



# Northshore Hamilton Priority Development Area Development Charges and Offset Plan

July 2024

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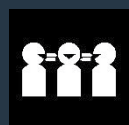


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# 1 Preliminary

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## 1.1 Economic Development Act

The *Economic Development Act 2012* (the Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and powers of the Act.

The main purpose of the Act<sup>2</sup> is to facilitate economic development, development for community purposes, the provision of diverse housing including social and affordable housing and provision of premises for commercial or industrial uses. One of the ways the Act<sup>3</sup> seeks to achieve this is by providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

The Act<sup>4</sup> provides for the MEDQ to fix charges and other terms for the provision of infrastructure in PDAs.

This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ<sup>5</sup> for the Northshore Hamilton PDA.

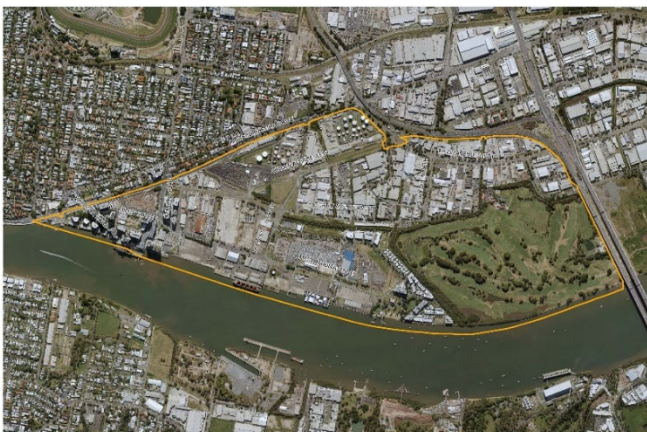
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## 1.2 Northshore Hamilton Priority Development Area

The Northshore Hamilton PDA (the PDA) was declared by regulation<sup>6</sup> on 27 March 2008.

The PDA is approximately 304 hectares of land in the northern suburbs of Hamilton. The PDA is bounded by the Brisbane River to the south, Kingsford Smith Drive to the north and the Gateway Motorway and Southern Cross Motorway to the east. The boundaries of the PDA are shown on Map 1.

Map 1: PDA boundary



<sup>1</sup> See section 8 of the Act.

<sup>2</sup> See section 3 of the Act.

<sup>3</sup> See section 4 of the Act.

<sup>4</sup> See section 10 of the Act.

<sup>5</sup> See section 10 of the Act.

<sup>6</sup> See section 37 of the Act.

## 1.3 Application of the Development Charges and Offset Plan

The Northshore Hamilton PDA DCOP is made by the MEDQ and is applicable to all development on land and water within the boundaries of the PDA.

The DCOP became effective on 28 September 2022.

## 1.4 Purpose of the DCOP

The DCOP is a policy document which is intended to provide guidance to the MEDQ on infrastructure matters for a development application and states the following for the PDA:

- i. the Development Charge for the provision of Trunk Infrastructure for the following networks:
  - a. water supply
  - b. sewerage
  - c. stormwater
  - d. transport
  - e. parks and community facilities.
- ii. the Trunk Infrastructure plans and schedules of works, and
- iii. matters relevant to calculating a Credit, Infrastructure Offset or Infrastructure Refund for the provision of Trunk Infrastructure.

Development Charges will contribute to funding the cost of Trunk Infrastructure which is proposed to service development within PDA.

On and from the date the DCOP takes effect, the Infrastructure Funding Framework has no application for the PDA. Additionally, to the extent of any inconsistency, the DCOP prevails over other EDQ instruments concerning charges, credits, offsets and refunds, including, without limitation the following EDQ guidelines or practice notes:

- > Practice Note 16 Calculation of offsets for affordable and diverse housing, and
- > Practice Note 17 Calculation of offsets for ecologically sustainable design.
- >

## 1.5 Transitional arrangements: the Infrastructure Funding Framework to the DCOP

This DCOP applies to PDA development approvals issued in accordance with the Northshore Hamilton PDA Development Scheme in effect as of 28 September 2022. PDA development approvals issued prior to 28 September 2022 cannot be amended to include the DCOP charges without first undergoing a new development assessment process against the Northshore Hamilton PDA Development Scheme in effect as of 28 September 2022.



# 2 Development Charges

## 2.1 Charge categories

This DCOP categorises the uses defined in the PDA development scheme stated in column 2, into the charge categories stated in column 1, Table .

Where a “use” is not listed in column 2 of Table (including where a “use” is unknown because the PDA development application does not specify a proposed “use” or where a “use” is undefined in the PDA development scheme), the MEDQ will apply the charge rate for another similar charge category listed in Table 1.

Table 1: Charge categories and uses

Column 1 Charge category	Column 2 Use type under the PDA development scheme
<b>Residential development</b>	
<b>Residential</b>	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
<b>Accommodation (long-term)</b>	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
<b>Accommodation (short-term)</b>	Hotel (residential component), Short-term accommodation
<b>Non-residential development</b>	
<b>Commercial (bulk goods)</b>	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
<b>Commercial (retail)</b>	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
<b>Commercial (office)</b>	Office, Sales office
<b>Education facility</b>	Childcare centre, Community care centre, Educational establishment
<b>Entertainment</b>	Hotel (non-residential component), Nightclub Entertainment facility
<b>Essential services</b>	Emergency services, Health care services, Residential care facility, Veterinary services
<b>Indoor sport and recreational facility</b>	Indoor sport and recreation
<b>Industry</b>	Low impact industry, Research and technology industry, Warehouse,
<b>Places of assembly</b>	Club, Community use, Function facility, Funeral parlour, Place of worship
<b>Other uses</b>	Air services, Animal keeping, Car wash, Crematorium, Environment facility, any other use not listed in this Table including a use that is unknown or undefined in the PDA development scheme
<b>Minor uses</b>	Home-based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use, Utility installation

## 2.2 Base Development Charges for reconfiguring a lot or material change of use

The following types of charges (the sum of which equal the Development Charge) apply to development in the PDA:

- i. Infrastructure Charges, and
- ii. Value Uplift Charges.

The Base Development Charge rates are:

- i. **Reconfiguring a lot** - The Base Development Charge rates for reconfiguring a lot are set out in Table 2. Section 2.3 details the method for calculating the applicable Development Charge Rates for reconfiguring a lot.
- ii. **Material change of use** - The Base Development Charge rates for a material change of use are set out in Table 3. Section 2.3 details the method for calculating the applicable Development Charge Rates for material change of use.

Table 2: Base Development Charge Rates for reconfiguring a lot (FY 2023/24)

Demand unit	Infrastructure Charge rates (\$ per lot created)	Value Uplift Charge rates
Management Lot	0	0
Lot other than Management Lot	31,936.99	0

Table 3: Base Development Charge Rates for material change of use – Residential (FY 2023/24)

Residential use	Demand unit	Infrastructure Charge rates (\$ per demand unit)	Value Uplift Charge rates (\$ per demand unit of m <sup>2</sup> of uplift GFA)
<b>Residential charge category</b>			
<b>Dwelling house</b>	1 or 2 bedroom dwelling	22,812.13	111.86
	3 or more bedroom dwelling	31,936.99	111.86
<b>Dual occupancy</b>	1 or 2 bedroom dwelling	22,812.13	111.86
	3 or more bedroom dwelling	31,936.99	111.86
<b>Caretaker's accommodation</b>	1 or 2 bedroom dwelling	22,812.13	111.86
	3 or more bedroom dwelling	31,936.99	111.86
<b>Multiple dwelling</b>	1 or 2 bedroom dwelling	22,812.13	111.86
	3 or more bedroom dwelling	31,936.99	111.86
<b>Dwelling unit</b>	1 or 2 bedroom dwelling	22,812.13	111.86
	3 or more bedroom dwelling	31,936.99	111.86

Residential use	Demand unit	Infrastructure Charge rates (\$ per demand unit)	Value Uplift Charge rates (\$ per demand unit of m <sup>2</sup> of uplift GFA)
<b>Accommodation (short-term) charge category</b>			
<b>Hotel (residential component)</b>	Suite with 1 or 2 bedrooms	11,406.01	55.93
	Suite with 3 or more bedrooms	15,968.44	55.93
	Bedroom that is not part of a suite	11,406.01	55.93
<b>Short-term accommodation</b>	Suite with 1 or 2 bedrooms	11,406.01	55.93
	Suite with 3 or more bedrooms	15,968.44	55.93
	Bedroom that is not part of a suite	11,406.01	55.93
<b>Accommodation (long-term) charge category</b>			
<b>Community residence</b>	Suite with 1 or 2 bedrooms	22,812.13	111.86
	Suite with 3 or more bedrooms	31,936.99	111.86
	Bedroom that is not part of a suite	22,812.13	111.86
<b>Hostel</b>	Suite with 1 or 2 bedrooms	22,812.13	111.86
	Suite with 3 or more bedrooms	31,936.99	111.86
	Bedroom that is not part of a suite	22,812.13	111.86
<b>Retirement facility</b>	Suite with 1 or 2 bedrooms	22,812.13	111.86
	Suite with 3 or more bedrooms	31,936.99	111.86
	Bedroom that is not part of a suite	22,812.13	111.86
<b>Rooming accommodation</b>	Suite with 1 or 2 bedrooms	22,812.13	111.86
	Suite with 3 or more bedrooms	31,936.99	111.86
	Bedroom that is not part of a suite	22,812.13	111.86



Table 4 – Base Development Charge Rates for material change of use – Non-residential (FY 2023/24)

Non-Residential use	Infrastructure Charge rates for Trunk Infrastructure Networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)	Infrastructure Charge rates for stormwater Trunk Infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	Value Uplift Charge rates (\$ per demand unit of m <sup>2</sup> of uplift GFA)
<b>Places of assembly charge category</b>			
Function facility	79.88	11.41	167.79
Club	79.88	11.41	167.79
Community Use	79.88	11.41	167.79
Funeral parlour	79.88	11.41	167.79
Place of worship	79.88	11.41	167.79
<b>Commercial (bulk goods) charge category</b>			
Agricultural supplies store	159.70	11.41	167.79
Bulk landscape supplies	159.70	11.41	167.79
Garden centre	159.70	11.41	167.79
Hardware and trade supplies	159.70	11.41	167.79
Outdoor sales	159.70	11.41	167.79
Showroom	159.70	11.41	167.79
<b>Commercial (retail) charge category</b>			
Adult store	205.29	11.41	167.79
Food and drink outlet	205.29	11.41	167.79
Service Station	205.29	11.41	167.79
Service industry	205.29	11.41	167.79
Shop	205.29	11.41	167.79
Shopping Centre	205.29	11.41	167.79

Non-Residential use	Infrastructure Charge rates for Trunk Infrastructure Networks other than stormwater (\$ per demand unit of m <sup>2</sup> of GFA)	Infrastructure Charge rates for stormwater Trunk Infrastructure network (\$ per demand unit of m <sup>2</sup> of impervious area)	Value Uplift Charge rates (\$ per demand unit of m <sup>2</sup> of uplift GFA)
<b>Commercial (office) charge category</b>			
Office	159.70	11.41	167.79
Sales office	159.70	11.41	167.79
<b>Educational facility charge category</b>			
Childcare centre	159.7	11.41	167.79
Community care centre	159.7	11.41	167.79
Educational establishment	159.7	11.41	167.79
<b>Entertainment charge category</b>			
Hotel (non-residential component)	228.12	11.41	167.79
Nightclub entertainment facility	228.12	11.41	167.79
Theatre	228.12	11.41	167.79
Resort complex	228.12	11.41	167.79
<b>Indoor sport and recreational facility charge category</b>			
Indoor sport and recreation facility	228.12 (Non-Court Area)	11.41	167.79
	22.77 (Court Area)	11.41	-
<b>Industry charge category</b>			
Low impact industry	57.06	11.41	-
Research and technology industry	57.06	11.41	-
Warehouse	57.06	11.41	-
<b>Essential services charge category</b>			
Emergency services	159.70	11.41	-
Health care services	159.70	11.41	-
Residential care facility	159.70	11.41	111.86
Veterinary services	159.70	11.41	167.79
<b>Minor uses charge category</b>			
Uses in the minor uses charge category	The Development Charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.		
<b>Other uses charge category</b>			
Uses in the other uses charge category	The Development Charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.		

## 2.3 Calculating a Development Charge

A Development Charge is equal to the sum of the infrastructure charge and value uplift charge as applicable to the development, as follows:

$$DC = IC + VUC$$

Where:

DC = Development Charge

IC = Infrastructure Charge

VUC = Value Uplift Charge

## 2.4 Calculating an Infrastructure Charge

The Development Charge Rate for each relevant use type is equal to the sum of the indexed Base Development Charge Rates for the use type. Base Development Charge Rates are indexed in accordance with section 4.

A Development Charge will be calculated by:

multiplying the proposed development demand by the Development Charge Rate; and then subtracting from it the applicable Credit calculated in accordance with section 2.7, as follows:

$$DC = (DD \times DCR) - C$$

Where:

DC is the Development Charge, which cannot be less than zero.

DD is the development demand represented by the demand unit (i.e. a number of lots, dwellings, GFA and/or impervious area).

DCR is the applicable Development Charge rate.

C is the value of any applicable Credit, represented in dollars.

## 2.5 Calculating a value uplift charge

Value Uplift Charges apply to development yield exceeding that which would generally be allowable under the Brisbane City Council Brisbane City Plan 2000 (City Plan) in force in March 2008 (as per Map 2). Value Uplift Charges are applied in addition to Infrastructure Charges and are applied to gross floor area (GFA) above that which is allowable in accordance with Map 2. The Value Uplift Charge is determined using the following process.

$$\text{VUC} = (\text{DD} \times \text{VUCR})$$

Where:

VUC is the total Value Uplift Charge for the development, which cannot be less than zero.

DD is the development demand represented by the demand unit (i.e. quantity of GFA) that is greater than would generally be allowable under the City Plan in force in March 2008 as per Map 2.

VUCR is the applicable Value Uplift Charge rate.

The method to determine the Value Uplift Charge for a development proposal is as follows:

**Step 1** — Determining the amount of GFA allowable (allowable GFA) by multiplying the Plot Ratio in Map 2) by the site area<sup>7</sup> and subtracting any GFA which is existing on the site and will remain on the site when the development is complete.

**Step 2** — Determining the amount of the GFA which Value Uplift Charges are to be applied to (uplift GFA) by taking the allowable GFA away from the total GFA proposed in the development approval (total GFA).

**Step 3** — Determining what percentage of the total GFA is to be allocated to each use type (percentage use) by dividing the GFA proposed for each land use type by the total GFA and multiplying the answer by 100.

**Step 4** — Multiply the percentage for each use (calculated in step 3) by the uplift GFA to determine the GFA for each land use which will be subject to Value Uplift Charges (value uplift GFA).

**Step 5** — Multiplying the value uplift GFA for each land use by the relevant Value Uplift Charge rate. Add the resulting Value Uplift Charges together.

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<sup>7</sup> Where a building does not take up the full development area of a site, value uplift charges will be calculated according to the development area that the building occupies. Also, where land has been dedicated as road corridor to facilitate non-trunk roads, this land will continue to be included as site area for the purpose of calculating Value Uplift Charges.

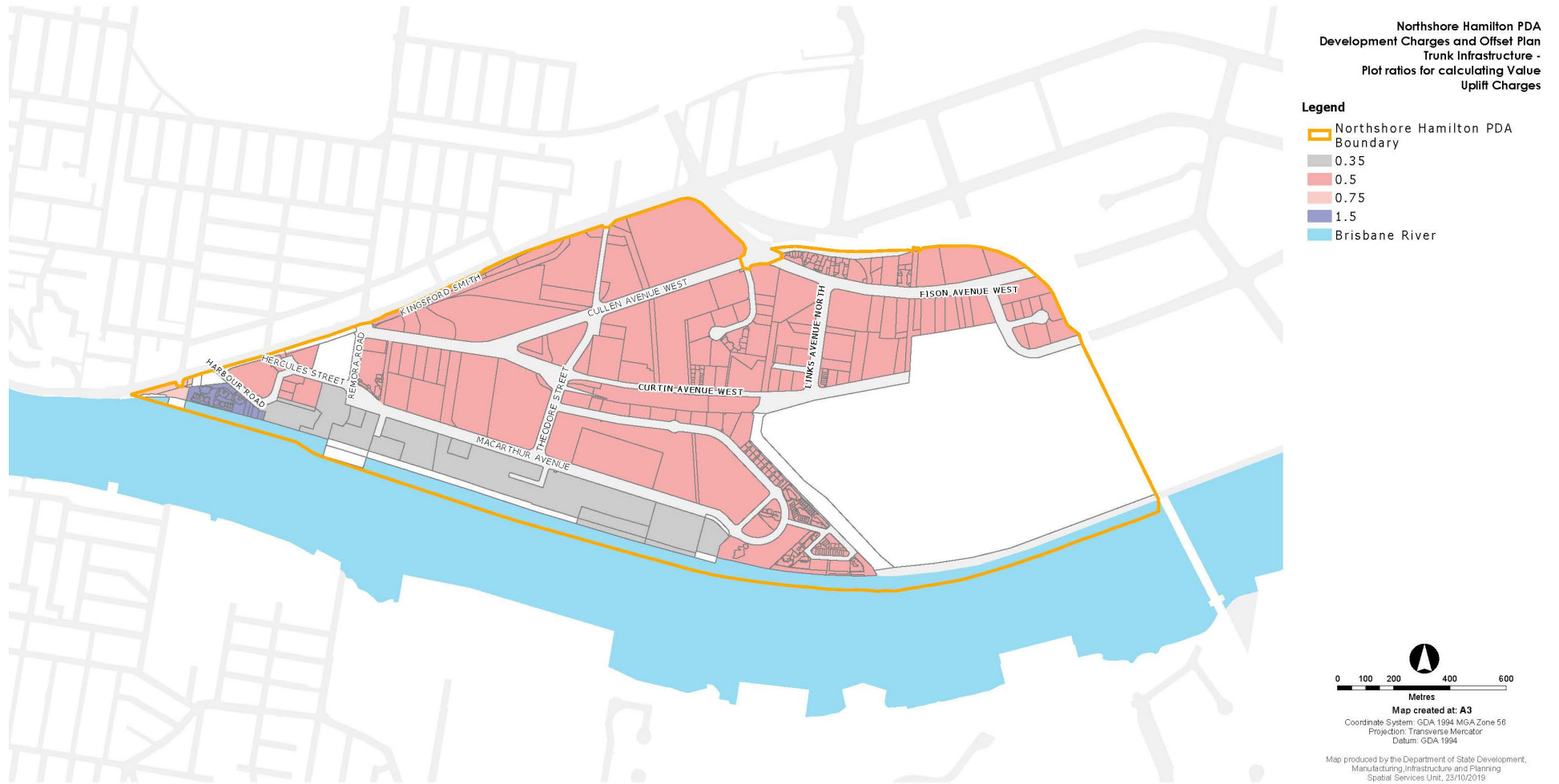
## 2.6 Value Uplift Transitional Provisions

For the purposes of calculating a Value Uplift Charge, a higher plot ratio than that shown in Map 2 may be accepted where a landowner purchased a property in the PDA prior to 27 March 2008 (being the date of declaration of the Northshore Hamilton PDA). The higher plot ratio may be accepted on the basis of a reasonable expectation that a higher development yield than that shown in Map 2 would have been approved by Brisbane City Council (BCC).

In support of a claim under this section, a landowner is to provide evidence, prepared prior to 27 March 2008, from BCC that a higher development yield was supported or had a likelihood of approval.

Where an applicant provides evidence, which is accepted by the MEDQ, that a higher yield was supported or had a likelihood of approval for their site, the plot ratio allocated to that site by Map 2 will be superseded by a plot ratio which aligns with the accepted higher yield for the site. Consequently, the higher plot ratio will be used to determine allowable GFA in accordance with section 2.5.

Map 2: Northshore Hamilton PDA plot ratios for determining allowable GFA





## 2.7 Credits for infrastructure charges

A Credit may be applied to the calculation of an Infrastructure Charge.

A Credit for an Infrastructure Charge is an amount which is the greater of the following:

- i. the charge for each existing lot, calculated in accordance with section 2.4; or
- ii. if the premises are subject to an Existing Lawful Use and is serviced by Trunk Infrastructure, the charge for the Existing Lawful Use calculated in accordance with section 2.4, or
- iii. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the charge for the Previous Lawful Use calculated in accordance with section 2.4.

However, a Credit is not available:

- i. where the Existing Lawful Use or Previous Lawful Use commenced since the declaration of the PDA as accepted development, and charges were not levied
- ii. where the Existing Lawful Use or Previous Lawful Use was an interim use approved by the MEDQ and charges were not levied, or
- iii. where a lot subdivision was a Management lot subdivision and Development Charges were not imposed.

An applicant seeking a Credit must provide evidence of the Existing Lawful Use, Previous Lawful Use, creation of the lot or payment of charges for accepted development or an interim use.

The sum of the Credits for the Infrastructure Charges cannot exceed the sum of the Infrastructure Charges for the development.

## 2.8 Development Charges for interim uses

Where a PDA development approval includes a use, which is deemed to be an 'interim use', Development Charges will be applied in accordance with the following principles:

- i. where the approval is for an interim use that has a duration of less than six years, charges will not be levied
- ii. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with section 2.4.
- iii. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with section 2.4.

## 2.9 Development exempt from Development Charges

Development Charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- a) education
- b) emergency services
- c) health care services
- d) social housing

## 2.10 Deferral of Development Charges

On application, the MEDQ may defer Development Charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

Not-for-profit or charitable organisations eligible for deferred Development Charges are defined as per the *Charities Act 2013* (Cth) and are registered with the Australian Charities and Not-for-profits Commission, unless the applicant can provide proof that the organisation provides a public benefit to the community, which is not limited to members of the organisation. The deferral for not-for-profit or charitable organisations applies to non-residential development only.

Deferrals are limited to 50 percent of the Development Charges payable for a PDA development approval - capped to a maximum of \$40,000 per application.

Not-for-profit or charitable organisations may, at any time after the PDA development approval has been issued, but before the Development Charge becomes payable, apply for a deferral against the Development Charges.

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be prepared<sup>8</sup> to defer the payment of Development Charges.

If an infrastructure agreement is proposed, it may include clauses which stipulate that the levied Development Charges will become due and payable if:

- i. the development or organisation no longer provides a public benefit
- ii. the development ceases being used by the not-for profit or charitable organisation, or
- iii. the property is transferred or otherwise disposed of.

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<sup>8</sup> The requirements set out in section 2.2 are not intended to be an exclusive list of requirements. The MEDQ retains ultimate discretion as to the terms and execution of any infrastructure agreement.

## 2.11 Payment of Development Charges

A Development Charge is payable at the following time:

- i. If the Development Charge applies for development that is reconfiguring a lot, prior to the MEDQ approving the plan of subdivision.
- ii. If the Development Charge applies for development that is a material change of use, prior to the earlier of the following:
  - a. endorsement of a building format plan
  - b. the certificate of classification or final inspection certificate being issued for a building or structure, or commencement of use.

# 3 Infrastructure Offsets and Refunds

## 3.1 Application of an offset

This section applies where an applicant:

- i. is required to, in accordance with a PDA development approved, provide a Land Contribution or Works Contribution
- ii. requests the value of that Infrastructure Contribution be offset against a Development Charges (an Infrastructure Offset), and/or
- iii. requests a refund for the value of that Infrastructure Contribution that exceeds the Development Charges (an Infrastructure Refund).

An applicant may lodge an application with the MEDQ for the following types of offset claims:

- i. Provisional Offset (section 3.4), or
- ii. Final Offset (section 3.5).

## 3.2 Works Contribution – cost estimate

The value of a Works Contribution for planned Trunk Infrastructure is established in Section 5.1. An offset claim for a Works Contribution may include the following:

- i. the construction cost for the works
- ii. construction on-costs for the work which do not exceed a total of 15 per cent of the construction cost for the following:
  - a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
  - b. project management fees including but not limited to procurement and contract administration, and
  - c. portable long service leave payment for a construction contract for the work.
  - d. The payment of 2% of the total value of the construction works at the final offset assessment stage, to recover EDQ's administration costs in assessing offset applications and infrastructure planning for the PDA. The applicant is entitled to claim an offset of that 2% against the final offset project owner's costs.
- iii. for a provisional offset for a Works Contribution, the identified contingency percentage for the relevant infrastructure item within Section 5.1

An Infrastructure Offset claim for a Works Contribution may not include the cost of the following:

- i. master planning of the Work Contribution or for the development
- ii. carrying out temporary or sacrificial infrastructure works unless it is an agreed part of the Works Contribution, and it can be demonstrated that temporary or sacrificial works provide a more cost-effective solution than delivery of the ultimate design
- iii. relocation of utilities, unless specifically identified as a cost factor within the Infrastructure Planning Background Report (IPBR, and constructed in the location required for the ultimate infrastructure alignment. Unidentified relocation of works may be considered trunk at the sole discretion of MEDQ
- iv. carrying out other infrastructure works which is not part of the agreed Works Contribution
- v. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the Works Contribution
- vi. additional costs for the Works Contribution that have not been previously agreed with EDQ
- vii. part of the Works Contribution provided by another party
- viii. the cost of GST to the extent that GST is payable, and an input tax Credit can be claimed for the work
- ix. 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
- x. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- xi. a cost of carrying out non-Trunk Infrastructure works which is only made necessary by the development and does not contribute to the function of the Works Contribution
- xii. a cost of carrying out Trunk Infrastructure works which relates to another infrastructure network
- xiii. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant
- xiv. a cost of carrying out infrastructure works in excess of the standard of service for the network of development infrastructure in the infrastructure plan, and
- xv. a cost of maintaining an infrastructure asset where required by a condition of approval, unless specifically identified as an inclusion within the IPBR.

## 3.3 Land Contribution – cost estimate

The value of a Land Contribution is established in Section 5.1.

Where the cost in Section 5.1 cannot be applied, to determine the value of a Land Contribution, the MEDQ will attribute the Valuer-General's annual valuations (rate per m<sup>2</sup> basis) (in accordance with the Land Valuation Act 2010) which is current at the time the offset is to be granted.

The Valuer-General's annual valuations will be used in circumstances where the lot which is affected by the Land Contribution requirement is vacant, under redevelopment or if there are structures on the land, the structures are deemed likely to be unaffected by the infrastructure project. If the provision of land is likely to affect existing structures, a valuation process will be undertaken for the site which may result in a different rate than the Valuer-General's annual valuation.

## 3.4 Provisional offset claim

Once a PDA development approval is issued, or at a later time, (but prior to the provision of the Land Contribution or the commencement of the Works Contribution which constitute the contribution which is the subject of the offset request), an applicant may submit a provisional offset claim for MEDQ assessment and decision.

The MEDQ will require the applicant to provide all relevant information that will assist in deciding a provisional offset claim. The applicant must comply with any request for further information from the MEDQ.

A provisional offset claim is required only where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in Section 5.1.

In assessing the provisional offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against the Development Charges
- ii. for a Works Contribution, determine the Provisional Offset Value on the basis of the applicant's estimated cost of works pursuant to section 3.2
- iii. for a Land Contribution, determine the Provisional Offset Value to be offset against Development Charges with reference to the process outlined in section 3.3

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a provisional offset will be given for the contribution
- ii. if a provisional offset is to be given:
  - a. the Provisional Offset Value for the Works Contribution, and/or
  - b. the Provisional Offset Value for the Land Contribution

A Provisional Offset Value has a currency period of 2 years from the date of decision.

The MEDQ will not accept and apply an approved provisional offset claim against Development Charges which are levied upon a PDA development approval. A Final Offset Value must be approved prior to an offset being applied to a Development Charge.



## 3.5 Final offset claim

An applicant may submit a final offset claim for MEDQ assessment and decision at the following times:

- i. for a Works Contribution:
  - a. for a complete Works Contribution, when the works have been accepted as on-maintenance, or
  - b. for a partially complete Works Contribution, when the MEDQ has agreed to accept an uncompleted works bond for the contribution. However, an offset for a partially completed Works Contribution can only be for the value of the completed portion and not the uncompleted portion of the works.
- ii. for a Land Contribution, when the Infrastructure Contribution has been provided in accordance with the relevant PDA development approval.

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against Development Charges
- ii. determine the Final Offset Value which will be equal to the lesser of:
  - a. an approved provisional offset claim; or
  - b. the value listed in the schedule of works in section 4 where no provisional offset was given; or
  - c. for an infrastructure Works Contribution, the certified actual costs
  - d. for a Land Contribution, the actual land offset value determined by the MEDQ at the time of the application for a final Trunk Infrastructure Offset, on the basis of the amount of land actually contributed in accordance with the PDA development approval.
- iii. determine the amount of the Final Offset Value that is applicable to the Development Charges (the Infrastructure Offset), and the amount of any Unused Infrastructure Offset.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a final offset will be given for the contribution
- ii. if a final offset is to be given:
  - a. the infrastructure Works Offset Value
  - b. the infrastructure land offset value
- iii. Where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

## 3.6 Using an offset

The offset cannot exceed the Development Charge for that development approval.

Where the offset available for a development approval (the original development approval) exceeds the Development Charges for that approval, the excess amount (the Unused Infrastructure Offset) may be applied to reduce Development Charges for any future PDA development approval provided the future development approval:

- is for land located in the Herston Quarter PDA; and
- is issued to the applicant for the original development approval.

However, this clause 3.6, does not apply where a refund for the Unused Infrastructure Offset has been given in accordance with clause 3.7 below.

## 3.7 Infrastructure Refunds

A refund (Infrastructure Refund) may apply where a notice has been issued by the MEDQ stating the amount of an Unused Infrastructure Offset in accordance with section 3.5 and the stated amount (or part thereof) remains unused.

An applicant may submit a request to the MEDQ for a refund. The request must contain the following information for each Trunk Infrastructure Contribution the subject of the proposed refund:

- that the Trunk Infrastructure Contribution has been lawfully completed
- that the applicant seeks a refund of the Unused Infrastructure Offset, and
- the value of the Unused infrastructure offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for a refund.

The applicant must comply with any request for further information from the MEDQ.

## 3.8 Entitlement to an Infrastructure Refund

Any refund is to accord with the following terms, unless otherwise agreed with the MEDQ:

- i. the Infrastructure Refund is not to exceed the value of the Unused Infrastructure Offset
- ii. the Infrastructure Refund will only be made available when sufficient Development Charges have been collected by the MEDQ for the infrastructure item which is the subject of the Infrastructure Refund, and
- iii. the Infrastructure Refund may be made over a series of payments.

## 3.9 Determining a request for an Infrastructure Refund

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether an Infrastructure Refund is available or not
- ii. if an Infrastructure Refund is not available, the reason, or
- iii. if an Infrastructure Refund is available, the value of the refund, including indexation and details of the timing for payment of the refund.

# 4 Indexation

Base Development Charge Rates, Development Charges, Trunk Infrastructure estimated costs, Unused Infrastructure Offsets and Base Value Uplift Charge Reduction rates will be subject to indexation. Indexation occurs on 1 July each year. Indexation is to be calculated in accordance with the below indexation rates. Values should be indexed from the base rate for every period up to the current FY.

Table 6: Indexation rates

FY	Indexation Rate
FY19/20	1.02256
FY20/21	1.03024
FY21/22	1.014918
FY22/23	1.013115
FY23/24	1.042905
FY24/25	1.062911

The indexation rate in Table 6 is the 3-yearly PPI average variance from March of the current calendar year to March of the previous calendar year.

The 3-yearly PPI average has the meaning given to it by the *Planning Act 2016*. A PPI calculation spreadsheet is available on the Queensland Government's planning website.

# 5 Trunk Infrastructure plans

## 5.1 Schedules of works

The schedule of works<sup>9</sup> set out in Tables 5, 6, 7, 8 and 9 outline future trunk land and works which are required to service the projected development within the PDA.

## 5.2 Trunk infrastructure maps

Trunk infrastructure networks set out in Maps 3, 4, 5, 6 and 7 outline future trunk land and works which are required to service the projected development within the PDA.

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<sup>9</sup> The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to service the PDA is reviewed and/or becomes available.

Table 5: Schedule of future Trunk Infrastructure Works – Transport – Base Rate Costs as at July 2018 (FY 2018/19)

Map ref	Infrastructure type	Infrastructure description	Estimated timing	Land Cost <sup>i</sup>	Total works cost <sup>ii</sup>	Estimated cost <sup>iii</sup>
I03	Unsignalised intersection	Macarthur Avenue / Cycle Street / Riverfront Lane	2022 to 2026	\$0	\$614,070	\$614,070
I06	Unsignalised intersection	Macarthur Avenue / Cycle Street / Riverfront Lane	2027 to 2031	\$0	\$773,245	\$773,245
I08	Unsignalised intersection	Macarthur Avenue / Cycle Street / Riverfront Lane	2019 to 2021	\$0	\$549,597	\$549,597
I09	Unsignalised intersection	Macarthur Avenue / Cycle Street / Riverfront Lane	2019 to 2021	\$0	\$518,501	\$518,501
R01	Road upgrade	Remora Road, Northshore Way and Macarthur Avenue Road Project	2019 to 2021	\$0	\$21,436,748	\$21,436,748
R03	Road upgrade	Macarthur Avenue (between Cycle Street & Brett Street)	2022 to 2026	\$0	\$2,343,980	\$2,343,980
R04	Road upgrade	Macarthur Avenue (between Brett Street & Theodore Street)	2027 to 2031	\$0	\$2,176,260	\$2,176,260
R05	Road upgrade	Macarthur Avenue (between Brett Street & Theodore Street)	2027 to 2031	\$0	\$2,176,260	\$2,176,260
R06	Road upgrade	Macarthur Avenue (between Theodore Street & Cycle Street)	2027 to 2031	\$0	\$2,949,134	\$2,949,134
R07	Road upgrade	Macarthur Avenue (between Cycle Street & Cycle Street)	2027 to 2031	\$0	\$2,384,547	\$2,384,547
R08	Road upgrade	Macarthur Avenue (between Cycle Street & Cycle Street)	2027 to 2031	\$0	\$2,417,918	\$2,417,918
R09	Road upgrade	Macarthur Avenue (between Cycle Street & Cycle Street)	2019 to 2021	\$0	\$2,217,060	\$2,217,060
R10	Road upgrade	Macarthur Avenue (between Cycle Street & Angora Road)	2019 to 2021	\$888,070	\$2,253,503	\$3,141,573
CP01	Shared path	Macarthur Avenue Nth Shared Path	2027 to 2031	\$0	\$448,539	\$448,539
PT01	Bus stop	Macarthur Avenue (Between Theodore Street & Brett Street)	2027 to 2031	\$0	\$141,250	\$141,250
PT02	Bus stop	Macarthur Avenue (Between Theodore Street & Brett Street)	2027 to 2031	\$0	\$141,250	\$141,250
<b>TOTAL</b>				<b>\$888,070</b>	<b>\$43,541,862</b>	<b>\$44,429,932</b>

Notes:

<sup>i</sup> Land for verge widenings has been excluded as verge widenings to meet minimum standards are not Trunk Infrastructure Works. The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

<sup>ii</sup> The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2018/19).

<sup>iii</sup> Items identified within the 2019 to 2021 timeframe are known costs and therefore do not have on-costs or contingencies applied.





Table 6: Schedule of future Trunk Infrastructure Works - Park and Community Facilities – Base Rate Costs as at July 2018 (FY 2018/19)

Map ref	Infrastructure type	Infrastructure description	Area (m <sup>2</sup> ) or Length (m)	Estimated timing	Land cost	Total works cost <sup>i</sup>	Estimated cost <sup>ii</sup>
P02	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	7,335	2027 to 2031	\$4,300,000	\$1,336,521	\$5,636,521
P03	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	13,964	2022 to 2026	\$6,579,584	\$2,544,397	\$9,123,981
P03	Regional recreation park (metropolitan level)	Stage B - Partial embellishment	13,964	2027 to 2031	\$0	\$2,544,397	\$2,544,397
P04	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	4,135	2022 to 2026	\$2,492,296	\$753,372	\$3,245,668
P04	Regional recreation park (metropolitan level)	Stage B - Partial embellishment	4,135	2027 to 2031	\$0	\$753,372	\$753,372
P05	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	3,308	2022 to 2026	\$2,110,000	\$602,744	\$2,712,744
P05	Regional recreation park (metropolitan level)	Stage B - Partial embellishment	3,308	2027 to 2031	\$0	\$602,744	\$602,744
P06	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	5,478	2027 to 2031	\$3,280,000	\$998,240	\$4,278,240
P07	Regional recreation park (metropolitan level)	Stage A – Land acquisition & partial embellishment	4,640	2027 to 2031	\$2,700,000	\$845,457	\$3,545,457
RW01	Revetment wall	Frontage to park P02	120	2027 to 2031	\$0	\$2,682,006	\$2,682,006
RW02	Revetment wall	Frontage to park P04	120	2022 to 2026	\$0	\$2,660,095	\$2,660,095
RW03	Revetment wall	Frontage to park P05	150	2022 to 2026	\$0	\$3,272,608	\$3,272,608
RW04	Revetment wall	Frontage to park P06	160	2027 to 2031	\$0	\$3,837,517	\$3,837,517
RW05	Revetment wall	Frontage to P07	150	2027 to 2031	\$0	\$3,463,822	\$3,463,822
<b>TOTAL</b>					<b>\$21,461,880</b>	<b>\$26,897,292</b>	<b>\$48,359,172</b>

Notes:

<sup>i</sup> The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

<sup>ii</sup> The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2018/19).

Map 4: Trunk Infrastructure - Parks and Community Facilities



Table 7: Schedule of future Trunk Infrastructure Works - Stormwater – Base Rate Costs as at July 2018 (FY 2018/19)

Map ref	Infrastructure type	Length (m) or Quantity	Diameter (mm)	Material	Estimated timing	Land Cost	Total works cost <sup>i</sup>	Estimated cost <sup>ii</sup>
SW01	Stormwater pipe	52	1350	RCP	2022 to 2026	\$0	\$67,625	\$67,625
SW02	Stormwater pipe	55	1350	RCP	2022 to 2026	\$0	\$94,640	\$94,640
SW03	Stormwater pipe	42	1350	RCP	2022 to 2026	\$0	\$14,162	\$14,162
SW04	Stormwater pipe	32	1200	RCP	2022 to 2026	\$0	\$15,947	\$15,947
SW05	Stormwater pipe	60	1200	RCP	2022 to 2026	\$0	\$51,792	\$51,792
SW06	Stormwater pipe	112	1200	RCP	2027 to 2031	\$0	\$103,054	\$103,054
SW07	Stormwater pipe	49	750	RCP	2027 to 2031	\$0	\$30,639	\$30,639
SW08	Stormwater pipe	78	1500	RCP	2027 to 2031	\$0	\$103,209	\$103,209
SW09	Stormwater pipe	69	1500	RCP	2027 to 2031	\$0	\$144,555	\$144,555
SW10	Stormwater pipe	91	1500	RCP	2027 to 2031	\$0	\$169,072	\$169,072
SW11	Stormwater pipe	88	1200	RCP	2027 to 2031	\$0	\$66,508	\$66,508
SW12	Stormwater pipe	18	900	RCP	2027 to 2031	\$0	\$16,918	\$16,918
SW13	Stormwater pipe	65	900	RCP	2027 to 2031	\$0	\$43,112	\$43,112
SW14	Stormwater pit	7			2022 to 2026	\$0	\$74,102	\$74,102
SW15	Stormwater pit	4			2027 to 2031	\$0	\$42,344	\$42,344
SW16	Stormwater pit	2			2027 to 2031	\$0	\$21,172	\$21,172
SW17	Stormwater pit	2			2027 to 2031	\$0	\$21,172	\$21,172
SW18	Stormwater pit	8			2027 to 2031	\$0	\$84,688	\$84,688
<b>TOTAL</b>						<b>\$0</b>	<b>\$1,164,711</b>	<b>\$1,164,711</b>

Notes:

<sup>i</sup> The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

<sup>ii</sup> The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2018/19).



Table 8: Schedule of future Trunk Infrastructure Works - Water Supply – Base Rate Costs as at July 2018 (FY 2018/19)

Map ref	Infrastructure type	Pipe diameter (mm)	Pipe length (m)	Cost Factor	Estimated timing	Land cost	Total works cost <sup>i</sup>	Estimated cost <sup>ii</sup>
W01	Watermain (PE)	355	135	2.28	2022 to 2026	\$0	\$313,476	\$313,476
W02	Watermain (PE)	315	105	2.28	2027 to 2031	\$0	\$243,843	\$243,843
W03	Watermain (PE)	315	157	2.28	2027 to 2031	\$0	\$363,399	\$363,399
W04	Watermain (PE)	315	85	2.28	2027 to 2031	\$0	\$197,255	\$197,255
W05	Watermain (PE)	315	75	2.28	2027 to 2031	\$0	\$174,341	\$174,341
W06	Watermain (PE)	315	103	2.28	2027 to 2031	\$0	\$237,314	\$237,314
W07	Watermain (PE)	315	62	2.28	2027 to 2031	\$0	\$142,348	\$142,348
W08	Watermain (PE)	315	157	2.28	2027 to 2031	\$0	\$362,628	\$362,628
W09	Watermain (PE)	355	127	2.28	2019 to 2021	\$0	\$292,802	\$292,802
W10	Watermain (PE)	355	55	2.28	2019 to 2021	\$0	\$126,337	\$126,337
W11	Watermain (PE)	315	52	2.28	2019 to 2021	\$0	\$120,082	\$120,082
W12	Watermain (PE)	315	14	2.28	2019 to 2021	\$0	\$33,418	\$33,418
W13	Watermain (PE)	315	24	2.28	2019 to 2021	\$0	\$56,687	\$56,687
<b>TOTAL</b>						<b>\$0</b>	<b>\$2,663,930</b>	<b>\$2,663,930</b>

Notes:

<sup>i</sup> The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

<sup>ii</sup> The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2018/19).



Map 6: Trunk Infrastructure - Water



Table 9: Schedule of future Trunk Infrastructure Works - Sewerage – Base Rate Costs as at July 2018 (FY 2018/19)

Map ref	Infrastructure type	Pipe diameter (mm)	Pipe length (m)	Depth (m)	Cost Factor	Estimated timing	Land cost	Total works cost <sup>i</sup>	Estimated cost <sup>ii</sup>
S01	Gravity main (PE)	500	76	3.4	2.5	2019 to 2021	\$0	\$382,649	\$382,649
S02	Gravity main (PE)	500	88	3.56	2.5	2019 to 2021	\$0	\$445,402	\$445,402
S03	Gravity main (PE)	400	131	3.52	2.5	2019 to 2021	\$0	\$503,251	\$503,251
S04	Gravity main (PE)	400	145	3.27	2.5	2019 to 2021	\$0	\$556,992	\$556,992
S05	Gravity main (PE)	315	147	3.51	2.5	2019 to 2021	\$0	\$403,733	\$403,733
S06	Gravity main (PE)	315	81	3.75	2.5	2019 to 2021	\$0	\$222,366	\$222,366
S07	Gravity main (PE)	315	75	3.63	2.5	2019 to 2021	\$0	\$206,818	\$206,818
<b>TOTAL</b>							<b>\$0</b>	<b>\$2,721,211</b>	<b>\$2,721,211</b>

Notes:

<sup>i</sup> The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

<sup>ii</sup> The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2018/19).



Map 7: Trunk Infrastructure – Sewer



# 6 Definitions

Unless otherwise expressly stated, a term used in this DCOP has the meaning given to it by:

- i. Table 10 of this DCOP
- ii. if not defined in this DCOP, the Act
- iii. if not defined in the Act, the Northshore Hamilton PDA Development Scheme
- iv. if not defined in any of the above documents, the *Planning Act 2016*, or the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*.

Table 10: Defined terms

Column 1 Term	Column 2 Definition
<b>Act</b>	means the <i>Economic Development Act 2012</i> .
<b>Base Development Charge Rate</b>	means the rate, for each use type, as outlined in Tables 2 and 3.
<b>Credit</b>	means the monetary amount used in the calculation of an Development Charge., which is determined in accordance with section 2.4.
<b>Development Charge</b>	means the monetary amount of the charge for development in the PDA or PDA-associated development calculated in accordance with section 2.
<b>Existing Lawful Use</b>	means an existing use which is lawful and already taking place on premises.
<b>Final Offset Value</b>	means the offset value for a Land Contribution issued by notice from MEDQ to an applicant in accordance with section 3.5.
<b>Infrastructure Contribution</b>	means a Land Contribution or Works Contribution.
<b>Infrastructure Offset</b>	means an offset for an Infrastructure Contribution referred to in section 3.
<b>Infrastructure Refund</b>	means a refund for an Infrastructure Contribution referred to in section 3.
<b>Land Contribution</b>	means an Infrastructure Contribution that is land referred to in section 3.3.
<b>Management Lot</b>	means a lot that is: intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or intended for further subdivision.
<b>MEDQ</b>	means the Minister for Economic Development Queensland as defined in the ED Act.
<b>Provisional Offset Value</b>	means the offset value for an Infrastructure Contribution stated in a notice from MEDQ to an applicant in accordance with section 3.4
<b>Trunk Infrastructure</b>	means infrastructure which the MEDQ has identified in section 5.
<b>Unused Infrastructure Offset</b>	means an Infrastructure Offset, or the portion of an Infrastructure Offset, that has not been used to offset Development Charges
<b>Works Contribution</b>	means an Infrastructure Contribution which is works
<b>Works Offset Value</b>	means the offset value for a Works Contribution determined by the MEDQ in accordance with the process in section 3.

**Valuer-General's  
Valuation**

land valuations for all rateable properties provided by the Valuer-General in accordance with the *Land Valuation Act 2010*.

Economic Development Queensland  
GPO Box 2202, Brisbane, Queensland 4001.  
1 William Street Brisbane Qld 4001 (Australia)

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