
Toowoomba Regional Council

Charges Resolution No 2

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1 Introduction

1.1 **Sustainable Planning Act 2009 (SPA)**

- (a) This is a charges resolution made pursuant to section 630 of the SPA, referred to herein as 'the resolution'.
- (b) The resolution is to be read in conjunction with both the SPRP and the Planning Scheme.
- (c) The resolution is attached to, but does not form part of the Planning Scheme.

1.2 **Purpose**

- (a) The purpose of the resolution is to assist with the implementation of the Planning Scheme in accordance with Chapter 8, Part 2, Division 1 (Charges for trunk infrastructure) of the SPA.
- (b) The charges adopted in the resolution when levied, will help fund part of the establishment cost of trunk infrastructure identified in Council's LGIP.

1.3 **Date of Effect**

The resolution has effect on and from 5 December 2016.

1.4 **Definitions**

- (a) Words or terms defined in the SPA or the Planning Scheme used in the resolution, have the meaning given in the SPA or the Planning Scheme.
- (b) Otherwise, the words used in the resolution are defined as follows:

Bedroom	means an area of a building or structure which: (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or (b) can be used for sleeping such as a den, library, study, loft, media or home entertainment room, family or rumpus room or other similar space.
Consumer Price Index	has the meaning given to that term in section 848(6) of the SPA.
Council	means the Toowoomba Regional Council.
Credit	means the monetary amount used in the calculation of the levied charge, which is determined in accordance with section 4 of the resolution.
Development Category	means the development category stated in column 1 of Table 1 of the resolution.

Impervious Area	means the area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.
Infrastructure Offset	means an infrastructure offset referred to in section 6 of the resolution.
Local Government Infrastructure Plan or LGIP	means the Toowoomba Local Government Infrastructure Plan which is Part 4 of the Planning Scheme.
Maximum Adopted Charge	has the meaning given to that term in section 629(5) of the SPA.
Planned Date	means the date scheduled for the provision of trunk infrastructure stated in the LGIP schedules of works identified in Schedule 3 of the Planning Scheme.
Planning Scheme	means the Toowoomba Regional Council Planning Scheme dated 27 February 2015.
Plot Ratio	means the ratio of the gross floor area (GFA) to the area of the site.
Prescribed Form	means a form prescribed by Council.
Priority Infrastructure Area (PIA)	means the priority infrastructure area identified in the LGIP.
Producer Price Index or PPI	has the meaning given to that term in section 627 of the SPA.
QPP	means the Queensland Planning Provisions version 3.1.
Required Period	has the meaning given to that term in section 660(6) of the SPA.
Schedules of Works	means the LGIP schedules of works identified in Schedule 3 of the Planning Scheme.
Serviced Premises	means premises which are serviced or planned to be serviced with trunk infrastructure.
SPA	means the <i>Sustainable Planning Act 2009</i> .
State Planning Regulatory Provision or SPRP	means the State planning regulatory provision (adopted charges) 2012 made under the SPA, and amended on 29 July 2013.

3-yearly PPI Index Average	has the meaning given to that term in section 631 of the SPA.
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2 Application of the resolution

- (a) The resolution applies to the entire local government area of Council.
- (b) The resolution adopts a charge for particular development that is no more than the Maximum Adopted Charge.
- (c) Different charges are adopted in the resolution for particular development in different parts of the Council's area, being broken into 'charge areas', per the maps attached to the resolution as **Appendix A**.
- (d) The resolution categorises development defined in the Planning Scheme (as stated in column 2 of Table 1), per the Development Categories provided in column 1 of Table 1.
- (e) Where development is not listed in column 2 of Table 1 (including where a use is unknown because the development application does not specify a proposed use or where a use is undefined in the Planning Scheme), Council will allocate that development an applicable Development Category, based on an assessment of use and demand.

Table 1 - Development Categories and development

Column 1 Development Category	Column 2 Development under the Planning Scheme
Residential	Caretaker's accommodation, dual occupancy, dwelling house, multiple dwelling, dwelling unit
Accommodation (short term)	Hotel, short-term accommodation, resort complex (accommodation component), tourist park
Accommodation (long term)	Community residence, relocatable home park, retirement facility, rooming accommodation
Places of assembly	Club, community use, function facility, funeral parlour, place of worship
Commercial (bulk goods)	Agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom
Commercial (retail)	Adult store, food and drink outlet, service industry, service station, shop, shopping centre
Commercial (office)	Office, sales office
Education facility	Child care centre, community care centre, educational establishment (except an educational establishment for the Flying Start for Queensland Children program)

Column 1 Development Category	Column 2 Development under the Planning Scheme
Entertainment	Hotel (non-residential component), nightclub entertainment facility, Resort complex (excluding accommodation component), theatre
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, marine industry, medium impact industry, research and technology industry, rural industry, warehouse
High impact industry	High impact industry, special industry
Low impact rural	Animal husbandry, cropping, permanent plantations,
High impact rural	Aquaculture, intensive animal industries, intensive horticulture, wholesale nursery, winery
Essential services	Detention facility, emergency services, health care services, hospital, residential care facility, veterinary services
Specialised uses	Air services, animal keeping, crematorium, extractive industry, major sport recreation and entertainment facility, motor sport facility, nature-based tourism, non-resident workforce accommodation, outdoor sport and recreation, outstation, parking station, port services, tourist attraction, utility installation
Minor uses	Cemetery, home based business, landing, major electricity infrastructure, market, park, roadside stalls, substation, telecommunications facility, temporary use

3 Adopted charges

3.1 Development types

- (a) The adopted charges for:
- (i) Reconfiguring a lot, are discussed in section 3.2;
 - (ii) Material change of use of premises, are discussed in section 3.3; and
 - (iii) Carrying out of building work, are discussed in section 3.3.

3.2 Adopted charges for reconfiguring a lot

- (a) The adopted charges for reconfiguring a lot for residential purposes are:

- (i) for each lot created in a residential zone, the adopted charge for the Development Category 'Residential - three or more Bedroom dwelling' calculated in accordance with Section 3.3.
 - (ii) for each lot created in a zone other than a residential zone, the adopted charge for the Development Category 'Residential - three or more Bedroom dwelling' calculated in accordance with Section 3.3.
- (b) The adopted charges for reconfiguring a lot for non-residential purposes are:
 - (i) for each lot created in the Urban charge area or the Township charge area – the adopted charge in the Development Category 'Industry' calculated in accordance with Section 3.3 using a plot ratio of 0.4 and capped at a maximum gross floor area of 2,000m² per lot.
 - (ii) for each lot created in the Rural charge area – the adopted charges for the Development Category 'Low impact rural' calculated in accordance with Section 3.3.

For avoidance of doubt – the adopted charge for the stormwater quantity network will not apply to a non-residential lot reconfiguration.

3.3 Adopted charges for material change of use of premises or building work

- (a) The adopted charges for a material change of use or building work for residential development are stated in Table 2.
- (b) The adopted charges for a material change of use or building work for non-residential development are stated in Table 3.
- (c) If residential development located in the Urban charge area is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Table 2 is to be reduced by twenty percent (20%) for each network that will not service the development:
 - (i) Water supply
 - (ii) Sewerage
 - (iii) Stormwater quantity
 - (iv) Parks and land for community facilities.

For example, the adopted charge for a three Bedroom dwelling house in the Urban charge area that is not planned to be serviced by the sewerage network is calculated as 80% of the adopted charge for that development stated in Table 2.

- (d) If residential development located in the Township charge area is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Table 2 will

be reduced by twenty percent (20%) for each network that will not service the development:

- (i) Water supply
- (ii) Sewerage
- (iii) Parks and land for community facilities.

For example, the adopted charge for a three Bedroom dwelling house in the Township charge area that will not be serviced by the sewerage network is calculated as 80% of the adopted charge stated for that development in Table 2.

- (e) If residential development located in the Rural charge area is planned to be serviced by networks other than the transport network, the adopted charge for that development stated in Table 2 will be increased by twenty percent (20%) for each additional network that will service the development.

For example, the adopted charge for a three Bedroom dwelling house in the Rural charge area that is planned to be serviced by the water supply network is calculated as 120% of the adopted charge for that development stated in Table 2.

- (f) If non-residential development located in the Urban charge area or the Township charge area is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Table 3 is to be reduced by thirty three percent (33%) for each network that will not service the development:

- (i) Water supply
- (ii) Sewerage

For example, the adopted charge for a Commercial (retail) development in the Urban charge area that is not planned to be serviced by the sewerage network is calculated as 67% of the adopted charge stated in Table 3.

- (g) If non-residential development located in the Rural charge area that is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Table 3 is to be reduced by thirty-three percent (33%) for each network that will not service the development:

- (i) Water supply
- (ii) Sewerage

For example, the adopted charge for a Commercial (retail) development in the Rural charge area that is not planned to be serviced by the sewerage network is calculated as 67% of the adopted charge stated in Table 3.

Table 2 - Adopted charges for residential development¹

Development category	Charge area	Adopted charge for residential development
Residential – 1 or 2 Bedroom dwelling	Urban	\$20,222.30 per 1 or 2 Bedroom dwelling
	Township	\$20,222.30 per 1 or 2 Bedroom dwelling
	Rural	\$7,575 per 1 or 2 Bedroom dwelling
Residential – 3 or more Bedroom dwelling	Urban	\$28,311.20 per 3 or more Bedroom dwelling
	Township	\$22,725 per 3 or more Bedroom dwelling
	Rural	\$7,575 per 3 or more Bedroom dwelling
Accommodation (short term)	All charge areas	For a tent or caravan site in a tourist park: - \$10,111.15 per 1 or 2 tent/caravan sites; or - \$14,155.60 per 3 tent/caravan sites.
		For a cabin in a tourist park: - \$10,111.15 per 1 or 2 Bedroom cabin; or - \$14,155.60 per 3 or more Bedroom cabin.
		For a hotel, resort complex (accommodation component), or short-term accommodation: - \$10,111.15 per suite (with 1 or 2 Bedrooms); or - \$14,155.60 per suite (with 3 or more Bedrooms); or - \$10,111.15 per Bedroom (for a Bedroom that is not within a suite).
Accommodation (long term) – 1 or 2 Bedroom dwelling	Urban	For a relocatable home park: - \$17,675 per 1 or 2 Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: - \$17,675 per suite (with 1 or 2 Bedrooms); or - \$17,675 per Bedroom (for a Bedroom that is

¹ The adopted charge for residential development stated in Table 2 to be increased from the date that the adopted charges take effect to the date the charge is stated in the ICN using the 3-yearly Producer Price Index (PPI) average. However, the adopted charge for residential development is not to exceed the maximum adopted charge the Council could have levied for the development at the date that the charge is stated in the ICN.

Development category	Charge area	Adopted charge for residential development
		not within a suite).
	Township	For a relocatable home park: - \$15,655 per 1 or 2 Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: - \$15,655 per suite (with 1 or 2 Bedrooms); or - \$15,655 per Bedroom (for a Bedroom that is not within a suite).
	Rural	For a relocatable home park: - \$4,545 per 1 or 2 Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: - \$4,545 per suite (with 1 or 2 Bedrooms); or - \$4,545 per Bedroom (for a Bedroom that is not within a suite).
Accommodation (long term) – 3 or more Bedroom dwelling	Urban	For a relocatable home park: - \$28,311.20 per 3 or more Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: - \$28,311.20 per suite (with 3 or more Bedrooms).
	Township	For a relocatable home park: - \$22,725 per 3 or more Bedroom relocatable dwelling site; For a community residence, rooming accommodation, or retirement facility: - \$22,725 per suite (with 3 or more Bedrooms).
	Rural	For a relocatable home park: - \$7,575 per 3 or more Bedroom relocatable dwelling site; For a community residence, rooming

Development category	Charge area	Adopted charge for residential development
		accommodation, or retirement facility: - \$7,575 per suite (with 3 or more Bedrooms).

Table 3 - Adopted charges for non-residential development

Development category	Charge area	Adopted charge for the water supply, sewerage and transport networks (\$/m ² of GFA)	Adopted charge for the stormwater quantity network (\$/m ² of impervious area)
Places of assembly	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	70.80	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	70.80	5.05
	Township and Rural charge areas	70.80	0
Commercial (bulk goods)	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	141.55	10.10
	Urban charge - Charlton Wellcamp Enterprise Area	141.55	5.05
	Township and Rural charge areas	141.55	0
Commercial (office)	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	141.55	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	141.55	5.05
	Township and Rural charge areas	141.55	0
Commercial (retail)	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	182	10.10

Development category	Charge area	Adopted charge for the water supply, sewerage and transport networks (\$/m² of GFA)	Adopted charge for the stormwater quantity network (\$/m² of impervious area)
	Urban charge area - Charlton Wellcamp Enterprise Area	182	5.05
	Township and Rural charge areas	182	0
Education facility ²	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	141.55	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	141.55	5.05
	Township and Rural charge areas	141.55	0
Entertainment	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	202.20	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	202.20	5.05
	Township and Rural charge areas	202.20	0
Essential services	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	141.55	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	141.55	5.05
	Township and Rural charge areas	141.55	0
High impact industry	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	70.80	10.10

² Except for an education facility for the Flying Start for Queensland children program.

Development category	Charge area	Adopted charge for the water supply, sewerage and transport networks (\$/m² of GFA)	Adopted charge for the stormwater quantity network (\$/m² of impervious area)
	Urban charge area - Charlton Wellcamp Enterprise Area	70.80	5.05
	Township and Rural charge areas	70.80	0
High impact rural	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	20.20	N/A
	Urban charge area - Charlton Wellcamp Enterprise Area	20.20	N/A
	Township and Rural charge areas	20.20	N/A
Indoor sport and recreational facility (court areas)	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	20.20	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	20.20	5.05
	Township and Rural charge areas	20.20	0
Indoor sport and recreational facility (other than court areas)	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	202.20	10.10
	Urban charge area - Charlton Wellcamp Enterprise Area	202.20	5.05
	Township and Rural charge areas	202.20	0
Industry	Urban charge areas excluding the Charlton Wellcamp Enterprise Area	50.55	10.10

Development category	Charge area	Adopted charge for the water supply, sewerage and transport networks (\$/m² of GFA)	Adopted charge for the stormwater quantity network (\$/m² of impervious area)
	Urban charge area - Charlton Wellcamp Enterprise Area	50.55	5.05
	Township and Rural charge areas	50.55	0
Low impact rural	Nil charge		
Minor uses	Nil charge		
Specialised uses	The adopted charge is the charge that Council determines should apply for the use at the time of assessment based on an assessment of use and demand		

4 Credit

- (a) A Credit is an amount which is the greatest allowable under the following instances:
- (i) if the premises is subject to a continuing existing lawful use and is serviced by trunk infrastructure networks - the adopted charge for the existing lawful use, calculated in accordance with section 3.3.
 - (ii) if the premises is subject to a previous payment of a charge for trunk infrastructure, an adopted infrastructure charge or a trunk infrastructure contribution - the amount of the previous payment or trunk infrastructure contribution indexed in accordance with the 3-yearly PPI Index Average from the date the payment was made or the trunk infrastructure contribution was provided to the date the Credit is applied.
 - (iii) if the premises is located in a residential zone, is not subject to a continuing existing lawful use and is serviced by trunk infrastructure networks - the adopted infrastructure charge for Residential (3 or more Bedroom dwelling) calculated in accordance with section 3.3.
 - (iv) if the premises is subject to a previous use that is no longer taking place but which was lawful at the time it was carried out and the premises is serviced by trunk infrastructure networks - an adopted charge for the previous lawful use calculated in accordance with section 3.3.
 - (v) if the premises is subject to other development that may be lawfully carried out without the need for a further development permit and

is serviced by trunk infrastructure networks - the adopted charge for the development not requiring a further development permit calculated in accordance with section 3.3.

- (b) A Credit for a use or development mentioned in subsection (a) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (c) An applicant seeking a Credit for a use or development mentioned in subsection (a) must provide evidence of the continuing existing lawful use, previous lawful use or previous payment.
- (d) For avoidance of doubt,
 - (i) The calculation of a Credit for the premises is subject to section 3.3(c), section 3.3(d), section 3.3(f) and section 3.3(g).
 - (ii) A Credit does not apply to development which is not the subject of an adopted charge.
 - (iii) A Credit for the premises cannot exceed the adopted charge for the development.
 - (iv) A Credit does not apply to premises in a non-residential zone if the premises is not subject to an existing lawful use, a previous lawful use or a previous trunk infrastructure contribution mentioned in subsection (a).

5 Calculating the charge to be levied

5.1 Methodology

- (a) The charge to be levied will be calculated by determining the adopted charges for the development, and then subtracting from it, the greatest applicable Credit.

5.2 Indexation

- (a) The levied charge is to be increased from the date the charge is levied to the date the charge is paid using the 3-yearly Producer Price Index (PPI) average.
- (b) However, the levied charge is not to exceed the maximum adopted charge the Council could have levied for the development at the date the levied charge is paid.

6 Working out the cost of infrastructure for offset or refund

6.1 Purpose

The obligation to provide a method for working out the cost of the infrastructure the subject of an offset or refund under Chapter 8, Part 2 of the SPA arises in section 633 of the SPA.

6.2 Obligations to offset

- (a) The obligation to offset the cost of infrastructure required to be provided under a necessary infrastructure condition is contained in section 649(2) of the SPA.
- (b) That obligation applies where the elements of section 649(1) of the SPA are satisfied.

6.3 Obligations to refund

- (a) There are three instances under Chapter 8, Part 2 of the SPA where there is an obligation falling to Council, to provide a refund, namely:
 - (i) In section 649(3) of the SPA, where the elements of section 649(1) of the SPA are satisfied;
 - (ii) In section 654(2) of the SPA, where the elements of section 654(1) of the SPA are satisfied; and
 - (iii) In section 655 of the SPA – which arises where a development approval ceases, and where the elements of section 655(1) of the SPA are satisfied.
- (b) The resolution does not specify a method in terms of the obligation to refund under section 655 of the SPA.

6.4 Methodology for working out the cost of the infrastructure the subject of an offset or refund

- (a) The amount of an Infrastructure Offset is the establishment cost of the trunk infrastructure contribution the subject of the offset.
- (b) The establishment cost of the trunk infrastructure contribution is:
 - (i) If the trunk infrastructure contribution is the whole of an item identified in the LGIP schedules of works—the establishment cost stated for that item in the LGIP schedules of works, escalated from the base date to the date of the infrastructure charge notice using the Producer Price Index.
 - (ii) If the trunk infrastructure contribution is part of an item identified in the LGIP schedules of works—the proportion of the establishment cost of that item stated in the LGIP schedules of works having regard to the methodology specified by the Council for the calculation of the establishment cost and escalated from the base

date to the date of the infrastructure charges notice using the Producer Price Index.

- (iii) If the trunk infrastructure contribution is different to the trunk infrastructure identified in the LGIP schedules of works— the establishment cost of the trunk infrastructure calculated in accordance with section 6.5.
- (c) If the applicant has given notice to the Council that it requires it to use the methodology under this charges resolution to recalculate the establishment cost of a trunk infrastructure contribution stated in an infrastructure charges notice, the establishment cost of the trunk infrastructure contribution is the establishment cost calculated using the method stated in section 6.5.

6.5 Methodology for calculating the establishment cost of a trunk infrastructure contribution

- (a) The establishment cost of a trunk infrastructure contribution that is works (trunk infrastructure other than land) is to be calculated using a first principles estimating approach.
- (b) The establishment cost of a trunk infrastructure contribution that is land is to be determined using the before and after method for estimating the current market value of land (the before and after method of valuation).

6.6 First principles estimating approach

- (a) The first principles estimating approach is to be implemented through the following procedure:
 - (i) The Council is to provide to the applicant the scope of works including the standard to which the trunk infrastructure contribution is to be provided and the location of the trunk infrastructure contribution.
 - (ii) The applicant is to provide to the Council:
 - (A) A bill of quantities for the design and construction of the specified trunk infrastructure contribution (the bill of quantities); and
 - (B) A first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure contribution specified in the bill of quantities (the cost estimate).
 - (iii) The Council may refer the bill of quantities and the cost estimate to a certified quantity surveyor to:
 - (A) assess whether the bill of quantities reflects an appropriate scope of works;

- (B) assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;
 - (C) provide an amended bill of quantities and/or an amended cost estimate using a first principles estimating approach
- (iv) The Council must decide to:
 - (A) accept the bill of quantities and the cost estimate provided by the applicant; or
 - (B) reject the bill of quantities and the cost estimate provided by the applicant.
- (v) If the Council accepts the bill of quantities and the cost estimate it must:
 - (A) provide written notice to the applicant that it has agreed to its bill of quantities and the cost estimate; and
 - (B) calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - (C) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (vi) If the Council rejects the bill of quantities and/or the cost estimate it must provide written notice to the applicant that:
 - (A) it rejects the bill of quantities and/or the cost estimate; and
 - (B) it proposes to use an amended bill of quantities and/or cost estimate; and
 - (C) its reasons for doing so.
- (vii) Following receipt of the Council's written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council that it:
 - (A) accepts the amended bill of quantities and/or amended cost estimate; or
 - (B) rejects the amended bill of quantities and/or amended cost estimate
- (viii) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the Council must:
 - (A) calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended

- infrastructure charges notice using the Producer Price Index; and
- (B) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (ix) If the applicant rejects the amended bill of quantities and/or amended cost estimate, the Council must refer the applicant's bill of quantities and cost estimate to an independent certified quantity surveyor (the independent assessor) to:
 - (A) assess whether the bill of quantities reflects an appropriate scope of works; and
 - (B) assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities; and
 - (C) determine a new bill of quantities and/or a new cost estimate using a first principles estimating approach.
- (x) The new cost estimate determined by the independent assessor is the establishment cost of the trunk infrastructure contribution.
- (xi) Following receipt of the independent assessor's new bill of quantities and/or new cost estimate, the Council must:
 - (A) provide written notice to the applicant about the independent assessor's first principles cost estimate;
 - (B) calculate the establishment cost of the trunk infrastructure contribution by indexing the independent assessor's first principles cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - (C) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

6.7 The before and after method of valuation

- (a) The before and after method of valuation is to be given effect through the following procedure:
 - (i) The applicant is to provide to the Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (**the valuation**).
 - (ii) The Council may refer the valuation to its registered valuer to:
 - (A) assess whether the valuation is consistent with current market value

- (B) provide an amended valuation using the before and after method of valuation
- (iii) The Council is to decide to:
 - (A) accept the valuation provided by the applicant; or
 - (B) reject the valuation provided by the applicant.
- (iv) If the Council accepts the valuation it is to:
 - (A) provide written notice to the applicant that it has agreed to the valuation; and
 - (B) calculate the establishment cost of the trunk infrastructure contribution by indexing the valuation to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Consumer Price Index; and
 - (C) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (v) If the Council rejects the valuation it must provide written notice to the applicant that:
 - (A) it rejects the valuation; and
 - (B) it proposes an amended valuation; and
 - (C) its reasons for doing so.
- (vi) Following receipt of the Council's written notice proposing an amended valuation, the applicant must provide written notice to Council that it:
 - (A) accepts the amended valuation; or
 - (B) rejects the amended valuation.
- (vii) If the applicant accepts the amended valuation, the Council must:
 - (A) calculate the establishment cost of the trunk infrastructure contribution by indexing the amended valuation to the date it is stated in the infrastructure charge notice or amended infrastructure charge notice using the Producer Price Index; and
 - (B) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (viii) If the applicant rejects the amended valuation, the Council must refer the applicant's valuation to an independent certified practicing valuer to:

- (A) assess whether the valuation is consistent with current market value; and
- (B) provide a new valuation using the before and after method of valuation.
- (ix) The valuation determined by the independent certified practicing valuer is the establishment cost of the trunk infrastructure contribution.
- (x) Following receipt of the independent certified practicing valuer's valuation, the Council is to:
 - (A) provide written notice to the applicant about the independent certified practicing valuer's valuation; and
 - (B) calculate the establishment cost of the trunk infrastructure contribution by indexing the independent valuer's valuation to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Consumer Price Index; and
 - (C) provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

7 Criteria for deciding conversion applications

- (a) Each of the following criteria must be met for non-trunk infrastructure to be converted to trunk infrastructure:
 - (i) the infrastructure services development that is-
 - (A) consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP; and
 - (B) for premises completely inside the PIA;
 - (ii) construction of the infrastructure has not yet started;
 - (iii) the infrastructure is inconsistent with the requirements for non-trunk infrastructure stated in section 665 of the SPA;
 - (iv) the infrastructure is owned or will be owned by the Council;
 - (v) the infrastructure is not temporary infrastructure;
 - (vi) the infrastructure will be used by other development;
 - (vii) the type, size and function of the infrastructure is:
 - (A) consistent with the trunk infrastructure identified in the Council's LGIP; or

(B) consistent with the examples of trunk infrastructure stated for
a network in

Table 4 4.

- (viii) the type, size and location of the infrastructure is the most cost effective option³ for servicing multiple developments in the area;
- (ix) the infrastructure could have been planned by the Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP.

³ The **most cost effective option** for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service future non-rural development in the area at the desired standard of service.

Table 4 - Examples of trunk infrastructure for a network

Infrastructure network	Examples of trunk infrastructure
Water supply	Land and/or works for: • water treatment facilities located on the trunk network and owned by the Council • water storage facilities (reservoirs having at least 250kL capacity and treatment) owned by the Council • the following water mains: ○ Water mains servicing at least 600 residential lots or equivalent demand in the Urban charge area and having a diameter greater or equal to DN200mm ○ Water mains servicing at least 300 residential lots or equivalent demand in the Township charge area and having a diameter greater or equal to DN150mm • pumping stations and associated fittings located on trunk water mains specified above • chlorination equipment located on trunk water mains specified above • meters, valves, control and monitoring systems located on trunk water mains specified above • firefighting devices located on trunk water mains specified above • standard items associated with the trunk infrastructure items specified above

Infrastructure network	Examples of trunk infrastructure
Sewerage	Land and/or works for: • sewage treatment plant systems owned by the Council • gravity sewers having a diameter greater or equal to DN225mm and which service a minimum of 400 residential lots or equivalent demand • rising mains having a diameter greater or equal to DN150mm and which service a minimum of 600 residential lots or equivalent demand • pumping stations associated with a rising main having a diameter greater or equal to DN150mm and which services a minimum of 600 residential lots or equivalent demand • items of infrastructure receiving flow directly from an upstream trunk infrastructure item • standard items associated with the trunk infrastructure items specified above
Stormwater quantity	Land and/or works for: • the following stormwater quantity infrastructure items which service a minimum of 20 additional residential lots or equivalent demand: ○ Channel ○ Culvert ○ Pipe ○ Detention basin
Transport	Land and/or works for: • the following Council roads, including associated intersections, roundabouts, bridges and culverts: ○ arterial roads ○ sub-arterial roads ○ major distributor roads having a minimum capacity of 5,000 vehicles per day and servicing a minimum of 500 residential lots or equivalent demand • standard items associated with the road profile of a Council owned trunk road specified above, including kerb and channelling, lighting, signage, traffic lights, pedestrian and cycle paths and basic verge plantings

Infrastructure network	Examples of trunk infrastructure
Public parks and community facilities.	Land and/or works for: • the following public parks: ○ local recreation parks that service a minimum of 500 residential lots or equivalent demand ○ district recreation and sporting parks that service a minimum of 2,500 residential lots or equivalent demand ○ regional recreation and sporting parks • Embellishments necessary to make the above specified trunk public parks safe and useable. Only land (and/or works to ensure that the land is suitable) for local community facilities including community halls or centres, public recreation centres and public libraries

8 Maps

8.1 Charge area maps

The charge area maps are attached to the resolution as Appendix A.

Appendix A: Charge area maps