Infrastructure (as amended from time to time).

Act means the Telecommunications Act 1997 (Cth).

Business Day means a day that is not a Saturday, Sunday or public holiday where the Land is located.

Carrier including the expression "other Carriers" has the same meaning as is contained in the Act.

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Carrier Requirements means the Lessee's obligation to comply with legislation, by-laws, policies, community obligations and technical requirements.

Commencement Date means the date specified as such in item 6 of the Form 7.

Easement means registered easement no. 710086198.

Existing Carrier means 3GIS Pty Ltd ABN 93 111 440 307.

Expiry Date means the date specified as such in item 6 of the Form 7.

Facility means the telecommunications facility being an equipment hut including equipment housing, security fence and/or any other fixtures, fittings, structures, and cabling:

- (a) constructed, installed, maintained and operated in accordance with any necessary Planning Approval;
- (b) associated with the Tower; and
- (c) otherwise as altered, upgraded and/or added to in accordance with this Lease but otherwise in the Lessee's absolute discretion from time to time.

Form 7 means the form 7 under the Land Title Act 1994 (Qld) forming part of this Lease.

GST means the tax imposed by the GST Act and the related imposition Acts of the Commonwealth.

GST Act means the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

Input Tax Credit has the same meaning as in the GST Act.

Item means an item in the Reference Schedule.

Land means the land described in item 2 of the Form 7.

Lease means this lease and any equitable lease or common law tenancy evidenced by this lease.

Lessee means the party named in item 3 of the Form 7, and any successor in title to that party.

Lessor means the party named in item 1 of the Form 7, and any successor in title to that party.

**Nominated Carrier** means Telstra Corporation Limited ABN 33 051 775 556 as the carrier declared to be the nominated carrier in respect of the Facility in accordance with the provisions of the Act.

Permitted Use means the use specified in Item 5.

**Planning Approval** means any approval, permit, consent or authority for the carrying out of development as defined in the *Integrated Planning Act 1997* (Qld) or required under a local law (or subordinate local law) applying in the local government area in which the Land is located.

Premises means the premises described in item 5 of the Form 7.

Reference Schedule means the reference schedule in this Lease.

Rent means the amount specified in Item 3 as varied on any Review Date under this Lease.

Review Date means each anniversary of the Commencement Date during the Term or any Further Term.

Services means electricity and any telecommunications services.

**Special Easement Rights** means all rights, interests and powers exercisable by the Lessor under the Easement, except to the extent that the Easement is an easement of right of way or for access purposes.

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Tax Invoice has the same meaning as in the GST Act.

Taxable Supply has the same meaning as in the GST Act.

**Term** means the term of this Lease which begins on the Commencement Date and (subject to earlier termination under this Lease or according to law) ends on the Expiry Date.

Tower has the meaning given in the Tower Licence.

**Tower Licence** means a licence agreement entered into, or to be entered into, between the Lessor and the Existing Carrier, a copy of which is attached as Schedule A to this Lease.

#### 1.2 Rules for interpreting this Lease

- (a) Headings are for convenience only and do not affect interpretation. The following rules also apply in interpreting this Lease except where the context makes it clear that a rule is not intended to apply.
- (b) Any right given to the Lessor or the Lessee (as the case may be) may, where the context so permits, be exercised by that party's employees, agents, contractors or others authorised (expressly or implicitly) by that party.
- (c) Any obligation on the Lessor or the Lessee (as the case may be) will, where the context so permits, extend to the actions of that party or its authorised employees, agents, contractors, licensees, invitees, or others claiming under or through that party.
- (d) Sections 105 to 107 (inclusive) of the Property Law Act 1974 (Qld) do not apply to this Lease.
- (e) A reference to:
  - legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
  - a document or agreement, or a provision of a document or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
  - (iii) a party to this document or to any other document or agreement includes an executor, an administrator, a permitted substitute or a permitted assign of that party;
  - (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
  - (v) anything (including a right, obligation or concept) includes each part of it.
- (f) Where a party consists of two or more persons or a term is used in this Lease to refer to more than one party:
  - an obligation of those persons is joint and several;
  - (ii) a right of those persons is held by each of them severally; and
  - (iii) any other reference to that party or that term is a reference to each of those persons separately, so that (for example):
    - (A) a representation, warranty or undertaking is given by each of them separately; and
    - (B) a reference to that party or that term in the default clause in this Lease is a reference to each of those persons separately.
- (g) Where a party is a corporation, it includes the corporation, its successors and assigns.
- (h) A singular word includes the plural, and vice versa.

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- (i) A word which suggests one gender includes the other genders.
- (i) If a word is defined, another part of speech has a corresponding meaning.
- (k) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (I) The word agreement includes an undertaking or other binding arrangement or understanding, whether or not in writing.
- (m) No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Lease or any part of it.

#### 2. DEMISE

#### 2.1 Lessee Rights

The Lessor leases the Premises to the Lessee for the Term for the Permitted Use, together with the right to:

- (a) have unrestricted access to and from the Premises and the Facility at all times, with or without all necessary vehicles, equipment and workmen, and for that purpose (and that purpose alone) the Lessee is authorised to exercise the Lessor's rights under the Easement but only in such a manner as not to breach the Easement;
- (b) lay electricity cables over, under or within the Land to connect the Facility to the public electricity supply and to transmit electricity through those cables;
- (c) lay communication cables and any other cables through or within the Land in connection with the Permitted Use and to use those cables;
- (d) repair, replace, renew, alter, maintain and upgrade the cables referred to in clauses 2.1(b) and 2.1(c);
- (e) use the Services on the Premises (if any) as may be necessary for the Lessee's use and enjoyment of the Premises and the Facility; and
- (f) use so much of the Land adjoining and adjacent to:
  - (i) the Premises; or
  - (ii) any installation of the Lessee,

as is reasonably required during installation, erection, construction, repair, replacement, renewal, maintenance and operation of the Facility. The Lessee must restore the adjoining and adjacent Land as far as practicably possible to its condition prior to such use by the Lessee.

### 2.2 Security

In accessing the Premises and the Facility pursuant to clause 2.1(a), the Lessee must comply with any reasonable security arrangements of the Lessor of which the Lessee has received written notice. In an emergency, the Lessor must arrange for its security staff or contractor to give the Lessee access to the Premises and the Facility within 2 hours of notification by the Lessee to the Lessor.

#### 2.3 Minimise interference

In exercising its rights under this Lease, the Lessee must do so in such a way as to minimise (as far as is reasonably practicable) any interference with any lawful use of the Land by the Lessor or by any other person.

# 2.4 Beginning the Permitted Use

The Lessee must not begin using the Premises for the Permitted Use unless and until the Tower Licence exists.

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#### 2.5 Comply with Planning Approvals

The Lessee must comply with the terms of any Planning Approval relating to the Facility from time to time.

#### 2.6 Exercise of Special Easement Rights

- (a) The Lessee may from time to time request the Lessor to consent to the exercise by the Lessee of a Special Easement Right.
- (b) The Lessor must not unreasonably withhold consent to the exercise by the Lessee of the Special Easement Right if:
  - (i) the request is in writing;
  - (ii) the request describes the relevant Special Easement Right and how the Lessee wishes to exercise it;
  - (iii) the Lessee gives the Lessor all information (including drawings and technical information) that the Lessor reasonably requires in order to assess the Lessee's request;
  - (iv) the Lessee's exercise of the relevant Special Easement Right, as described in the request and other information, would not necessarily breach the Easement; and
  - (v) the Lessee's exercise of the relevant Special Easement Right, as described in the request and other information, would not be likely to detrimentally affect the Lessor's then existing or proposed exercise of the Special Easement Rights.
- (c) The Lessor is not taken to have consented unless it does so in writing, and the Lessor may give its consent conditionally if the conditions are reasonable. The Lessee must comply with any conditions.

#### 3. LESSEE'S COVENANTS

### 3.1 Rent and Rent Review

- (a) The Lessee must pay the Rent in the manner set out in Item 4.
- (b) The Rent is to be reviewed on each Review Date in accordance with Item 6.

#### 3.2 Maintenance of Premises

The Lessee must keep the Premises in good repair and condition (having regard to the condition of the Premises as at the Commencement Date), excluding fair wear and tear and any damage caused by fire, flood, lightning, storm, war or act of God.

#### 3.3 Reinstatement and Make Good

- (a) The Lessee must, by no later than 1 month after the end of the Term, remove the Facility and make good at its cost any damage to the Land or Premises caused by such removal.
- (b) The parties agree that the period of 1 month after the end of the Term referred to in clause 3.3(a) is not regarded as holding over for the purposes of clause 5.3 and no Rent is payable by the Lessee during that period.

### 3.4 Assignment

- (a) The Lessee must not assign, sublet or part with possession of the Premises without the consent of the Lessor, which consent must not be unreasonably withheld or delayed.
- (b) Despite clause 3.4(a), the Lessee may assign, sublet or part with possession of the Premises to a:

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- (i) related body corporate as defined in the Corporations Act 2001 (Cth);
- (ii) body corporate of which the Lessee is either an associated entity or a related body corporate of an associated entity as defined in the *Corporations Act 2001* (Cth); or
- (iii) Commonwealth department or body,

without the Lessor's consent. The Lessee must notify the Lessor of any dealing referred to in this clause 3.4(b) within 3 months of its occurrence. The Lessor is entitled to regard itself as not bound by the dealing unless and until the Lessee has given the Lessor that notification.

(c) In the event of an assignment by the Lessee of this Lease and the Lessee giving notification to the Lessor under clause 3.4(b), the Lessee and Lessor are released from all obligations and liabilities to each other under this Lease from the date of such assignment, but without prejudice to any prior claim or remedy which either party may have against the other.

#### 3.5 Services

- (a) The Lessee or the Lessor may install separate metering for the Services to the Premises at the Lessee's cost and the Lessee must pay to the suppliers all charges for the Services that are consumed or used by the Lessee.
- (b) The Lessor must obtain the Lessee's approval before installing any Services that exclusively service the Premises.

### 3.6 Use of Premises

The Lessee:

- (a) may carry out any structural work it considers is necessary as part of the installation of the Facility; and
- (b) may only use the Premises for the Permitted Use and not otherwise without the Lessor's prior written consent.

# 4. LESSOR'S COVENANTS

#### 4.1 Quiet Enjoyment

- (a) So long as the Lessee pays the Rent and performs its obligations under this Lease, it is entitled during the Term to quietly enjoy the Premises without any interruption by the Lessor or any person lawfully claiming through the Lessor or in any other manner.
- (b) The Lessor covenants not to manipulate, tamper with, interfere with, damage, deface, remove or destroy the Facility or any part of it or its operation without the Lessee's written permission.
- (c) Subject to clause 4.1(d), the Lessor may from time to time enter the Premises:
  - to inspect the Premises or the Facility or both;
  - (ii) to find out whether the Lessee is complying, or has complied, with this Lease;
  - (iii) in connection with fulfilling a legal obligation; or
  - (iv) for any other reasonable purpose.
- (d) The Lessor agrees it must notify the Lessee both in accordance with the contact details in Item 2 and any contact details provided on the signage referred to in clause 4.1(e), of any proposed access by the Lessor which requires entry to the Premises or approach to the Facility so that the Lessee can ensure that the Lessor is aware of the Lessee's safety and security procedures. The Lessor must comply with the Lessee's safety and security procedures as notified by the Lessee to the Lessor from time to time.

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(e) The Lessee has the right to erect signage and a security fence around the Premises and the Facility for the purposes of complying with Australian safety standards. The Lessor must comply with the Lessee's signage when entering the Premises or approaching the Facility.

#### 4.2 Non-Derogation from Grant

The Lessor must not derogate from its grant of the Premises to the Lessee and this obligation of the Lessor is not excluded or in any way limited by any other provision of this Lease.

#### 4.3 Subsequent Occupiers

- (a) Where the Lessor proposes to grant a right of occupancy on the Land to:
  - another Carrier, if the right of occupancy will entitle the other Carrier to use any part of the Land as a
     "facility" as defined in the Act; or
  - another occupier, if the right of occupancy is likely to materially adversely affect, impair or interfere with (Affect) the Lessee's Permitted Use,

the Lessor must first:

- (iii) give notice to the Lessee immediately of such a proposal; and
- (iv) obtain the Lessee's consent to such a proposal which consent must not be withheld or delayed unless the Lessee establishes that its Permitted Use will be Affected.
- (b) The Lessor's obligations under this clause are essential terms of this Lease. The Lessee may treat the Lessor's breach of an essential term as a repudiation of this Lease and may terminate this Lease for breach of this essential term and for repudiation.
- (c) Clause 4.3(a) does not apply if the other Carrier or other occupier is:
  - (i) the Existing Carrier;
  - (ii) the Nominated Carrier; or
  - (iii) a related body corporate, under the Corporations Act 2001, of either of them.

#### 4.4 Permits and Approvals

The Lessor:

- (a) irrevocably authorises the Lessee, at the Lessee's expense, to make applications to any relevant authority for any necessary permits, consents and approvals to enable the development, construction and use of the Facility and to exercise and procure every right of appeal arising from the determination of any such application or the failure to determine such application; and
- (b) must sign all documentation and provide all assistance required by the Lessee or any person nominated by the Lessee to obtain the permits, consents and approvals referred to in clause 4.4(a).

The Lessee must pay or reimburse to the Lessor its reasonable expenses and administrative charges for or in connection with doing anything contemplated by this clause.

#### 4.5 Surrender

- (a) The Lessee may terminate this Lease on giving the Lessor 28 days' written notice at any time where it is unable to comply with or satisfy any Carrier Requirements provided that this right to terminate is only available to the Lessee prior to completion of the installation of the Facility.
- (b) Despite any other provision of this Lease, the Lessor covenants that if factors affect the Lessee's use of the Premises to the extent that:

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- (i) the Permitted Use is compromised or the Premises are no longer required by the Lessee including, without limitation, where the Lessee determines in its absolute discretion through the ACIF Code compliance regime or other applicable legislation, that the Lessee no longer requires the Premises; or
- (ii) the level of service provided by the Lessee to its customers falls below the coverage level acceptable to the Lessee; or
- (iii) there is an emergence of radio interference or physical interference which, in the Lessee's opinion, materially interferes with the performance of the Facility,

then the Lessee may terminate this Lease on giving to the Lessor 6 months' written notice at any time.

(c) If the Lessee exercises its right to terminate this Lease under clause 4.5(a) or clause 4.5(b), it must at its cost reinstate the Premises in accordance with clause 3.3. Any such termination is without prejudice to any prior claim or remedy which either party may have against the other.

#### 4.6 No Restriction on Commonwealth Legislation

- (a) Nothing in this Lease affects, restricts, limits or derogates from the rights, powers and immunity of the Lessee under and by virtue of the Act or any other applicable legislation and/or regulations of the Commonwealth.
- (b) The Lessor agrees pursuant to clause 17(5) Division 5 Part 1 of Schedule 3 of the Act to waive its right to be given a notice under clause 17(1) Division 5 Part 1 of Schedule 3 of the Act of the Lessee's exercise of its powers to inspect and/or install the low impact installation.
- (c) The operation of this clause survives the expiry or termination of this Lease.

# 4.7 Lessee's Property

The Facility remains at all times the property of the Lessee.

#### 4.8 Contamination

The Lessor warrants that at the Commencement Date, it is not aware of the Land or the Premises containing substances hazardous to health or safety.

#### 4.9 Refund of Rent on Termination

If this Lease is terminated by the Lessee prior to the Expiry Date pursuant to clauses 4.5 or 5.1(c), the Lessor must, within 30 days of the date of termination, refund to the Lessee any Rent paid in advance for that portion of the Term after the date of termination.

# 4.10 Nominated Carrier

- (a) The Lessor acknowledges and agrees that the rights granted to the Lessee under this Lease can be exercised by the Nominated Carrier to the extent necessary to carry out its rights and obligations as nominated carrier under the Act in respect of the Facility and the Tower.
- (b) The Lessor must not interfere with the exercise of any of those rights by the Nominated Carrier under clause 4.10(a).
- (c) A reference to "rights" in clause 4.10(a) does not extend to the estate or interest in the Premises under this Lease or any incident of that estate or interest.

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#### 5. MUTUAL COVENANTS

#### 5.1 Default and Re-Entry

- (a) If the Rent is 1 month in arrears or if the Lessee breaches any of its other obligations under this Lease and the Lessee does not within:
  - (i) 30 days in the case of non-payment of Rent; and
  - (ii) 90 days in the case of all other breaches,

from being given written notice from the Lessor:

- (iii) remedy the default; or
- (iv) if the default cannot be remedied, pay reasonable compensation to the Lessor for the loss or damage suffered by the Lessor as a consequence of the default,

then the Lessor may re-enter upon the Premises without interfering with the Facility.

- (b) This Lease determines on the Lessor's re-entry but without prejudice to any prior claim or remedy which either party may have against the other.
- (c) If any of the Lessor's covenants and conditions contained or implied in this Lease are not punctually performed or observed, and such default continues for a period of 30 days after written notice specifying such default is served on the Lessor, then the Lessee may terminate this Lease by written notice to the Lessor. Upon receipt of such notice by the Lessor, this Lease is at an end, but without prejudice to any prior claim or remedy which either party may have against the other.

# 5.2 Termination of Tower Licence

This Lease determines if the Tower Licence is terminated.

#### 5.3 Costs of Lease

The Lessee must:

- (a) pay or reimburse the Lessor for the Lessor's legal fees and disbursements for any legal services properly acquired by the Lessor in respect of this Lease after the first draft of this Lease was given to the Lessee (or to the Lessee's representative) by or for the Lessor;
- (b) pay all stamp duty and registration fees payable on this Lease; and
- (c) pay or reimburse the Lessor for the Lessor's reasonable costs, expenses and administrative fees for and incidental to the preparation of a survey plan of the Premises.

#### 5.4 Holding Over

- (a) If the Lessee occupies the Premises with the Lessor's consent after the Expiry Date, then the Lessee does so under a yearly tenancy.
- (b) The Lessee occupies the Premises at the same Rent payable prior to the Expiry Date and otherwise on the same terms as this Lease, so far as they can be applied to a yearly tenancy.
- (c) Either party may terminate the yearly tenancy by giving 1 year's written notice to the other (which notice may expire at any time).

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#### 5.5 Relationship of Lease to Planning Approvals

The Lessee's obligations under this Lease are in addition to its obligations under any Planning Approval. In particular, nothing in this Lease negates, overrides or changes any of the Lessee's obligations under any Planning Approval in existence at the time that this Lease is entered into.

#### 5.6 Change of Lessor

If the Lessor transfers the Premises to a person (New Owner) who becomes the registered owner of the Premises (or of any land including the Premises) and notifies the Lessee of the transfer:

- (a) the New Owner becomes the Lessor from the date of the notification for all purposes under this Lease; and
- (b) the Lessor and the Lessee are released from all obligations and liabilities to each other under this Lease from the date of the notification, but without prejudice to any prior claim or remedy which either party may have against the other.

#### 6. INSURANCE AND INDEMNITY

#### 6.1 Property Insurance

The Lessee will insure the respective rights and interests of the Lesser and the Lessee for damage which must be repaired by the Lessee under this Lease.

#### 6.2 Workers' Compensation Insurance

The Lessee will satisfy all statutory requirements for workers' compensation insurance pursuant to state legislation and regulations.

# 6.3 Public Liability Insurance

- (a) The Lessee will take out and maintain public liability insurance for an amount of not less than \$20 million for a single event and which includes the interest of the Lessee's landlords as a class.
- (b) If requested in writing by the Lessor, the Lessee will provide the Lessor with a letter confirming the Lessee's insurance as specified under this clause, such request not to be made more than once a year during the Term.

#### 6.4 Indemnity

- (a) The Lessee indemnifies the Lessor (both during and after the Term) against any liability, loss, damage, costs or expenses incurred or suffered by the Lessor to the extent that it is caused by or in connection with:
  - a breach of this Lease by the Lessee;
  - the negligence of the Lessee or an employee or agent of the Lessee acting within the scope of their authority; or
  - (iii) the Lessee's exercise or purported exercise of any rights under this Lease.
- (b) The indemnity provided by the Lessee under this clause 6.4 will not exceed \$20 million per event and in the aggregate.
- (c) The Lessee's liability to indemnify the Lessor under this clause 6.4 shall be reduced proportionately to the extent that any deliberate or negligent act or omission of the Lessor contributed to the liability, loss, damage, costs or expenses.
- (d) In defending or settling any claim, action or demand the subject of an indemnity under this clause 6.4, the Lessor must follow the Lessee's reasonable instructions.

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(e) The Lessor must not settle any claim, action or demand the subject of an indemnity under this clause 6.4 without obtaining the prior written consent of the Lessee. Such consent is not to be unreasonably withheld, and the Lessor must take reasonable steps to mitigate any liability, loss, damage, costs or expenses including taking reasonable court action required by the Lessee to defend any claim, action or demand made against the Lessor. The Lessor's reasonable costs and expenses of and incidental to any such court action are within the scope of the indemnity under this clause 6.4.

#### 7. NOTICES

#### 7.1 How to give a notice

A notice, consent or other communication under this Lease is only effective if it is:

- (a) in writing, signed by or on behalf of the person giving it;
- (b) addressed to the person to whom it is to be given; and
- (c) either:
  - delivered or sent by pre-paid mail (by airmail, if the addressee is overseas) to that person's address;
     or
  - (ii) sent by fax to that person's fax number and the machine from which it is sent produces a report that states that it was sent in full.

#### 7.2 When a notice is given

A notice, consent or other communication that complies with this clause is regarded as given and received:

- (a) if it is delivered or sent by fax:
  - by 5.00 pm (local time in the place of receipt) on a Business Day on that day; or
  - (ii) after 5.00 pm (local time in the place of receipt) on a Business Day, or on a day that is not a Business Day on he next Business Day; and
- (b) if it is sent by mail:
  - (i) within Australia 3 Business Days after posting; or
  - (ii) to or from a place outside Australia 7 Business Days after posting.

#### 7.3 Address for notices

A person's address and fax number are those set out below that person's name in the relevant Item in the Reference Schedule in this Lease, or as the person notifies the sender.

#### 8. GST

# 8.1 Imposition of GST

Subject to clause 8.2, where one party (**supplying party**) makes a Taxable Supply to another party (**receiving party**) and the consideration for that supply is not expressed to be inclusive of GST, the receiving party must pay an additional amount when it pays or provides that GST exclusive consideration, equal to the value of that GST exclusive consideration (without deduction or set-off), multiplied by the prevailing GST rate.

#### 8.2 Tax Invoice

The receiving party is not required to pay any amount of GST to the supplying party unless the supplying party has issued a Tax Invoice to the receiving party.

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#### 8.3 Adjustment of consideration for a supply

If the amount of GST recovered by the supplying party from the receiving party differs from the amount of GST payable at law by the supplying party (or an entity grouped with the supplying party for GST purposes) in respect of the supply, the supplying party will adjust the amount payable by the receiving party accordingly.

### 8.4 Indemnity and reimbursement payments exclude input tax credit entitlements

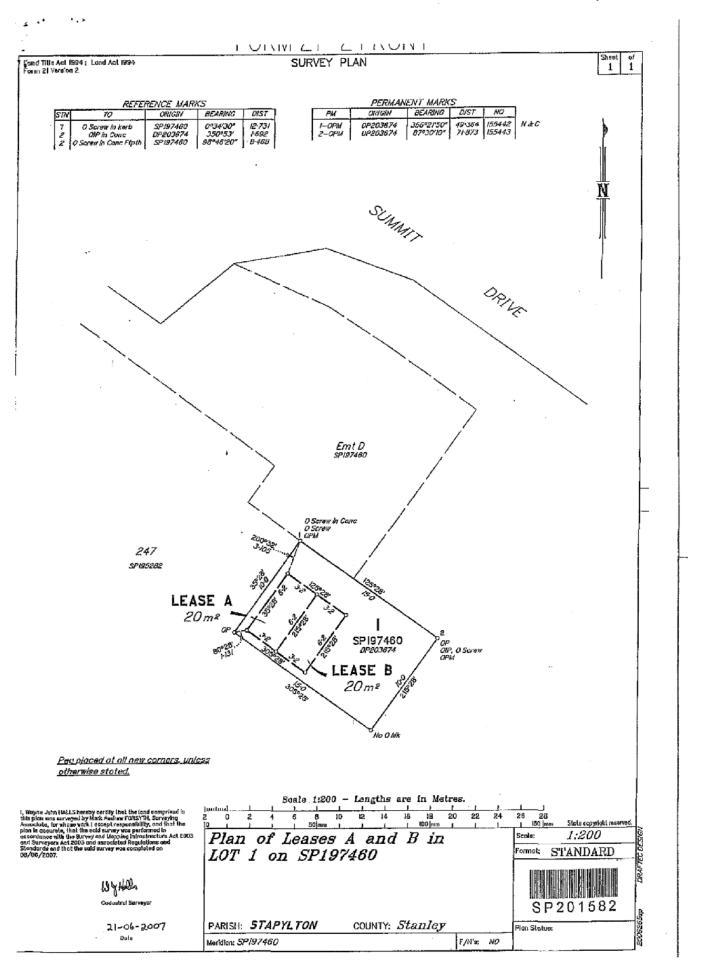
If one party (payer) is required to indemnify or reimburse another party (payee) for any cost, loss or expense incurred by the payee, the required payment does not include any part of such cost, loss or expense that the payee (or an entity grouped with the payee for GST purposes) is entitled to claim as an Input Tax Credit, but will be increased under clause 8.1 if the payment is consideration for a Taxable Supply.

#### 9. TERMINATION OF SUBSEQUENT LEASES AND PRIOR LEASE

- (a) In this clause 9:
  - Subsequent Lease means a lease, if any, between the Lessor and the Lessee of the Premises for a
    period of time commencing after the Terminating Date; and
  - (ii) Prior Lease means a lease, if any, between the Lessor and Lessee of the Premises for a period of time prior to the Commencement Date.
- (b) The Lessee may terminate any Subsequent Lease for any reason in its absolute discretion by giving the Lessor written notice at least 1 month before the Terminating Date. The Subsequent Lease terminates on the date of the Lessee's notice.
- (c) If a Prior Lease is validly terminated (other than by the effluxion of time), this Lease will automatically terminate on the same date as the Prior Lease is validly terminated.
- (d) If:
  - the Lessee gives the Lessor notice that it is terminating a Subsequent Lease under clause 9(b); or
  - (ii) as a result of the termination of a Prior Lease, this Lease terminates under clause 9(c),

the Lessor and Lessee agree:

- (iii) to promptly execute a surrender of the Subsequent Lease or this Lease in registrable form;
- (iv) the termination of the Subsequent Lease or this Lease is without prejudice to any prior claim or remedy which either party may have against the other under the Subsequent Lease or this Lease;
- the Lessee must at its cost attend to the preparation, stamping and registration of the surrender of the Subsequent Lease or this Lease; and
- (vi) the Lessor must immediately produce the certificate of title for the Land to the Queensland Land Registry, if it is required, to enable the surrender of the Subsequent Lease or this Lease to be registered.



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I. Certificate of Registered Owners or Lessees.		<u> </u>	Existing Lot	Plan	Lots	Emts	Road	
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3. Plans with Community Management Statement:	4.References:	By:		John Holfs	TOTAL	8		
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Property Plan - 61A Summit Drive, Springfield Lakes

Scale 1:1,000 Printed Date: 30 May 2019 Doc ID No: A5540086

ITEM: 7

SUBJECT: PROPOSED NEW LEASE FOR TELECOMMUNICATIONS PURPOSES TO OPTUS

MOBILE PTY LIMITED LOCATED AT 102 CHAMPIONS WAY, WILLOWBANK

AUTHOR: PROPERTY OFFICER

DATE: 27 MAY 2019

#### **EXECUTIVE SUMMARY**

This is a report concerning a proposal from Optus Mobile Pty Limited (Optus) for a new lease to accommodate the Optus equipment shelter over Council freehold land located at 102 Champions Way, Willowbank, described as part of Lot 1 on SP308694.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That pursuant to section 236(2) of the Local Government Regulation 2012 (the Regulation) the exception referred to in section 236(1)(c)(iii) and of the Regulation applies to Council on the disposal of the lease interest located at 102 Champions Way, Willowbank and described as part of Lot 1 on SP308694, by way of a new lease arrangement between Council and Optus Mobile Pty Limited for telecommunication purposes on the basis of disposal for the following terms:
  - 1. A lease for a term of 8 years commencing 1 July 2019.
- B. That Council (Interim Administrator of Ipswich City Council) enter into a new lease with Optus Mobile Pty Limited for an 8 year term commencing on 1 July 2019 at a commencing annual rent of \$12,000 plus GST with an annual indexation of 2.5%.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the proposed new lease arrangement as detailed in Recommendations A and B of the report by the Property Officer dated 27 May 2019 and do any other acts necessary to implement Council's decision in accordance with section 13(3) of the Local Government Act 2009.

#### **RELATED PARTIES**

There are no related parties arising as a direct result of this report

#### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

# **PURPOSE OF REPORT/BACKGROUND**

Optus is an infrastructure owner and provider to the wireless telecommunications industry. Telstra Corporation Limited (Telstra) is the owner of the two towers originally constructed on the freehold land located at 102 Champions Way, Willowbank. The existing lease to Telstra for the towers and equipment shelters are due to expire 30 June 2027.

Optus will enter into a tenure arrangement with Telstra over the existing tower over the property. Optus has proposed an additional lease area for its equipment shelter to adjoin the existing Telstra lease area to expire 30 June 2027 to align with Telstra's existing lease with Council.

Council sourced a written rental determination from an independent registered Valuer to inform the amount of consideration for telecommunications proposals in the City of Ipswich, consideration was given to the remote location of the subject property. The quantum of the indexation rate has been a strong issue for debate with the various telecommunications providers involved with similar negotiations at other sites across the local government area.

The proposed terms of the Lease are as follows:

Term of Lease: 8 years

Commencement Date: 1 July 2019

Expiry Date: 30 June 2027

Option: Nil

Commencing Rent: \$12,000.00 (excluding GST) per annum

Fixed Increase Dates: Annual indexation of 2.5% on each anniversary of the

Commencement Date

Section 236(1)(c)(vi) of the *Local Government Regulation 2012* provides an exemption from the requirement to dispose of a lease interest in land other than by tender or auction if the disposal is for the purpose of a lease for a telecommunications facility. The Council must however decide by resolution that the exemption applies to this category of disposal. Further, the Council may only dispose of a lease interest in land if the consideration for the disposal would be equal to, or more than the market value of the interest of the land.

#### FINANCIAL/RESOURCE IMPLICATIONS

Council play an integral role in providing support to telecommunications providers in helping them to deliver their mobile network to the community. The mobile network provides services that are an integral part of daily life to low income, vulnerable and disadvantaged customers.

If Council resolve to enter into this lease arrangement with Optus, Council will receive an income of \$104,833.40 plus GST for the 8 year term.

#### RISK MANAGEMENT IMPLICATIONS

If the recommendations for the new lease are not resolved, there will be delays in Optus finding an alternative site to provide vital and reliable telecommunications coverage to the area. Council will also lose \$104,833.40 rent revenue over the 8 year term, and the loss of rent for any further terms that would be negotiated.

# **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 + Local Government Regulation 2012 + Planning Act 2016

#### **COMMUNITY AND OTHER CONSULTATION**

The Infrastructure and Environment Department has advised that it has no objections to entering into a new lease with Optus for an equipment shelter over the property.

Council engaged an independent registered valuer to prepare a valuation report to determine an appropriate rent for the subject site for telecommunications purposes for an equipment shelter only. In undertaking the assessment of rent the valuer adopted the market approach. The market approach provides for an indication of value by comparing the subject asset with identical or similar assets for which price information is available.

The content of this report does not require community consultation by Council.

# **CONCLUSION**

It is recommended that Council proceed to enter into a Lease with Optus for an 8 year term over part of 102 Champions Way, Willowbank, described as Lot 1 on SP308694 at a commencing rent of \$12,000 plus GST per annum with a 2.5% annual indexation.

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Proposed Lease Area 102 Champions Way, Willowbank 🛂 🖺
- 2. Site Layout Plan 16-102 Champions Way, Willowbank 🗓 🖺

CONFIDENTIAL

3. Valuation Report - Rent Assessment - 102 Champions Way, Willowbank

**Kerry Perrett** 

#### PROPERTY OFFICER

I concur with the recommendations contained in this report.

Brett McGrath

# **SENIOR PROPERTY OFFICER**

I concur with the recommendations contained in this report.

**Andrew Knight** 

# **GENERAL MANAGER - CORPORATE SERVICES**

"Together, we proudly enhance the quality of life for our community"

#### PROPOSED LEASE AREA

Equipment Shelter
102 Champions Way, Willowbank



