



# Ooononba Priority Development Area Development Charges and Offset Plan

July 2024

**Economic Development Queensland**

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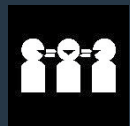


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# 1 Preliminary

#

## 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 (formerly known as Urban Development Areas or UDAs).

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

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

#

## 1.2 Oonoonba Urban Development Area

The Oonoonba UDA was declared by regulation<sup>6</sup> on 23 April 2010 under the *Urban Land Development Act 2007* (since repealed and replaced with the *Economic Development Act 2012*).

The UDA comprises approximately 83 hectares of land bounded by the Ross River to the west and north, the railway line and Abbot Street road corridor to the east, and Riverwood Drive and Viewpoint Terrace to the south.

The boundaries of the UDA are shown on Map 1.

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<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.



Map 1: UDA boundary





# 1.3 Application of the Development Charges and Offset Plan

The Ooononba UDA DCOP is applicable to all development on land and water within the boundaries of the UDA.

The DCOP became effective on 7 August 2021.

## 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 UDA:

- 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 the UDA. On and from the date the DCOP takes effect, the Infrastructure Funding Framework has no application for the Ooononba UDA. Additionally, to the extent of any inconsistency, the DCOP prevails over other EDQ instruments concerning charges, credits, offsets and refunds.

# 2 Development Charges

## 2.1 Charge categories

This DCOP categorises the uses defined in the UDA 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 UDA development application does not specify a proposed “use” or where a “use” is undefined in the UDA 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<br>Charge category                   | Column 2<br>Use type under the UDA 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 UDA 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 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 and Table 4. 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                   | Base Development Charge Rates (\$ per lot created) |
|-------------------------------|--|
| Management Lot                | 0  |
| Lot other than Management Lot | 31,242.73  |

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

| Residential use                                      | Demand unit                                     | Development Charge rates (\$ per demand unit) |
|--|---|---|
| <b>Residential charge category</b>                   |   |   |
| <b>Dwelling house</b>                                | 1 or 2 bedroom dwelling                         | 17,273.38                                     |
|  | 3 or more bedroom dwelling                      | -   |
|  | on lots <200 m <sup>2</sup>                     | 23,197.75                                     |
|  | on lots 201 m <sup>2</sup> – 299 m <sup>2</sup> | 23,795.18                                     |
|  | on lots 300 m <sup>2</sup> – 399 m <sup>2</sup> | 25,806.68                                     |
|  | on lots 400 m <sup>2</sup> – 499 m <sup>2</sup> | 28,523.67                                     |
|  | on lots 500 m <sup>2</sup> and greater          | 31,242.73                                     |
| <b>Dwelling unit</b>                                 | 1 bedroom dwelling                              | 10,087.65                                     |
|  | 2 bedroom dwelling                              | 14,817.18                                     |
|  | 3 or more bedroom dwelling                      | 22,089.14                                     |
| <b>Caretaker's accommodation (attached dwelling)</b> | 1 bedroom dwelling                              | 15,153.82                                     |
|  | 2 bedroom dwelling                              | 21,382.62                                     |
|  | 3 or more bedroom dwelling                      | 24,828.98                                     |

| <b>Residential use</b>                               | <b>Demand unit</b>         | <b>Development Charge rates<br/>(\$ per demand unit)</b> |
|--|----------------------------|--|
| <b>Caretaker's accommodation (detached dwelling)</b> | 1 or 2 bedroom dwelling    | 17,273.38  |
|  | 3 or more bedroom dwelling | -  |
|  | on lots <200 m2            | 23,197.75  |
|  | on lots 201 m2 – 299 m2    | 23,795.18  |
|  | on lots 300 m2 – 399 m2    | 25,806.68  |
|  | on lots 400 m2 – 499 m2    | 28,523.67  |
|  | on lots 500 m2 and greater | 31,242.73  |
| <b>Dual occupancy</b>                                | 1 bedroom dwelling         | 15,153.82  |
|  | 2 bedroom dwelling         | 21,382.62  |
|  | 3 or more bedroom dwelling | 24,828.98  |
| <b>Multiple dwelling</b>                             | 1 bedroom dwelling         | 11,185.87  |
|  | 2 bedroom dwelling         | 15,794.88  |
|  | 3 or more bedroom dwelling | 22,295.90  |
| <b>Accommodation (short-term) charge category</b>    |                            |  |
| <b>Hotel (residential component)</b>                 | 1 bedroom (non-suite)      | 6,750.38   |
|  | 1 bedroom (suite)          | 5,750.87   |
|  | 2 bedroom suite            | 9,163.98   |
|  | 3 or more bedroom suite    | 11,413.42  |
| <b>Short-term accommodation</b>                      | 1 bedroom (non-suite)      | 6,750.38   |
|  | 1 bedroom suite            | 5,750.87   |
|  | 2 bedroom suite            | 9,163.98   |
|  | 3 or more bedroom suite    | 11,413.42  |
| <b>Accommodation (long-term) charge category</b>     |                            |  |
| <b>Community residence</b>                           | 1 bedroom (non-suite)      | 17,860.41  |
|  | 1 bedroom suite            | 10,957.29  |
|  | 2 bedroom suite            | 21,394.05  |
|  | 3 or more bedroom suite    | 29,383.96  |
| <b>Hostel</b>  | 1 bedroom (non-suite)      | 17,860.41  |
|  | 1 bedroom suite            | 10,957.29  |
|  | 2 bedroom suite            | 21,394.05  |
|  | 3 or more bedroom suite    | 29,383.96  |
| <b>Retirement facility</b>                           | 1 bedroom (non-suite)      | 7,174.30   |
|  | 1 bedroom suite            | 8,686.04   |
|  | 2 bedroom suite            | 12,261.24  |
|  | 3 or more bedroom suite    | 17,317.01  |



| Residential use       | Demand unit             | Development Charge rates (\$ per demand unit) |
|-----------------------|-------------------------|---|
| Rooming accommodation | 1 bedroom (non-suite)   | 16,917.00                                     |
|                       | 1 bedroom suite         | 9,098.52                                      |
|                       | 2 bedroom suite         | 12,189.55                                     |
|                       | 3 or more bedroom suite | 16,917.00                                     |

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

| Non-residential use                            | Development Charge rates for Trunk Infrastructure networks (\$ per demand unit of m <sup>2</sup> of GFA) |
|--|--|
| <b>Places of assembly charge category</b>      |  |
| Function facility                              | 80.34  |
| Club   | 80.34  |
| Community use                                  | 80.34  |
| Funeral parlour                                | 80.34  |
| Place of worship                               | 80.34  |
| <b>Commercial (bulk goods) charge category</b> |  |
| Agricultural supplies store                    | 70.77  |
| Bulk landscape supplies                        | 160.61   |
| Garden centre                                  | 160.61   |
| Hardware and trade supplies                    | 160.61   |
| Outdoor sales                                  | 87.75  |
| Showroom                                       | 116.72   |
| <b>Commercial (retail) charge category</b>     |  |
| Adult store                                    | 206.52   |
| Food and drink outlet                          | 206.52   |
| Service industry                               | 113.10   |
| Service Station (fuel pumps)                   | -  |
| Service station (shop component)               | 206.52   |
| Service Station (vehicle repair shop)          | 55.95  |
| Service Station (food and drink outlet)        | 206.52   |
| Shop   | 206.52   |
| Shopping centre                                | 206.52   |
| <b>Commercial (office) charge category</b>     |  |
| Office   | 160.61   |
| Sales office                                   | 160.61   |

| <b>Non-residential use</b>                                    | <b>Development Charge rates for Trunk Infrastructure networks (\$ per demand unit of m<sup>2</sup> of GFA)</b>  |
|---|---|
| <b>Childcare centre</b>                                       | 160.61  |
| <b>Community care centre</b>                                  | 160.61  |
| <b>Educational establishment</b>                              | -   |
| <b>Entertainment charge category</b>                          |   |
| <b>Bar</b>  | 229.46  |
| <b>Hotel (non-accommodation)</b>                              | 229.46  |
| <b>Nightclub</b>  | 229.46  |
| <b>Theatre</b>  | 229.46  |
| <b>Resort complex</b>   | 229.46  |
| <b>Indoor sport and recreational facility charge category</b> |   |
| <b>Indoor sport and recreation facility</b>                   | 229.46  |
|   | 22.59   |
| <b>Industry charge category</b>                               |   |
| <b>Low impact industry</b>                                    | 55.95   |
| <b>Research and technology industry</b>                       | 57.38   |
| <b>Warehouse (self-storage facility)</b>                      | 31.80   |
| <b>Warehouse (Other Warehouse)</b>                            | 20.54   |
| <b>Essential services charge category</b>                     |   |
| <b>Emergency services</b>                                     | 160.61  |
| <b>Health care services</b>                                   | 160.61  |
| <b>Residential care facility</b>                              | 119.40  |
| <b>Veterinary services</b>                                    | 158.25  |
| <b>Minor uses charge category</b>                             |   |
| <b>Uses in the minor uses charge category</b>                 | 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>                             |   |
| <b>Uses in the other uses charge category</b>                 | 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

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:

- i. multiplying the proposed development demand by the Development Charge Rate, and then
- ii. subtracting from it the applicable Credit calculated in accordance with section 2.4 and any applicable reduction calculated in accordance with section 2.5 as follows:

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

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/quantity 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.

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

## 2.4 Credits for Development Charges

A Credit may be applied to the calculation of a Development Charge.

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

- i. the charge for each existing lot, calculated in accordance with section 2.3; 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 2.3; 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 2.3.

However, a Credit is not available:

- i. where the Existing Lawful Use or Previous lawful Use commenced after the declaration of the UDA as accepted development, and charges were not levied; or
- 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 charges were not levied.

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 cannot exceed the sum of the Development Charges for the approved development.

## 2.5 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:

- i. education
- ii. emergency services
- iii. health care services
- iv. social housing.

## 2.6 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 UDA.

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 per cent of the Development Charges payable for a development approval - capped to a maximum of \$40,000 per application.

Not-for-profit or charitable organisations may, at any time after the development approval has been issued, but before the Development Charges 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>7</sup> to defer the payment of Development Charges.

If an infrastructure agreement is proposed, it may include clauses which stipulate that the 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
- iii. the property is transferred or otherwise disposed of.

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<sup>7</sup> The requirements set out in section 2.6 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

## 2.7 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
  - c. commencement of use.

## 2.8 Development Charges for interim uses

Where a UDA 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 2.3.
- 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 2.3.



# 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 UDA 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 UDA. 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 UDA 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 UDA 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 UDA 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 UDA 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 UDA development approval provided the future development approval:

- is for land located in the Ooonooba UDA; 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 Development Charge Rates, Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets 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 5: Indexation rates

| Indexation Rate |          |
|-----------------|----------|
| <b>FY21/22</b>  | 1.010081 |
| <b>FY22/23</b>  | 1.02     |
| <b>FY23/24</b>  | 1.039    |
| <b>FY24/25</b>  | 1.062911 |

# 5 Trunk Infrastructure plans

## 5.1 Schedules of works

The schedule of works<sup>8</sup> outlines future trunk land and works which are required to service the projected development within the UDA.

Table 6 – Schedule of Future Trunk Infrastructure works – Water – Base Rate Costs as at July 2019 (FY2019/20)

| DCOP ID | Map number | Infrastructure type | Infrastructure description  | Estimated timing | Land cost | Total works cost <sup>i</sup> | Estimated cost <sup>ii</sup> |
|---------|------------|---------------------|---|------------------|-----------|-------------------------------|------------------------------|
| WM002   | 2          | Water main (DN300)  | Water main DN300 (287 m) Abbott Street to Holyoak Avenue          | 2025             | N/A       | \$224,908                     | \$224,908                    |
| WM003   | 2          | Water main (DN200)  | Water main DN200 (130 m) Intelligence Street to future roundabout | 2027             | N/A       | \$49,376                      | \$49,376                     |
| WM004   | 2          | Water main (DN200)  | Water main DN200 (175 m) Lawrie Avenue to Memorial Square         | 2024             | N/A       | \$66,468                      | \$66,468                     |
| WM005   | 2          | Water main (DN250)  | Water main DN250 (330 m) Holyoak Avenue to Riveredge Boulevard    | 2026             | N/A       | \$167,945                     | \$167,945                    |
| WM006   | 2          | Water main (DN250)  | Water main DN250 (115 m) Abbott Street to Lakeside Drive          | 2021             | N/A       | \$58,526                      | \$58,526                     |

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 2019/20).

<sup>8</sup> The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to service the UDA is reviewed and/or becomes available.

Table 7 – Schedule of Future Trunk Infrastructure works – Sewer– Base Rate Costs as at July 2019 (FY2019/20)

| DCOP ID | Map number | Infrastructure type  | Infrastructure description                                  | Estimated timing | Land cost | Total works cost <sup>i</sup> | Estimated cost <sup>ii</sup> |
|---------|------------|----------------------|---|------------------|-----------|-------------------------------|------------------------------|
| PS4     | 3          | Lift station         | Lift station  | 2027             | N/A       | \$713,313                     | \$713,313                    |
| SG002   | 3          | Gravity main (DN225) | Gravity main DN225 (115 m) Riveredge Boulevard to PS4       | 2027             | N/A       | \$84,423                      | \$84,423                     |
| SG003   | 3          | Gravity main (DN225) | Gravity main DN225 (255 m) Lawrie Avenue to Memorial Square | 2024             | N/A       | \$187,198                     | \$187,198                    |
| SG004   | 3          | Gravity main (DN225) | Gravity main DN225 (145 m) Lakeside Drive to Darter Street  | 2021             | N/A       | \$106,446                     | \$106,446                    |

Notes:

i – The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

ii – 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 2019/20).

Table 8 – Schedule of Future Trunk Infrastructure works – Transport– Base Rate Costs as at July 2019 (FY2019/20)

| DCOP ID | Map number | Infrastructure type              | Infrastructure description  | Estimated timing | Land cost | Total works cost <sup>i</sup> | Estimated cost <sup>ii</sup> |
|---------|------------|----------------------------------|---|------------------|-----------|-------------------------------|------------------------------|
| PC001   | 4          | 2.5 m wide shared path           | 2.5 m wide shared path along River Esplanade                      | 2021             | N/A       | \$962,639                     | \$962,639                    |
| PC001   | 4          | 2.0 m wide shared path           | 2.0 m wide shared path along Holyoak Avenue                       | 2021             | N/A       | \$308,044                     | \$308,044                    |
| PC003   | 4          | Railway crossing for pedestrians | Railway crossing for pedestrians                                  | 2024             | N/A       | \$1,695,000                   | \$1,695,000                  |
| RI001   | 4          | Intersection (signalised)        | Signalised intersection at Lakeside Drive and Riveredge Boulevard | 2025             | \$71,218  | \$4,036,183                   | \$4,107,401                  |

Notes:

i – The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

ii – 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 2019/20).

Table 9 – Schedule of Future Trunk Infrastructure works – Parks and community facilities– Base Rate Costs as at July 2019 (FY2019/20)

| DCOP ID | Map number | Infrastructure type           | Infrastructure description | Estimated timing | Land cost | Total works cost <sup>i</sup> | Estimated cost <sup>ii</sup> |
|---------|------------|-------------------------------|----------------------------|------------------|-----------|-------------------------------|------------------------------|
| PO-001  | 5          | Neighbourhood recreation park | Village Green              | 2022             | \$38,757  | \$756,182                     | \$794,939                    |
| PO-003  | 5          | Neighbourhood recreation park | Memorial Square            | 2025             | \$22,424  | \$437,506                     | \$459,930                    |
| PO-004  | 5          | Linear park                   | Skinny Thomas Park         | 2020             | \$37,701  | \$275,852                     | \$313,553                    |
| PO-005  | 5          | Neighbourhood recreation park | The Glen                   | 2026             | \$59,584  | \$435,962                     | \$495,546                    |
| PO-006  | 5          | Linear park                   | Riverwalk Park             | 2027             | \$52,228  | \$382,142                     | \$434,370                    |

Notes:

i – The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.

ii – 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 2019/20).

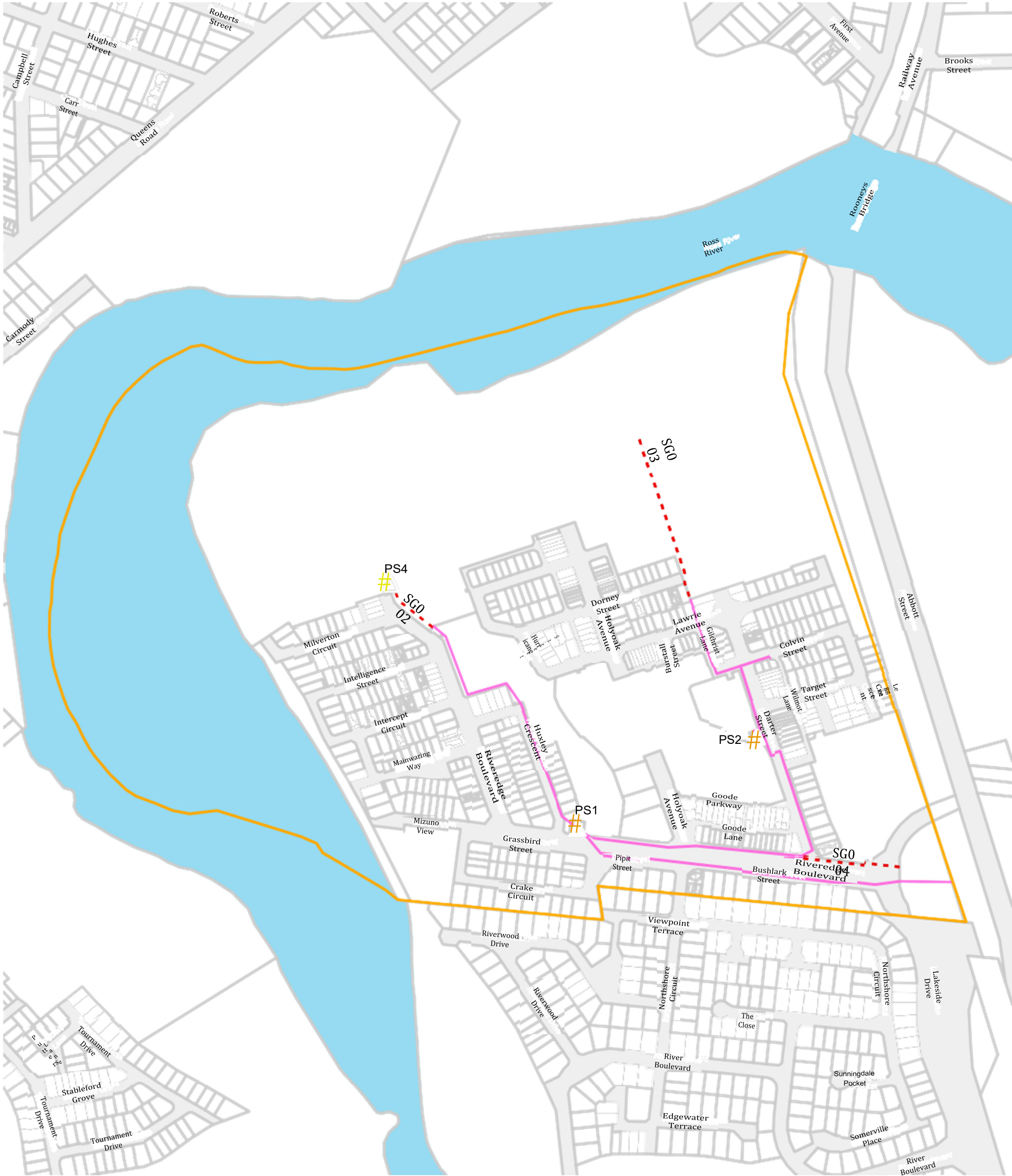


# 5.2 Trunk Infrastructure maps

Map 2: Future Trunk Infrastructure

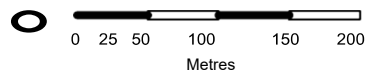


**Map 3: Future Sewer Trunk Infrastructure**



**Legend**

- ▬ Oonoonba (UDA) boundary
- # Lift station – Trunk Infrastructure (future)
- # Pump/lift station – trunk infrastructure (existing)
- - Sewer Trunk Infrastructure (future)
- Sewer Trunk Infrastructure (existing)



Map created at: **A3**  
 Coordinate System: GCS GDA 1994  
 Datum: GDA 1994

Trunk infrastructure data supplied by PIE Solutions

**Oonoonba UDA  
 Trunk Infrastructure Sewer**

Map produced by the State Development,  
 Infrastructure, Local Government and Planning  
 Spatial Services Unit, 2/03/2021

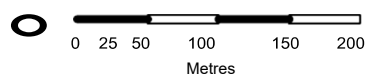
**Map 4: Future Road and Active Transport Trunk Infrastructure**





**Legend**

- Oonoonba (UDA) boundary
- Intersection - Trunk Infrastructure (future)
- Road/active transport trunk infrastructure (future)
- Road/active transport trunk infrastructure (existing)



Map created at: **A3**  
 Coordinate System: GCS GDA 1994  
 Datum: GDA 1994

Trunk infrastructure data supplied by PIE Solutions

**Oonoonba UDA  
 Trunk Infrastructure Road  
 and Active Transport**

Map produced by the State Development,  
 Infrastructure, Local Government and Planning  
 Spatial Services Unit, 2/03/2021

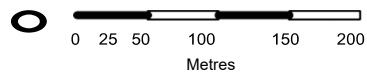


**Map 5: Future Parks and Open Space Trunk Infrastructure**



**Legend**

- Oonoonba (UDA) boundary
- Open space – Trunk Infrastructure (future)
- Parks - Trunk Infrastructure (existing)



Map created at: **A3**  
 Coordinate System: GCS GDA 1994  
 Datum: GDA 1994

Trunk infrastructure data supplied by PIE Solutions

**Oonoonba UDA  
 Trunk Infrastructure Parks  
 and Open Space**

Map produced by the State Development,  
 Infrastructure, Local Government and Planning  
 Spatial Services Unit, 2/03/2021

# 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 Oonoonba UDA 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<br>Term                    | Column 2<br>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 UDA or UDA-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:<br>intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or<br>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*.

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