



Toowoomba Regional Council

Infrastructure Charges Resolution (No. 8) 2026

Adopted: 18 August 2026

Commenced: 18 August 2026

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1. Preliminary

1.1 Title

- (1) This resolution may be cited as the *Toowoomba Regional Council Charges Resolution (No. 8) 2026*.

1.2 Commencement

- (1) This resolution has effect on and from 18 August 2026.

1.3 Application to local government area

- (1) This resolution is made by Toowoomba Regional Council (**Council**) under section 113 of the *Planning Act 2016 (the Planning Act)* and applies to the entire Toowoomba Regional Council local government area.
- (2) Despite 1.3(1) above, no adopted charge applies for any land owned by the Toowoomba Regional Council.

1.4 Purpose

- (1) The purpose of this resolution is to assist with the implementation of the Planning Scheme in accordance with Chapter 4, Part 2, Division 2 (Charges for trunk infrastructure) of the Planning Act.
- (2) Infrastructure charges levied in accordance with this resolution will help fund the trunk infrastructure identified in Council's LGIP.

1.5 Interpretation and definitions

- (1) Words and terms defined in the Planning Act or the *Toowoomba Regional Planning Scheme (the Planning Scheme)* and used in the resolution, have the meaning given in the Planning Act or Planning Scheme.
- (2) Otherwise, the words used in the resolution are defined in Table 1.

Table 1 - Definitions

Column 1 Term	Column 2 Definition
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, multi-purpose room or other similar space.
Court Area	means the area where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.
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, including areas of the premises covered by compacted gravel.
Latent Condition	means in relation to a site and its surrounds, a physical condition or circumstance (excluding weather), which differs materially from the physical condition or circumstances which should reasonably have been anticipated by the applicant at the commencement of work, where if the applicant had carefully examined, investigated and satisfied itself in all respects as to:

	(a) all written information available to the applicant, including the approval, geotechnical reports and tenders relating to the provision of the work; (b) all information relevant to the risks, contingencies and other circumstances having an effect or potential effect on the provision of the work known to, or obtainable by the making of reasonable enquiries and investigations (including geotechnical investigations); and (c) the site, its surrounds and all improvements and fixtures on the site or its surrounds (including all physical conditions and characteristics, facilities, services and access). Examples – Depending on the particular circumstances of work, a latent condition may include extensive rock or soil conditions that are materially or significantly harder or softer than indicated in an independent geotechnical report, extensive soil contamination that is not listed on an official register, and hidden or undisclosed utility services. Latent conditions are not: (a) Matters that should reasonably have been anticipated by the applicant at the commencement of the works; or (b) Changes in market pricing, construction methodology, programming, procurement, inefficiency or delay not caused by the latent condition; or (c) On-costs exceeding 13% of the construction cost component of the cost estimate; or (d) Contingency allowance exceeding 10% of the construction cost component of the cost estimate.
On-Cost	means the following costs, to the extent they are directly attributable to the work component of trunk infrastructure: (a) survey costs; (b) geotechnical investigations costs; (c) detailed design costs; (d) project management and contract administration costs; (e) environmental investigation costs; or (f) portable long service leave payment for a construction contract for the work.
Suite	(1) means a number of connected rooms that for rooming accommodation: (a) comprises one or more bedrooms and facilities within the suite, for which a person (“occupant”) has: (i) an exclusive right to occupy a bedroom, to the exclusion of other occupants; and (ii) shared use of, and responsibilities for, facilities within the suite, together with other occupants; or (b) typically comprises 2 or 3 bedrooms and does not contain more than 5 bedrooms: (i) for an individual or a group of two or more related or unrelated persons who reside with the common intention to live together; and (ii) with common provision for food or other essentials for living. (2) means a number of connected rooms that for any other use, comprises one or more bedrooms and facilities within the suite that are capable of being occupied exclusively by a person on a short or long term basis.

	Note: Facilities within a suite means any combination of food preparation facilities, dining facilities, bathrooms, or facilities for washing clothes. For the purposes of this definition an ensuite for the exclusive use of one bedroom renders the accommodation a suite.
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1.6 Categorisation of development

- (1) This resolution categorises development defined in the Planning Scheme (as stated in column 2 of Table 2), per the Development Categories stated in column 1 of Table 2.
- (2) Where development is not expressly listed in column 2 of Table 2, the use will fall into the 'Other uses' Development Category in column 2 of Table 2.

Table 2 - Development Categories and Development

Column 1 Development Category	Column 2 Development under the Planning Scheme
Residential	Caretaker's accommodation, dual occupancy, dwelling house, dwelling unit, multiple dwelling, build to rent housing
Accommodation (short term)	Hotel (accommodation component), resort complex (accommodation component), short-term accommodation, tourist park (accommodation component)
Accommodation (long term)	Community residence, relocatable home park, retirement facility, rooming accommodation, rural workers' accommodation, workforce 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, car wash, food and drink outlet, service industry, service station, shop, shopping centre
Commercial (office)	Office, sales office
Education facility	Childcare centre, community care centre, educational establishment
Entertainment	Bar, Hotel (excluding accommodation 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, transport depot, warehouse
High impact industry	High impact industry, special industry
Low impact rural	Animal husbandry, cropping, permanent plantation, wind farm
High impact rural	Aquaculture, intensive animal industry, intensive horticulture, wholesale nursery, winery
Essential services	Detention facility, emergency services, health care services, hospital, residential care facility, veterinary service
Minor uses	Advertising device, cemetery, environment facility, home based business, landing, market, park, roadside stall, telecommunications facility, outdoor lighting, temporary use

Other uses	Air service, animal keeping, crematorium, car park, extractive industry, major sport recreation and entertainment facility, motor sport facility, nature-based tourism, outdoor sport and recreation, outstation, parking station, port service, tourist attraction, utility installation, major electricity infrastructure, solar farm, substation, and any other use not listed in this table including a use that is unknown
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2. Adopted infrastructure charges

2.1 Development types

- (1) Adopted infrastructure charges apply for:
 - a. Reconfiguring a lot - see section 2.2;
 - b. Material change of use of premises - see section 2.3; and
 - c. Carrying out of building work - see section 2.3.
- (2) Adopted charges cannot be for trunk infrastructure that relates to development identified in section 113(3) of the Planning Act. Where development is not subject to the provisions of section 113(3) of the Planning Act, charges will be levied.

Note: It can be the case that charges will be levied for assessable building work for a land use under a designation where the assessable building work is not the subject of the section 113(3) restrictions. An example is where assessable building work is to be undertaken for a land use under a designation, and the building work is not being undertaken by a department (or part of a department) or for a non-State school.

2.2 Adopted infrastructure charges - reconfiguring a lot

- (1) The adopted charges for reconfiguring a lot for residential or non-residential purposes are the adopted charges for the development category 'Residential – three or more bedroom dwelling house' stated in Table 3.
- (2) If a reconfiguration of a lot for residential or non-residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge is to be reduced by twenty percent (20%) for each network that will not service the development:
 - a. Water supply
 - b. Wastewater
- (3) For the avoidance of doubt, adopted infrastructure charges do not apply to the reconfiguration of a lot that is a boundary realignment or the creation of an easement giving access to a lot from a constructed road.

2.3 Adopted infrastructure charges - material change of use of premises or building work

- (1) The adopted charges for a material change of use or building work for residential development are the adopted charges stated in Table 3.
- (2) The adopted charges for a material change of use or building work for non-residential development are the adopted charges stated in Table 4.
- (3) If residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 3 is to be reduced by twenty percent (20%) for each network that will not service the development:
 - a. Water supply
 - b. Wastewater
- (4) If non-residential development is not planned to be serviced by any of the following trunk infrastructure networks, the adopted charge for that development stated in Column 2 of Table 4 is to be reduced by twenty percent (20%) for each network that will not service the development:
 - a. Water supply
 - b. Wastewater

Table 3 – Adopted infrastructure charges for accommodation and residential development

Column 1 Development category	Column 2 Adopted infrastructure charge for water supply, wastewater, stormwater, transport and public parks and land for community facilities networks per demand unit (\$ / dwelling/site/suite)
Residential	\$27,163.80 for each dwelling with 2 or less bedrooms \$38,029.25 for each dwelling with 3 or more bedrooms In instances where a dwelling is a 'secondary dwelling', 50% of the applicable adopted infrastructure charge above will be applied.¹
Accommodation (short term)	For tent or caravan sites in a tourist park: • \$13,581.80 for each group of 2 sites or less • \$19,014.45 for each group of 3 sites
	For cabins in a tourist park: • \$13,581.80 for each cabin with 2 or less bedrooms • \$19,014.45 for each cabin with 3 or more bedrooms
	For a hotel, short-term accommodation or resort complex: • \$13,581.80 for each suite with 2 or less bedrooms • \$19,014.45 for each suite with 3 or more bedrooms • \$13,581.80 for each bedroom that is not part of a suite
Accommodation (long term)	For a relocatable home park: • \$27,163.80 for each relocatable dwelling site for 2 or less bedrooms • \$38,029.25 for each relocatable dwelling site for 3 or more bedrooms
	For a community residence, rooming accommodation or retirement facility: • \$27,163.80 for each suite with 2 or less bedrooms • \$38,029.25 for each suite with 3 or more bedrooms • \$27,163.80 for each bedroom that is not part of a suite

¹ Note: The use definition for a residential 'dwelling house' incorporates a 'secondary dwelling' (which is an administrative term only from the *Planning Regulation 2017*). The discount provided for a 'secondary dwelling' is on the basis that the additional demand on the trunk infrastructure network is reduced, as a secondary dwelling must be used in conjunction with the main dwelling house.

Table 4 – Adopted infrastructure charges for non-residential development

Column 1 Development category	Column 2 Adopted infrastructure charge for the water supply, wastewater and transport networks per demand unit (\$/m² Gross Floor Area)	Column 3 Adopted infrastructure charge for the stormwater network per demand unit (\$/m² impervious area)
Places of assembly	\$95.15	\$13.60
Commercial (bulk goods)	\$190.15	\$13.60
Commercial (office)	\$190.15	\$13.60
Commercial (retail)	\$244.50	\$13.60
Educational facility	\$190.15	\$13.60
Entertainment	\$271.60	\$13.60
Essential services	\$190.15	\$13.60
High impact industry	\$95.15	\$13.60
High impact rural	\$27.10	\$0
Indoor sport and recreational facility	\$27.10 for court areas	\$13.60
	\$271.60 for areas which are not court areas	
Industry	\$67.85	\$13.60
Low impact rural	\$0	\$0
Minor uses	\$0	\$0
Other uses	The adopted charge will be the adopted charge for another similar use within another development category that Council decides to apply to the use.	

3. Levied charges

3.1 Calculation of levied charges

- (1) The levied charge for a development will be calculated as follows:

$$LC = ((AC \times D) + ((AC \times D) \times Index)) - DC$$

Where

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

AC is the relevant adopted charge for the development – worked out in section 2.0.

D is the demand placed upon trunk infrastructure by the development - expressed as a number of demand units stated in section 2.

Index is the sum of the percentage increases for each financial quarter since 1 July 2026 or such late date prescribed under the Planning Act, to the date the charge is levied (reflective of section 112(2)(b) of the Planning Act).

DC is any demand credit that may apply - worked out in section 3.2.

3.2 Demand Credits

- (1) A demand credit is the monetary amount worked out as follows:

- (a) For creditable development prescribed in Column 1 of Table 5:

$$DC = AC \times D$$

Where

DC is the potential demand credit.

AC is the relevant adopted charge for the creditable development - worked out in section 2.

D is the demand placed upon trunk infrastructure by the creditable development worked out in accordance with Column 2 of Table 5.

Table 5 – Creditable development

Column 1 Creditable development	Column 2 Demand
A continuing existing lawful use of the premises that is serviced by trunk infrastructure	The number of applicable demand units for the existing lawful use having regard to Table 2, Table 3 and Table 4.
A previous use of the premises that is no longer being carried out on the premises but which was lawful at the time it was carried out and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use having regard to Table 2, Table 3 and Table 4.
An existing lot that is not subject to a continuing existing lawful use or a previous lawful use and is serviced by trunk infrastructure	The demand of one dwelling only, comprising a single Residential (3 or more bedroom) dwelling.
Other development on the premises if the other development may be lawfully carried out without the need for a further development permit and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use having regard to Table 2, Table 3 and Table 4.
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 Producer Price Index (PPI) average from the date the payment was made or the trunk infrastructure contribution was provided to the date the credit is applied.

- (2) Despite the above, if the development includes a reconfiguration, the demand credit calculated in accordance with subsection (1) will be contained only to that part of the premises which contains the existing lawful use.
- (3) Despite the above, a demand credit for a use or development mentioned in subsection (1) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (4) An applicant seeking a demand credit for a use or development mentioned in subsection (1) must provide evidence of the continuing existing lawful use, previous lawful use or previous payment.
- (5) For the avoidance of doubt, a demand credit:
 - (a) for premises under subsection 1 is limited to one creditable development, being the one that results in the largest demand credit;
 - (b) does not apply to development which is not the subject of an adopted charge; and
 - (d) for the premises cannot exceed the adopted charge for the development (i.e. a refund will not be provided if the credit exceeds the adopted charge for the development).

3.3 Automatic increases to levied charges

- (1) A levied charge will be automatically increased from the date the charge is levied, to the time the charge is paid, using the PPI Index (observing the restriction in section 114(5) of the Planning Act).

4. Offsets and refunds

4.1 Offsets

- (1) The obligation to offset the cost of infrastructure required to be provided under a necessary infrastructure condition is contained in section 129(2) of the Planning Act.
- (2) That obligation applies where the elements of section 129(1) of the Planning Act are satisfied.
- (3) If an offset applies, the levied charge will be the difference between the LC calculated in accordance with section 3.1(1), and the establishment cost for the offsetable infrastructure (calculated in accordance with the applicable process established below).

4.2 Refunds

- (1) There are three instances under Chapter 4, Part 2 of the Planning Act where there is an obligation falling to Council, to provide a refund, namely:
 - (a) in section 129(3) of the Planning Act, where the elements of section 129(1) of the Planning Act are satisfied;
 - (b) in section 134(2) of the Planning Act, where the elements of section 134(1) of the Planning Act are satisfied; and
 - (c) in section 135(2) of the Planning Act – which arises where a development approval lapses or otherwise no longer has effect, and where the elements of section 135(1) of the Planning Act are satisfied.
- (2) If a refund applies:
 - (a) No levied charge is payable; and
 - (b) Council will refund the applicant, the difference between the LC calculated in accordance with section 3.1(1), and the establishment cost (calculated in accordance with the applicable process established below).
- (3) A refund is only payable after:
 - (a) The trunk infrastructure that is works has been completed and accepted On Maintenance by Council;
 - (b) All approved stages of the development to which the establishment costs relates have been completed; and
 - (c) All levied charges for the approved stages of the development have been paid or offset.

4.3 Timing of a refund

- (1) If a refund applies, the applicant must provide a notice to Council that states that the refund is to be given as either:
 - (a) A Transferrable Offset; or
 - (b) A Monetary Refund.
- (2) If an applicant nominates under subsection 4.3(1) that a refund is to be given as a Transferrable Offset, Council will enter into an infrastructure agreement with the applicant to permit the amount of the Transferrable Offset to be offset against infrastructure charges to be levied on:
 - (a) Future, yet to be approved stages of the development approval; or
 - (b) Another development approval undertaken by the applicant or a related

entity of the applicant in the local government area.

- (3) Council will prepare the infrastructure agreement referenced in subsection 4.3(2) and pay its own costs associated with the preparation of the infrastructure agreement. The applicant will be liable for its own legal review costs.
- (4) If an applicant nominates under subsection 4.3(1) that a refund is to be given as a Monetary Refund, the refund will be given by Council within 30 business days after:
 - (a) The development is completed; and,
 - (b) The Applicant has given Council a notice stating the date on which the trunk infrastructure was lawfully completed and provided in accordance with the relevant approval.

5.0 Method for calculating the establishment cost

5.1 For trunk infrastructure that is works

- (1) The establishment cost of trunk infrastructure that is works (i.e. trunk infrastructure other than land) is to be calculated using a first principles estimating approach in accordance with section 5.1.1, and modified, where applicable, due to a latent condition in accordance with section 5.1.2.

5.1.1 First principles estimating approach

- (1) The applicant must at its own cost provide to the Council the scope of works which includes specifications for the works, the standard to which the works are to be provided and the location of the works (**Scope of Works**).
- (2) The applicant, at its cost and prior to commencing the works, must provide to the Council:
 - (a) a bill of quantities for the design, construction and commissioning of the works in accordance with the Scope of Works, completed by a suitably qualified person (**the bill of quantities**); and
 - (b) a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities, completed by a suitably qualified person (**the cost estimate**).
- (3) The cost estimate must:
 - (a) be prepared using the following allowances for on-costs and contingency:
 - i. on-costs must not exceed 13% of the bill of quantities; and
 - ii. contingency must not exceed 10% of the bill of quantities.
 - (b) exclude the following items when determining the value of the works:
 - i. professional fees not associated with survey, geotechnical investigations, design, project management, contract administration and environmental studies;
 - ii. the cost of carrying out any necessary temporary infrastructure;
 - iii. the cost of carrying out any other work which is not part of the specified work;
 - iv. the cost of the decommissioning, removing or rehabilitating of infrastructure identified in (ii) and (iii); and
 - v. the GST component of the costs for the work.
- (4) Council may, in its absolute discretion, refer the bill of quantities and/or the cost estimate to a suitably qualified person (**the independent assessor**) to:
 - (a) assess whether the bill of quantities is in accordance with the Scope of Works;
 - (b) assess whether the cost estimate is consistent with current market costs calculated by applying a first principles approach to the bill of quantities; and
 - (c) provide an amended bill of quantities and/or an amended cost estimate using a first principles estimating approach.
- (5) Whether or not the Council has triggered a referral to the independent assessor, the Council must decide to:

- (a) accept the bill of quantities and/or the cost estimate provided by the applicant; or
 - (b) reject the bill of quantities and/or the cost estimate provided by the applicant.
- (6) If the Council accepts the bill of quantities/or the cost estimate, the Council must provide a written notice to the applicant stating that it has agreed to the bill of quantities and/or the cost estimate.
- (7) If the Council rejects the bill of quantities and/or the cost estimate, the Council 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 amended cost estimate; and
 - (c) its reasons for doing so.
- (8) Following receipt of any written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council, advising whether it accepts or rejects the amended bill of quantities/ amended cost estimate.
- (9) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the applicant must provide written notice of the acceptance to the Council, stating that it has agreed to the bill of quantities and/or the cost estimate.
- (10) 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/or the cost estimate to the independent assessor (with such assessor to be different to any previously triggered by the Council in subsection (4) above) to:
 - (a) assess whether the bill of quantities is in accordance with the 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; and
 - (c) determine a new bill of quantities and/or a new cost estimate using a first principles estimating approach.
- (11) The independent assessor appointed under subsection (10) above, should be appointed by agreement between the applicant and the Council. If agreement is not reached, Council will determine the independent assessor. The cost of the independent assessment is to be shared equally between Council and the applicant.
- (12) Any new cost estimate determined by the independent assessor under subsection (10) above, is the establishment cost of the trunk infrastructure contribution.

5.1.2 Latent conditions

- (1) This section applies if, after the cost estimate for specified works has been calculated following 5.1.1 above, a latent condition has caused, or will cause, the actual cost of undertaking the works to materially exceed the cost estimate.
- (2) The applicant may, by written notice to the Council, request that the cost estimate be amended because of the latent condition.

- (3) A request under subsection (2) must:
- (a) be made as soon as reasonably practicable after the applicant becomes aware of the latent condition; and
 - (b) except in the case of emergency works required for safety, service continuity or protection of property, be made before the applicant disturbs, interferes with, removes or otherwise deals with the latent condition; and
 - (c) include sufficient supporting information to enable the Council to assess the request, including:
 - i. details of the latent condition and the date on which it was identified; and
 - ii. evidence demonstrating why the condition is a latent condition; and
 - iii. the extent to which the latent condition affects the scope, design, construction methodology or cost of the work; and
 - iv. an amended first principles estimate for the cost of designing, constructing and commissioning the works resulting from the latent condition (**the amended cost estimate**); and
 - v. supporting documents reasonably required by the Council, including geotechnical, engineering, contractual, construction or cost information.
- (4) The amended cost estimate must then be processed following the same steps, as if it was the cost estimate (section 5.1.1 above).

5.2 For trunk infrastructure that is land

- (1) The establishment cost of trunk infrastructure that is land, is the market value of the land, which is to be determined using the before and after method of valuation established in section 5.2.1 below.

5.2.1 The before and after method of valuation

- (1) The establishment cost of trunk infrastructure that is land, is the market value of the land.
- (2) The market value of land is to be determined at the following date:
- (a) if the land is identified in the LGIP – the market value that would have applied on the day the development application, which is the subject of a condition to provide the land, first became properly made; or
 - (b) if the land is not identified in the LGIP – the market value that would have applied on the day the development application that resulted in a condition to provide the land was approved.
- (3) The market value of the land is to be determined by using the before and after method of valuation, by:
- (a) determining the value of the original land (being the land the subject of the overarching development approval, guiding development of the land²) before any land is transferred to Council;

² If the land is part of a larger parcel being development either in stages, or pursuant to a variation approval – the original land is the land the subject of the authorising approval/variation approval (as is relevant).

- (b) determining the value of the remaining land that will not be transferred to Council; and
 - (c) subtracting the value determined for the remaining land that will not be transferred to Council, from the value determined for the original land.
- (4) The before and after method of valuation must be given effect through the provision of a valuation report in accordance with the following requirements:
 - (a) the applicant, at their own cost, must provide Council with a written valuation of the specified land undertaken by a certified practicing valuer (acting independently, and not as an advocate) using the before and after method of valuation (**the valuation**).
 - (b) the valuation report must:
 - i. include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value;
 - ii. identify the area of land that is above the 1% AEP flood level and the area that is below the 1% AEP flood level;
 - iii. identify and consider all other relevant constraints including but not limited to vegetation protection, ecological values including riparian buffers and corridors, stormwater or drainage corridors, slope, bushfire hazards, heritage, airport environs, extractive resources, flooding, land use buffer requirements, and landslide hazards. This must also include tenure related constraints and restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
 - iv. contain relevant sales evidence and a clear analysis of how those sales and any other information was relied upon in forming the valuer's assessment.
- (5) The establishment cost of land (including the valuation) does not include the following items:
 - (a) Registration fees;
 - (b) Stamp Duty;
 - (c) Goods and Services tax;
 - (d) Costs associated with the preparation of a Survey Plan; and
 - (e) Legal or professional fees associated with preparing documents.
- (6) Where an applicant has provided a valuation report in accordance with the above, the following will apply:
 - (a) Council may accept the applicant's valuation.
 - (b) if Council accepts the applicant's valuation, the valuation is establishment cost of the land.
 - (c) if Council does not accept the applicant's valuation provided by the applicant, Council must, at its own cost, have an independent valuation undertaken by a certified practicing valuer.
- (7) If Council rejected the valuation provided by the applicant, it must provide written notice to the applicant and propose a new valuation and its reasons for doing so.

- (8) If the applicant accepts the independent valuation provided under subsection (6)(c), the valuation is the establishment cost of the land.
- (9) If the applicant rejects the valuation provided under subsection (6)(c), Council must have a further valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land. The independent, certified practicing valuer is to be appointed by agreement between Council and the applicant. If agreement on the independent, certified practicing valuer is not reached, Council will determine the independent assessor. The cost of this independent assessment is to be equally shared between Council and the applicant.
- (10) The amended valuation determined by the independent certified practicing valuer is the establishment cost of the land.
- (11) Following determination of the establishment cost of the land under subsection (6)(b), (8) or (10), Council must calculate the establishment cost of the land by indexing, using the Producer Price Index, the valuation from the date of valuation to the date the offset is applied.

6. Conversion criteria

6.1 Purpose and application

- (1) This section states Council's conversion criteria for the purposes of section 117 of the Planning Act.
- (2) An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to Council only where the following applies:
 - (a) Council has imposed a condition of a development approval for non-trunk infrastructure under section 145 of the Planning Act; and
 - (b) the construction of the non-trunk infrastructure has not yet started; and
 - (c) the applicant has applied to convert the non-trunk infrastructure to trunk infrastructure under section 139 of the Planning Act (**conversion application**).

(Note section 139 of the Planning Act, which requires a conversion application to be made to Council in writing, within 1 year after the development approval starts to have effect).
- (3) Council will decide conversion applications in accordance with the decision criteria outlined in section 5.2 below, and section 140 of the Planning Act.

6.2 Criteria for deciding conversion applications

- (1) The non-trunk infrastructure the subject of a conversion application, must comply with all of the following criteria:
 - (a) The development infrastructure must service development that is:
 - i. consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP; and
 - ii. for premises completely inside the Priority Infrastructure Area;
 - (b) Construction of the development infrastructure has not yet started;
 - (c) The development infrastructure is not consistent with the requirements for non-trunk infrastructure stated in section 145 of the Planning Act;
 - (d) The infrastructure is owned or will be owned by the Council;
 - (e) The development infrastructure is not temporary infrastructure;
 - (f) The development infrastructure has capacity to service large numbers of end users, typically achieved by servicing multiple premises, and is either:
 - i. consistent with the thresholds stated in Column 2 of Table 6; or
 - ii. intended to augment an existing item of infrastructure, and the combined capacity meets the capacity/size threshold stated in Table 6.
 - (g) The development infrastructure is consistent in terms of type, size and capacity with other trunk infrastructure identified in the LGIP for similar urban development in similar localities;
 - (h) The development infrastructure is consistent with the examples of infrastructure that perform a trunk function stated for a network in Table 6;
 - (i) The development infrastructure is the most cost effective option for servicing multiple premises in the area;

Note: 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 unconstrained land at the desired standard of service.

- (j) The infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP.

Table 6 - Examples of development infrastructure that performs a trunk function

Column 1 Infrastructure network	Column 2 Examples of development infrastructure that performs a trunk function	
	Item	Typical size / capacity or other threshold
Water supply	Water main	Water mains designed to service a catchment typically comprising a minimum of 500 residential lots or equivalent demand and having a diameter greater or equal to DN200
	Reservoir	Total capacity at the site is greater than 150 kL
	Transfer pump station	Pump station supplying a trunk reservoir or water treatment plant
	Booster pump station	Capacity to service a catchment typically comprising a minimum of 500 residential lots or equivalent demand
	Control valves	Flow control valves and/or pressure reducing valves on a trunk water main
	Bores	All production bores
	Water treatment plant	Water treatment plant servicing a minimum of 300 equivalent persons
	Other	Items of infrastructure receiving flow directly from an upstream trunk infrastructure item Standard items associated with the trunk infrastructure items specified above
Wastewater	Gravity main	Gravity sewers designed to service a catchment typically comprising a minimum of 500 residential lots or equivalent demand and having a nominal diameter greater or equal to a: • DN225 for catchments that do not contain commercial or industrial development; or • DN300 for catchments containing commercial or industrial development
	Rising main	Rising mains servicing a trunk sewer pump station
	Sewer pump station	Sewer pump stations designed to service a catchment typically comprising a minimum of 500 residential lots or equivalent demand
	Wastewater treatment plant	Wastewater treatment plant servicing a minimum of 300 equivalent persons
	Other	Items of infrastructure receiving flow directly from an upstream trunk infrastructure item Standard items associated with the trunk infrastructure items specified above

Transport	Land and/or works for: (1) The Council roads stated in (2) that meet the following thresholds: a. In the CBD area³ – more than 5,000 vehicles per day. b. In the Urban ring³ – more than 3,000 vehicles per day. c. In the Rural ring³ – more than 1,500 vehicles per day. (2) Council roads that are considered trunk: a. Highway b. Arterial road c. Sub-arterial road d. Distributor road (3) Culverts, intersections and bridges associated with the roads described in (2) above; (4) Standard items associated with the profile of a Council-owned trunk road identified in (2) above, including kerb and channel, lighting, signage, traffic signals, pedestrian paths, cycle paths and verge planting; (5) Major active transport infrastructure, including shared paths, cycleways and major pedestrian paths, that may be standalone infrastructure.
Stormwater quantity	Land and/or works for stormwater quantity infrastructure that services land with a combined impervious development area of 14 hectares or greater, which corresponds to 20 hectares of development at a 70% impervious fraction, for the following infrastructure types: • Strategic waterways • Stormwater open channels • Stormwater pipe systems • Detention basin • Waterway crossing
Public parks and land for 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 public parks function for their intended purpose Only land (and/or basic works to ensure that the land is suitable) for local community facilities including community halls or centres, public recreation centres and public libraries

³ The CBD area, Urban ring and Rural ring is shown on a map included in Appendix 1.

Appendix 1 – Transport Areas Map

