

Infrastructure Funding Framework

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Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

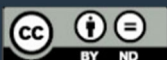


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Summary

In accordance with section 10 of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) may fix charges and other terms for the provision of infrastructure in a priority development area (PDA) and do anything necessary or convenient to be done in the performance of its functions, or exercise of its powers, under the Act. In addition, under section 115 of the *Economic Development Act 2012*, the MEDQ may make and levy a special rate or charge.

The aim of the Infrastructure Funding Framework (IFF) is to establish a funding framework that:

- encourages development
- maintains affordability for the end consumer, community, State and Council
- ensures new development in the PDAs fairly contributes towards the cost of providing the infrastructure required to service the PDAs, and
- provides landowners with certainty about future infrastructure charges.

Appendix 1 identifies the infrastructure charging framework and timing for payment for each PDA.

Appendices 2 and 3 set out the infrastructure charging framework for the greenfield PDAs of Yarrabilba and Caloundra South.

Appendix 4 sets out the interim infrastructure charging framework, including charges, offsets, refunds and infrastructure mapping for the Waraba PDA.

Appendix 5 outlines the process for deferral of infrastructure charges for not-for-profit or charitable organisations.

Appendix 6 describes how charges are indexed.

Appendix 7 identifies when and how infrastructure charges apply to interim uses. The IFF should be read in conjunction with:

- the interim land use plan or relevant development instrument and, in particular, the infrastructure plan for the PDA
- the Infrastructure Funding Framework, Crediting and Offset Arrangements (IFFCOA) for greenfield PDAs only
- any applicable Infrastructure Charges and Offset Plan (ICOP) for the PDA
- any applicable Development Charges and Offset Plan (DCOP) for the PDA¹.

¹ Where a DCOP is in effect for a PDA, the DCOP prevails over the IFF and IFFCOA where they differ.

Definitions

Term	Definition
Small dwelling or small sales office	has a gross floor area (GFA) of less than 60 m ² .
Medium dwelling or medium sales office	has a GFA of between 60 m ² to 100 m ² .
Large dwelling or large sales office	has a GFA of greater than 100 m ² .
TBD	denotes a charge rate or unit that is to be determined by EDQ at the time of assessment.
GFA	is defined as per the relevant development instrument.
Applicable charging document	for all other references within this document, the local government's adopted infrastructure charges resolution as amended or replaced from time to time.
Land uses	are defined as per the relevant development instrument.
Management Lot	means a lot that is: <ul style="list-style-type: none"> i. intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or ii. intended for further subdivision.
Part A Infrastructure (Waraba PDA)	Network infrastructure and activities including: Catalyst (low interest loan) costs, land for state government community facilities, implementation works and activities
Part A Charge (Waraba PDA)	Infrastructure charges associated with Part A Infrastructure
Part B Infrastructure (Waraba PDA)	Network infrastructure and activities including: Municipal and sub-regional transport (road, pathway, passenger transport), stormwater, open space, land for local government community facilities, water supply, wastewater infrastructure and services.

Part B Charge (Waraba PDA)	Infrastructure charges associated with Part B Infrastructure
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Unless otherwise expressly stated, a term used in this IFF has the meaning given to it by:

- I. the above *Definitions* section of this IFF
- II. if not defined in this IFF, the *Economic Development Act 2012* (ED Act)
- III. if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- 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*
- V. the ordinary meaning where that term is not otherwise defined.

In the event of any inconsistency, the meaning assigned to the term in a document higher on the above list prevails, to the extent of any inconsistency.

A reference in this IFF to any Act includes any regulation made under it, and where amended or replaced, if the context permits, means the amended or replacement Act.

A reference in this IFF to a specific document or standard, means the latest version of the document or standard, unless expressly stated otherwise.

Appendix 1 – Applicable infrastructure charges and timing for payment

PDA	Basis for charge within PDA
Greenfield PDAs: <ul style="list-style-type: none"> • Yarrabilba, Logan • Caloundra South, Sunshine Coast 	Unless a relevant DCOP provides to the contrary, the charges are set out in the Infrastructure Funding Framework (refer to Appendix 2 & 3). Applicable infrastructure charges apply subject to any credits or offsets determined by the MEDQ under the IFFCOA.
Waraba PDA, Caboolture West	For the period that the Interim Land Use Plan (ILUP) is in effect, unless a relevant DCOP provides to the contrary, the charges and matters relating to offsets and refunds are set out in the Infrastructure Funding Framework (refer to appendix 4).
Other PDAs	Unless a relevant DCOP (or in the case of the Queen’s Wharf Brisbane PDA, the ICOP) provides to the contrary, the charges are those identified in the relevant local government’s applicable charging document for the area at the date of payment.

For PDAs (other than greenfield PDAs and Waraba PDA), the applicant is required to submit to the MEDQ, written advice from the relevant local government of the infrastructure charges, credits and offsets as per the applicable charging document. The MEDQ reserves the right to accept, amend or reject the advice provided partially or wholly before confirming the infrastructure charges payable.

Timing for payment of infrastructure charges

Unless a relevant DCOP or ICOP provides to the contrary, infrastructure charges are payable at the following times:

- I. If the charge applies for development that is reconfiguring a lot:
 - a) prior to the MEDQ approving the plan of subdivision.
- II. If the charge applies for development that is a material change of use, prior to the earlier of:
 - a) the endorsement of a building format plan
 - b) the commencement of the use
 - c) the certificate of classification or final inspection certificate being issued for a building or structure.



Appendix 2 – Infrastructure charging framework for Yarrabilba PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

a. Reconfiguring a lot

Table 1 outlines the Base Charge Rates (FY 2023/24) for reconfiguring a lot.

b. Material change of use

Table 2 outlines the Base Charge Rates (FY 2023/24) for a material change of use.

Determination of applicable credits and offsets

The MEDQ will determine any applicable credits and offsets. For the Yarrabilba PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

Payment of sub-regional and value capture charges

For signatories to the Yarrabilba PDA Sub-Regional Infrastructure Agreement, sub-regional charges and value capture charges are to be paid directly to Logan City Council following receipt of an invoice from Council. Signatories should not make sub-regional charges or value capture charges payments to EDQ.

Development exempt from payment of infrastructure charges

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

- > education
- > emergency services
- > health care services
- > social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for deferral of infrastructure charges.

Table 1 Yarrabilba – Base Charge Rates (FY 2023/24) – Reconfiguring a lot

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)	Value capture ³	Total charges (per unit) including value capture
		Local charge		State charge	Implementation charge	Sub-regional charge ²			
		Municipal charge	Balance municipal charge						
		Catalyst charge	Balance municipal charge						
Open category									
Unknown	Lot	\$27,740				\$11,503	\$39,243	\$10,510	\$49,753
Management Lot	Lot	\$0				\$0	\$0	\$0	\$0
Residential category									
House or display home	Lot	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Other than a house ⁴	Lot	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Retail category									
Bulk landscape supplies	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Fast food premises	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Food premises	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Garden centre	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Service station	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Shop	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Shopping centre	Lot	\$0	\$31,45	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Showroom	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Commercial category									
Business	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624

² Sub-regional charges are subject to indexation at 3 per cent p.a.

³ The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

⁴ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant instrument

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ³	Total charges (per unit) including value capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ²			
Catalyst charge	Balance municipal charge								
Sales office – on a residential lot	Lot	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Industrial category									
Extractive, high impact, noxious and hazardous industry	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Research and technology	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Service industry	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Warehouse	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Rural category									
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Intensive horticulture	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Wholesale nursery	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Tourism category									
Tourist attraction	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category									
Cemetery	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Community facility	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Crematorium	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ³	Total charges (per unit) including value capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ²			
Catalyst charge	Balance municipal charge								
Educational establishment	Lot	\$0	\$31,459	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Emergency services	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Funeral parlour	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Hospital	Lot	\$0	\$31,459	\$0	\$0	\$2,666	\$34,125	\$2,666	\$36,791
Place of assembly	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	Lot	\$0	\$6,292	\$0	\$0	\$2,666	\$8,958	\$2,666	\$11,624
Sport, recreation and entertainment category									
Indoor entertainment	Lot	\$0	\$12,583	\$0	\$0	\$2,666	\$15,249	\$2,666	\$17,915
Indoor sport and recreation	Lot	\$0	\$12,583	\$0	\$0	\$2,666	\$15,249	\$2,666	\$17,915
Outdoor sport and recreation	Lot	TBD	TBD	TBD	TBD	TBD	\$0	TBD	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category									
All undefined uses	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 2 Yarrabilba – Base Charge Rates (FY 2023/24) – Material change of use

Proposed land use	Unit	Charges (per unit)							Total charges (per unit) including value capture
		Local charge					Total charges (per unit)	Value capture ³	
		Municipal charge		State charge	Implementation charge	Sub-regional charge ²			
		Catalyst charge	Balance municipal charge						
Residential category									
House or display home	Dwelling	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Other than a house ⁴	Small dwelling	\$6,402	\$9,871	\$1,003	\$761	\$8,522	\$26,559	\$6,103	\$32,662
	Medium dwelling	\$6,402	\$14,359	\$1,279	\$970	\$9,876	\$32,886	\$9,153	\$42,039
	Large dwelling	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753
Retail category									
Bulk landscape supplies	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Fast food premises	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Food premises	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Garden centre	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Service station	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Shop	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Shopping centre	1m ² GFA	\$0	\$230	\$0	\$0	\$91	\$321	\$40	\$361
Showroom	1m ² GFA	\$0	\$179	\$0	\$0	\$77	\$256	\$40	\$296
Commercial category									
Business	1m ² GFA	\$0	\$179	\$0	\$0	\$73	\$252	\$40	\$292

² Sub-regional charges are subject to indexation at 3 per cent p.a.

³ The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

⁴ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument

Proposed land use	Unit	Charges (per unit)							Total charges (per unit)	Value capture ³	Total charges (per unit) including value capture	
		Local charge					State charge	Implementation charge				Sub-regional charge ²
		Municipal charge		Catalyst charge	Balance municipal charge	Total charges (per unit)						
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Health care services	1 m ² GFA	\$0	\$179	\$0	\$0	\$73	\$252	\$40	\$292			
Sales office – on a residential lot	Small office	\$6,402	\$9,871	\$1,003	\$761	\$8,522	\$26,560	\$6,103	\$32,662			
	Medium office	\$6,402	\$14,359	\$1,279	\$970	\$9,876	\$32,887	\$9,153	\$42,039			
	Large office	\$6,402	\$18,625	\$1,543	\$1,170	\$11,503	\$39,243	\$10,510	\$49,753			
Industrial category												
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
Low impact and medium impact industry	1 m ² GFA	\$0	\$64	\$0	\$0	\$36	\$100	\$27	\$127			
Research and technology	1 m ² GFA	\$0	\$64	\$0	\$0	\$36	\$100	\$27	\$127			
Service industry	1 m ² GFA	\$0	\$230	\$0	\$0	\$79	\$309	\$27	\$336			
Warehouse	1 m ² GFA	\$0	\$64	\$0	\$0	\$36	\$100	\$27	\$127			
Rural category												
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Agricultural supply store	1 m ² GFA	\$0	\$64	\$0	\$0	\$48	\$112	\$27	\$139			
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Intensive animal industry	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59			
Intensive horticulture	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59			
Wholesale nursery	1 m ² GFA	\$0	\$25	\$0	\$0	\$7	\$32	\$27	\$59			

Proposed land use	Unit	Charges (per unit)							
		Local charge					Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value capture
		Municipal charge		State charge	Implementation charge	Sub-regional charge ¹⁷			
Catalyst charge	Balance municipal charge								
Tourism category									
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category									
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Community facility	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
Crematorium	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
Educational establishment	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Emergency services	1 m ² GFA	\$0	\$179	\$0	\$0	\$64	\$243	\$27	\$270
Funeral parlour	1 m ² GFA	\$0	\$89	\$0	\$0	\$49	\$138	\$27	\$165
Hospital	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Place of assembly	1 m ² GFA	\$0	\$89	\$0	\$0	\$42	\$131	\$27	\$158
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$0	\$179	\$0	\$0	\$72	\$251	\$27	\$278
Sport, recreation and entertainment category									
Indoor entertainment	1 m ² GFA	\$0	\$255	\$0	\$0	\$95	\$350	\$40	\$390
Indoor sport and recreation	1 m ² GFA	\$0	\$255	\$0	\$0	\$95	\$350	\$40	\$390
Outdoor sport and recreation	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category									
All undefined uses	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD



Appendix 3 – Infrastructure charging framework for Caloundra South PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a. Reconfiguring a lot

Table 3 outlines the Base Charge Rates (FY 2023/24) for reconfiguring a lot.

- b. Material change of use

Table 4 outlines the Base Charge Rates (FY 2023/24) for a material change of use.

Determination of applicable credits and offsets

The MEDQ will determine any applicable credits and offsets. For the Caloundra South PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

Development exempt from payment of infrastructure charges

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

- > education
- > emergency services
- > health care services
- > social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for deferral of infrastructure charges.

Table 3 Caloundra South – Base Charge Rates (FY 2023/24) - Reconfiguring a lot

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ⁵	Water and sewer ⁶	
Open category							
Unknown	Lot			\$45,445			\$45,445
Residential category							
House or display home	Single dwelling lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$10,892	\$45,445
	Urban terrace lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$7,261	\$41,814
Residential other than a house ⁷	Lot	\$22,775	\$2,751	\$ 2,002	\$7,025	\$10,892	\$45,445
Retail category							
Bulk landscape supplies	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Fast food premises	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Food premises	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Garden centre	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Market	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Outdoor sales	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Service station	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Shop	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Shopping centre	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Showroom	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Commercial category							
Business	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486

⁵ The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

⁶ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

⁷ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
Roads ⁵	Water and sewer ⁶						
Car park	Lot	\$0	\$0	\$0	TBD	\$10,892	TBD
Health care services	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$10,346	TBD
Sales office – on a residential lot	Lot	\$22,775	\$2,751	\$2,002	\$7,025	\$10,892	\$45,445
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Medium impact industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Low impact industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Research and technology	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Service industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Warehouse	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Agricultural supply store	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Intensive animal industry	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Intensive horticulture	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Wholesale nursery	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge			Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵	Water and sewer ⁶	
Tourism category							
Integrated tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Childcare centre	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Community facility	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Crematorium	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Educational establishment	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Emergency services	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Funeral parlour	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Hospital	Lot	\$31,459	\$0	\$0	\$2,302	\$10,892	\$44,653
Place of assembly	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Utility installation	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Veterinary hospital	Lot	\$6,292	\$0	\$0	\$2,302	\$10,892	\$19,486
Sport, recreation and entertainment category							
Indoor entertainment	Lot	\$12,583	\$0	\$0	\$2,302	\$10,892	\$25,777
Indoor sport and recreation	Lot	\$12,583	\$0	\$0	\$2,302	\$10,892	\$25,777
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$10,892	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$10,892	\$10,892
Undefined category							
All undefined uses	Lot	TBD	\$0	\$0	TBD	TBD	TBD

Table 4 Caloundra South – Base Charge Rates (FY 2023/24) - Material change of use

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge			Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵	Water and sewer ⁶	
Residential category							
House or display home	Dwelling (on single dwelling lot)	\$22,775	\$2,751	\$2,002	\$7,025	\$10,892	\$45,445
	Dwelling (on urban terrace lot)	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Other than a house ⁷	Small dwelling	\$13,770	\$1,663	\$1,212	\$5,269	\$7,261	\$29,175
	Medium dwelling	\$18,007	\$2,176	\$1,518	\$6,170	\$7,261	\$35,132
	Large dwelling	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Retail category							
Bulk landscape supplies	1 m ² GFA	\$179	\$0	\$0	\$45	\$48	\$272
Fast food premises	1 m ² GFA	\$230	\$0	\$0	\$57	\$190	\$477
Food premises	1 m ² GFA	\$230	\$0	\$0	\$57	\$190	\$477
Garden centre	1 m ² GFA	\$179	\$0	\$0	\$45	\$93	\$317
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$24	\$24
Outdoor sales	1 m ² GFA	\$179	\$0	\$0	\$45	\$56	\$280
Service station	1 m ² GFA	\$230	\$0	\$0	\$57	\$61	\$348

⁵ The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

⁶ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

⁷ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge			Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵	Water and sewer ⁶	
Shop	1 m ² GFA	\$230	\$0	\$0	\$57	\$81	\$368
Shopping centre	1 m ² GFA	\$230	\$0	\$0	\$57	\$44	\$331
Showroom	1 m ² GFA	\$179	\$0	\$0	\$49	\$12	\$236
Commercial category							
Business	1 m ² GFA	\$179	\$0	\$0	\$45	\$44	\$268
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$179	\$0	\$0	\$45	\$85	\$309
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$12	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$52	TBD
Sales office – on a residential lot	Small office	\$13,770	\$1,663	\$1,212	\$5,269	\$7,261	\$29,175
	Medium office	\$18,007	\$2,176	\$1,518	\$6,170	\$7,261	\$35,132
	Large office	\$22,775	\$2,751	\$2,002	\$7,025	\$7,261	\$41,814
Industrial category							
Extractive industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$48	TBD
Noxious and hazardous industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$93	TBD
High impact industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$93	TBD
Medium impact industry	1 m ² GFA	\$64	\$0	\$0	\$16	\$36	\$116
Low impact industry	1 m ² GFA	\$64	\$0	\$0	\$16	\$20	\$100
Research and technology	1 m ² GFA	\$64	\$0	\$0	\$16	\$20	\$100
Service industry	1 m ² GFA	\$230	\$0	\$0	\$57	\$16	\$303
Warehouse	1 m ² GFA	\$64	\$0	\$0	\$16	\$8	\$88
Rural category							
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	Not serviced	\$0

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge			Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵	Water and sewer ⁶	
Agricultural supply store	1 m ² GFA	\$64	\$0	\$0	\$16	\$12	\$92
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$52	TBD
Intensive animal industry	1 m ² GFA	\$25	\$0	\$0	\$6	\$8	\$39
Intensive horticulture	1 m ² GFA	\$25	\$0	\$0	\$6	Not serviced	\$31
Wholesale nursery	1 m ² GFA	\$25	\$0	\$0	\$6	\$93	\$124
Tourism category							
Integrated tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	\$40	TBD
Tourist park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Service, community and other uses category							
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Childcare centre	1 m ² GFA	\$179	\$0	\$0	\$45	\$56	\$280
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$40	\$40
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ⁸	\$179	\$0	\$0	\$45	TBD ⁸	TBD
Emergency services	1 m ² GFA	\$179	\$0	\$0	\$45	\$32	\$256
Funeral parlour	1 m ² GFA	\$89	\$0	\$0	\$22	\$61	\$172
Hospital	1 m ² GFA	\$179	\$0	\$0	\$45	\$85	\$309
Place of assembly	1 m ² GFA	\$89	\$0	\$0	\$22	\$20	\$131
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$20	\$20
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$20	\$20
Veterinary hospital	1 m ² GFA	\$179	\$0	\$0	\$45	\$44	\$268

⁸Charge rate per number of students and staff.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge			Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵	Water and sewer ⁶	
Sport, recreation and entertainment category							
Indoor entertainment	1 m ² GFA	\$255	\$0	\$0	\$64	\$101	\$420
Indoor sport and recreation	1 m ² GFA	\$255	\$0	\$0	\$64	\$52	\$371
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$40	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Undefined category							
All undefined uses	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD

Appendix 4 – Infrastructure Charging Framework for Waraba PDA

Until a DCOP is in effect for the Waraba PDA, the IFF sets infrastructure charges for the PDA and outlines the relevant policy related to infrastructure charges including how to apply credits, offsets and indexation.

The IFF includes infrastructure charges for the Catalyst charge, State charge, and Implementation charge categories.

Infrastructure requirements for other charge categories (Municipal, Sub-regional, Public transport) will be determined on a site by site basis, at the development assessment stage.

Relevant infrastructure charge categories

The following charge categories are relevant to development in the Waraba PDA for the period of the Interim Land Use Plan (ILUP):

- a) Municipal charge – covers the trunk infrastructure typically within and providing service only to the PDA and includes infrastructure such as trunk roads, sewer, water supply, serviced land for municipal community facilities, parks and open space.
- b) Sub-regional charge – provides a contribution towards the sub-regional roads, parks, sewer and water supply infrastructure required to service the PDA and provide necessary external connections to the wider infrastructure networks.
- c) Catalyst charge – a non-offsetable charge that is quarantined to facilitate the early construction of catalyst infrastructure for the PDA. This infrastructure will enable the early and more efficient delivery of development within the PDA. Where Queensland State Government loans are used to fund this infrastructure, they will be required to be repaid over a period of time. If and when this is considered no longer necessary, the value of this charge will be consolidated into and form part of the municipal charge.
- d) Public transport charge – a non-offsetable charge that is quarantined to facilitate the early delivery of public transport services for the PDA.
- e) State charge – covers the provision of serviced land for State community facilities.
- f) Implementation charge – covers economic development, employment, community development, ecological sustainability and innovation strategies and programs delivered to support development in the PDA. Refer to PDA Practice Note 15. Implementation Works in Greenfield PDAs for further information.

Calculation of infrastructure charges

For the calculation of infrastructure charges for development in the Waraba PDA under the ILUP and prior to adoption of a DCOP, the charge rates (per Demand Unit) identified in Table 5 below will apply.

Part A – Catalyst, State and Implementation Charges

At the time of declaration of the Waraba PDA, the MEDQ has a reasonable level of infrastructure planning and costing information to establish interim charges for the Catalyst, State and Implementation charge categories (**Part A Charges**).

For development comprising Reconfiguring a lot and Material Change of Use for residential uses (Dwelling house, Dual occupancy, Caretakers' accommodation and Multiple dwelling), the Part A Charges in Table 5 for the Catalyst, State and Implementation charge categories will apply.

The Part A Charges do not apply to non-residential development.

Part B – Municipal, Sub-regional, Public Passenger Transport Charges

At the time of declaration of the Waraba PDA, significant uncertainty remains regarding the infrastructure planning, costing and funding arrangements related to the municipal, sub-regional and public transport charge

categories (**Part B Charges**). Table 5 below identifies that these charges are to be determined (TBD) through the preparation of a DCOP for the Waraba PDA.

Infrastructure requirements for these categories will be determined on a site by site basis, at the development assessment stage.

Information to be provided by Applicant

For all categories of infrastructure, applicants will need to demonstrate that their developments will be appropriately serviced by relevant infrastructure. Further, applicants will be required to demonstrate what impact their development will have on existing or proposed infrastructure, and what measures they propose to take to address that impact.

Accordingly, when assessing development applications during the ILUP period and before issuing a development permit for Reconfiguring a Lot or Material Change of Use of Premises, the applicant must:

1. Demonstrate to the satisfaction of the MEDQ, that the development will be serviced by relevant infrastructure and services including municipal, sub-regional, State and public transport.
2. Provide details of the impact the development will have on existing or proposed infrastructure and services including municipal, sub-regional, State and public transport, and how the applicant proposes that impact be managed
3. Provide details of the measures they propose to address any impact, for example:
 - a. Through provision of works,
 - b. A financial contribution
 - c. Entering into an infrastructure agreement

This may result in the applicant being required to undertake works or provide a financial contribution in addition to charges.

Where relevant, conditions will be imposed through the development assessment process to achieve infrastructure outcomes. Alternatively, an infrastructure agreement may be utilised.

Determination of applicable credits and offsets

For the Waraba PDA, infrastructure charges credits, offsets and refunds for development proposed under the ILUP, may be determined by the MEDQ or negotiated through an infrastructure agreement in consultation with the relevant infrastructure providers.

Offsets and refunds for trunk land

- > For trunk land that is within the Waraba PDA, to determine the value of a Land Contribution, the MEDQ will attribute the Valuer-General's annual valuations (rate per m² basis) (in accordance with the Land Valuation Act 2010) which is current at the date the PDA was declared.
- > The Valuer-General's annual land valuations will be used in circumstances where:
 - > the lot affected by the Land Contribution requirement is vacant or under redevelopment, or
 - > if the identified site has improvements on the land, the improvements are deemed unlikely to be adversely affected by the infrastructure.
 - If the delivery of land is likely to affect existing improvements, a market valuation will be undertaken for the site which may result in a different rate compared to the Valuer-General's annual valuation.
 - Where additional State community facilities are required that are not mapped (e.g. for education purposes), any funding forming part of a commercial agreement is not offsetable by the developer.
- > Trunk land valuations are subject to indexation from the date of valuation, using methodology consistent with the charge rate indexation in Appendix 6

Development exempt from payment of infrastructure charges

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

- > education
- > emergency services
- > health care services
- > social housing.

The MEDQ may defer infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for deferral of infrastructure charges.

Table 5 Waraba – Base Charge Rates (FY 2023/24) – Reconfiguring a Lot and Material change of use

Development	Unit	Charges (per unit) Total charges (per unit)								
		Interim local charge to be determined				Interim Other Charges to be determined				
		(Part B Charge) Municipal charge	(Part B Charge) Sub-regional charge	(Part A Charge) Catalyst charge (not offsetable)	Total Interim Local Charge (Per demand unit)	(Part B Charge) Public Transport Charge	(Part A Charge) State Charge	(Part A Charge) Implementation Charge	Total Interim Other Charge (Per demand unit)	Total Interim Charge (Per demand unit)
Reconfiguring a Lot										
Reconfiguring a Lot	Lot	TBD	TBD	\$6,000	TBD	TBD	\$1,500	\$1,000	TBD	TBD
Residential Uses										
Dwelling house	Dwelling unit	TBD	TBD	\$6,000	TBD	TBD	\$1,500	\$1,000	TBD	TBD
Dual occupancy	Dwelling unit	TBD	TBD	\$6,000	TBD	TBD	\$1,500	\$1,000	TBD	TBD
Caretakers' accommodation	Dwelling unit	TBD	TBD	\$6,000	TBD	TBD	\$1,500	\$1,000	TBD	TBD
Multiple dwelling	Dwelling unit	TBD	TBD	\$6,000	TBD	TBD	\$1,500	\$1,000	TBD	TBD
Other Uses										
Other Uses	TBD	TBD	TBD	N/A	TBD	N/A	N/A	N/A	TBD	TBD

Notes:

1. Where TBD (to be determined) is noted, these charges are to be determined through the:
 - a. preparation of a DCOP for the Waraba PDA, or
 - b. execution of an Infrastructure Agreement
2. Where the MEDQ transitions an Infrastructure Agreement executed prior to the PDA's declaration with Moreton Bay City Council (under the Planning Act 2016) and/or Unitywater (under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009) to become a PDA IA, MEDQ will honour and adopt the agreed trunk infrastructure and financial contributions. The transitioned PDA IA can be relied upon to support PDA development applications related to land that is subject to the executed IA.
 Where a PDA IA is to be executed, the MEDQ will consider the impact of IFF charges on development feasibility prior to applying charges established under the IFF.
 Proponents will need to demonstrate the impact of IFF charges on development feasibility by submitting suitable information including comparison of inclusion/exclusion of the IFF charges to the MEDQ. Where required, appropriate confidentiality arrangements will be formed.

Interim Infrastructure Maps

As stated in the Waraba Priority Development Area Interim Land Use Plan - Investigation Area Precinct, Precinct Intent, urban development is not envisaged to occur within the Investigation Precinct while the ILUP is in effect. Further detailed land use and infrastructure planning is required to resolve a broad range of outstanding matters involving State interests, infrastructure network requirements, funding arrangements and community engagement. Further planning will be progressed as part of the preparation of the PDA Development Scheme and Development Charges and Offset Plan.

The Interim Infrastructure Maps identify indicative infrastructure requirements related to the Waraba PDA. The size, quantum, and location of this infrastructure on the mapping will be subject to:

- > further assessment of infrastructure requirements through the development assessment process, and
- > refinement through detailed network planning investigations undertaken during the preparation of the PDA development scheme and supporting DCOP.

The networks identified in the Interim Infrastructure Maps are indicative, and do not include a detailed assessment of infrastructure capacity and function. Infrastructure identified in the Interim Infrastructure Maps is not automatically entitled to an offset under relevant EDQ policy instruments and is subject to further assessment of capacity and function.

1. Interim map – water supply network (municipal)
2. Interim map – wastewater network (municipal)
3. Interim map – transport network (municipal)
4. Interim map – parks and stormwater network (municipal)
5. Interim map – local government community facilities network (municipal)
6. Interim map – water supply network (sub-regional)
7. Interim map – wastewater network (sub-regional)
8. Interim map – transport network (sub-regional)
9. Interim map – parks and stormwater network (sub-regional)
10. Interim map – local government community facilities network (sub-regional)
11. Interim map – state community facilities network

Appendix 5 – Deferral of infrastructure charges

Not-for-profit or charitable organisations

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

The deferral for not-for-profit or charitable organisations applies in the following PDAs only:

- > Northshore Hamilton
- > Yarrabilba
- > Caloundra South.

Not-for-profit or charitable organisations eligible for deferred infrastructure 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 infrastructure 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 development approval has been issued, but before the levied charge becomes payable, apply for a deferral against the levied charges. If the MEDQ determines that an organisation meets the eligibility requirements, an Infrastructure Agreement will be prepared which defers the payment of infrastructure charges but attaches the levied charges to the property.

The Infrastructure Agreement will include clauses which stipulate that the levied charges will become due and payable if:

- > the development the subject of the Infrastructure Agreement ceases
- > the development or organisation no longer provides a public benefit
- > the development ceases being used by the not-for profit or charitable organisation
- > the property is transferred or otherwise disposed of.

To ensure potential new owners are aware of any deferred charges running with the land, it is necessary to include a note on the property file to ensure that the Infrastructure Agreement is flagged as part of any rates searches through the conveyancing process.

Appendix 6 – Indexation and review of infrastructure charges and land values

Base Charge Rates are subject to indexation. Indexation occurs on 1 July each year. Indexation is to be calculated in accordance with the below indexation rates.

Table 5: Indexation rates for Yarrabilba

FY	Municipal Charge	Implementation Charge	State Charge	Sub-Regional Charge	Value Capture Charge
FY23/24		1.052770		1.03000	
FY24/25		1.067934		1.03000	

Table 6: Indexation rates for all other PDAs

FY	All Charges
FY23/24	1.052770
FY24/25	1.067934

Appendix 7 – Interim use charges conditions

Interim use infrastructure charges

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

- 1) where the approval is for an interim use that has a duration of less than six years, charges will not be levied
- 2) where the approval is for an interim use that has a duration of more than six years, charges are applicable in accordance with the relevant charges document, and
- 3) where the approval is an extension of an interim use duration period and the total duration of the use is more than six years, charges are applicable in accordance with the relevant charges document.

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

Phone: (07) 3452 7880

Email: contact@edq.qld.gov.au

Web: www.edq.qld.gov.au

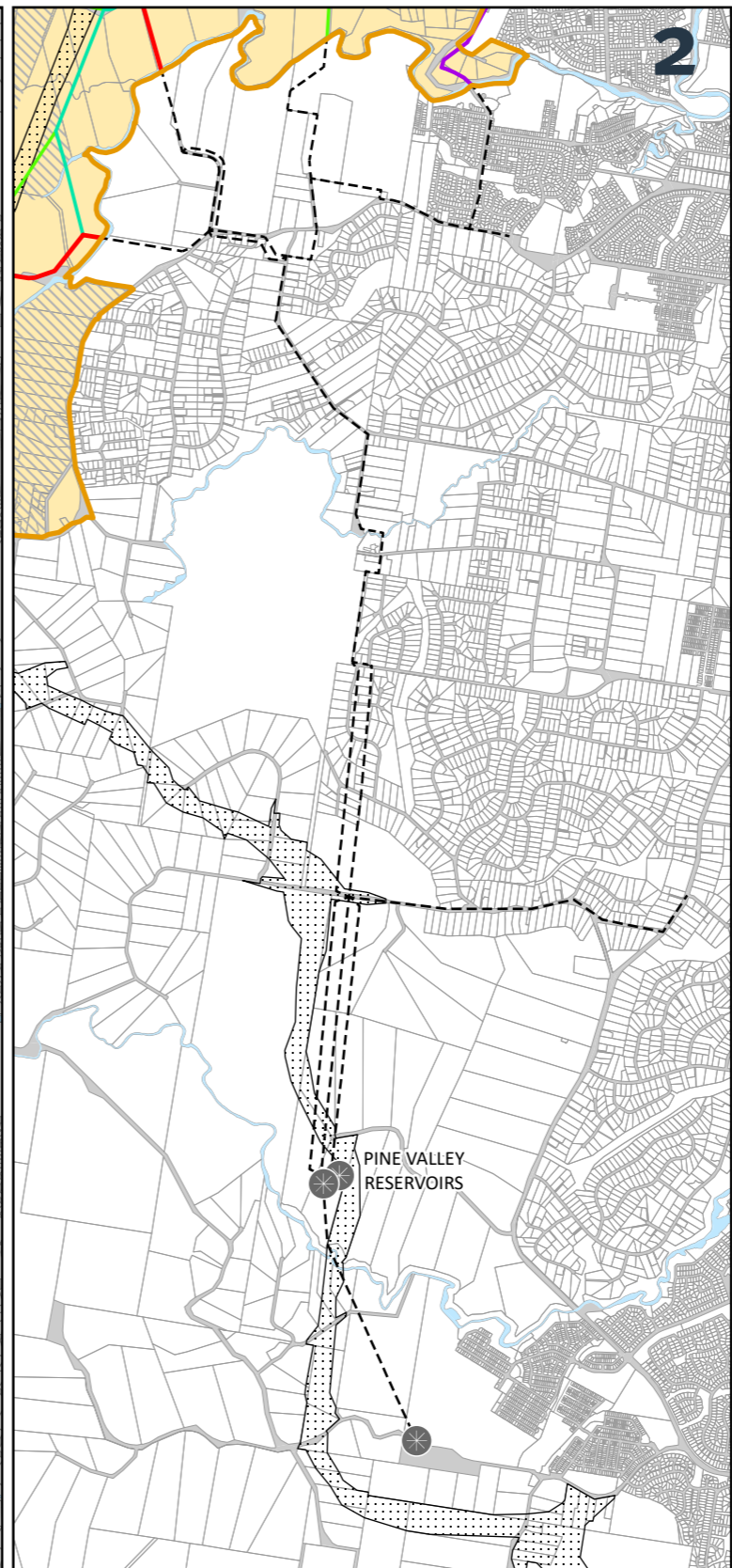
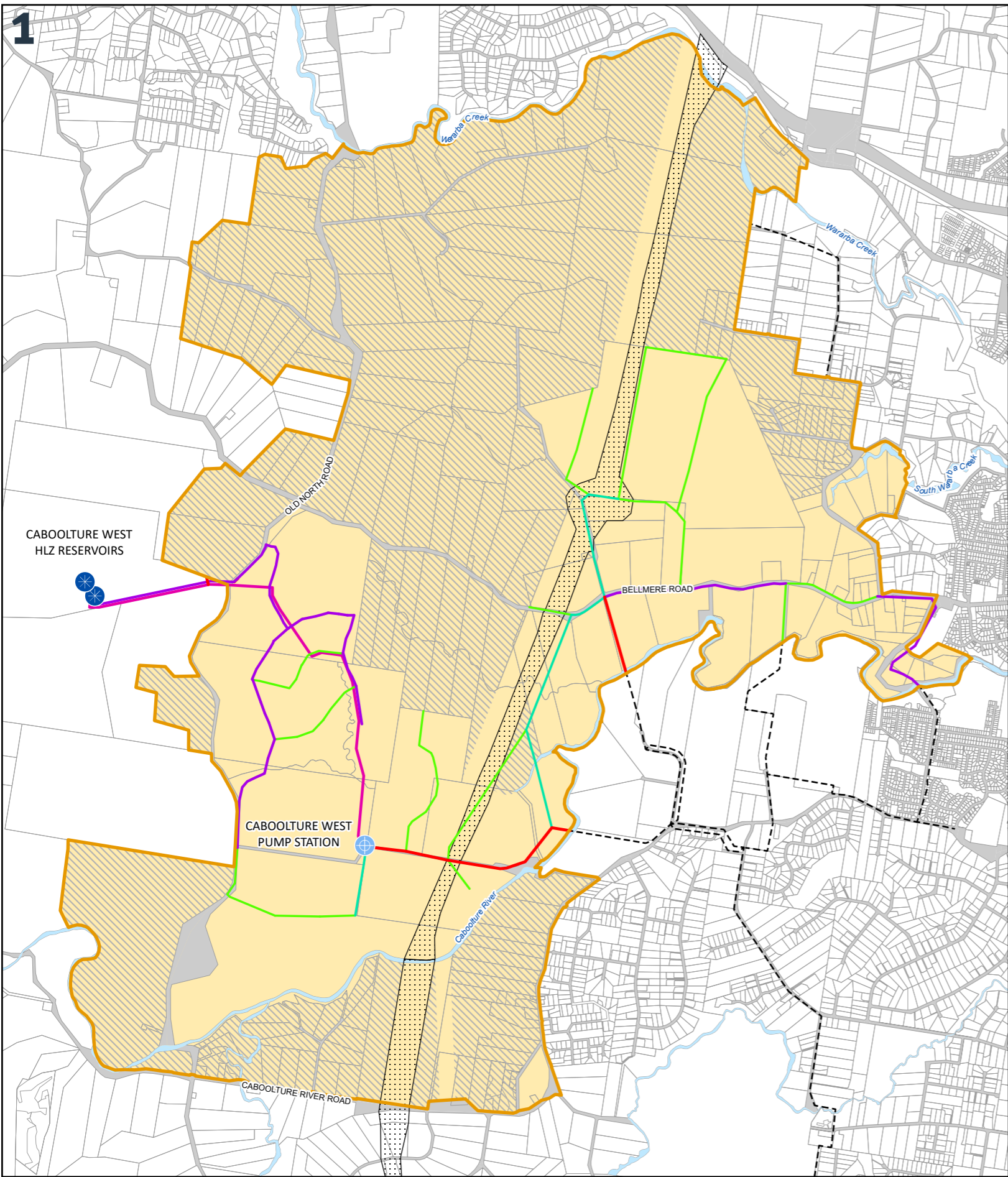


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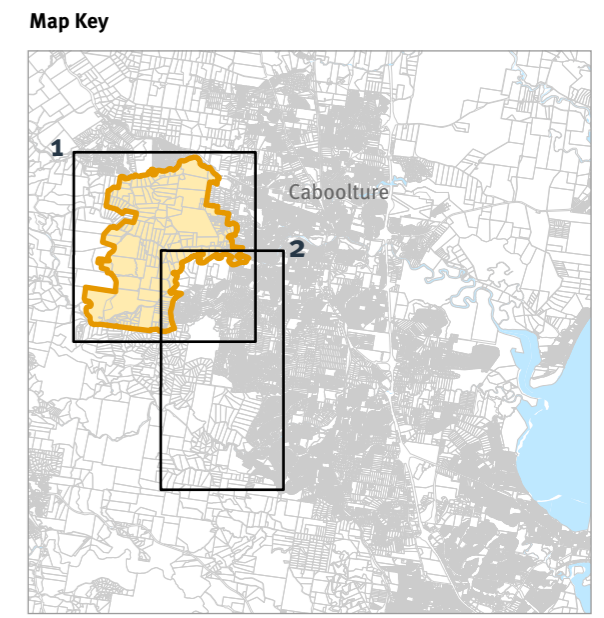


**Queensland
Government**



**Interim map - water supply network (municipal)
Waraba
Priority Development Area**

- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Municipal Water Supply Infrastructure**
 - Proposed sub-regional pump station
 - Proposed reservoir
 - Proposed water main (mm)**
 - 300mm
 - 350mm
 - 450mm
 - 500mm
 - 650mm
 - Sub-regional Water Supply Infrastructure**
 - Proposed sub-regional reservoir
 - Proposed sub-regional water main
 - State Transport Infrastructure**
 - Future State-controlled road corridor



















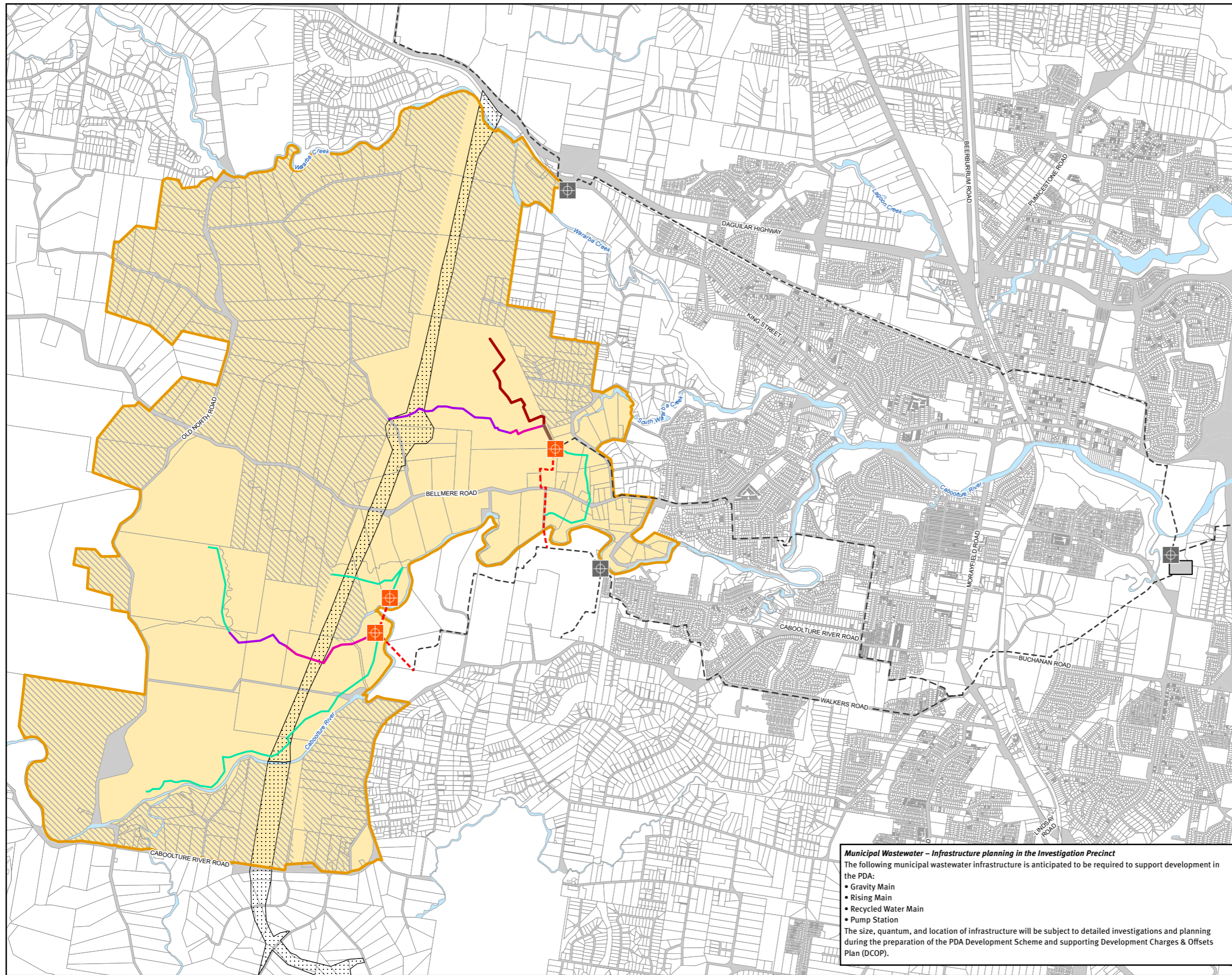
Municipal Water Supply – Infrastructure planning in the Investigation Precinct
 The following municipal water supply infrastructure is anticipated to be required to support development in the PDA:
 • Water Main
 • Pump Station
 • Water Storage
 The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).

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**Interim map - wastewater network (municipal)
Waraba
Priority Development Area**

Legend

-  Waraba Priority Development Area
-  Property Boundary (Feb 2024)
-  Road
-  Waterbody
-  Investigation Precinct
- Municipal Wastewater Infrastructure**
-  Proposed pump station
- Proposed wastewater main (mm)**
-  350mm
-  450mm
-  500mm
-  700mm
-  900mm
-  Proposed rising main
- Sub-regional Wastewater Infrastructure**
-  Sewer treatment plant
-  Sub-regional pump station
-  Sub-regional wastewater main
- State Transport Infrastructure**
-  Future State-controlled road corridor

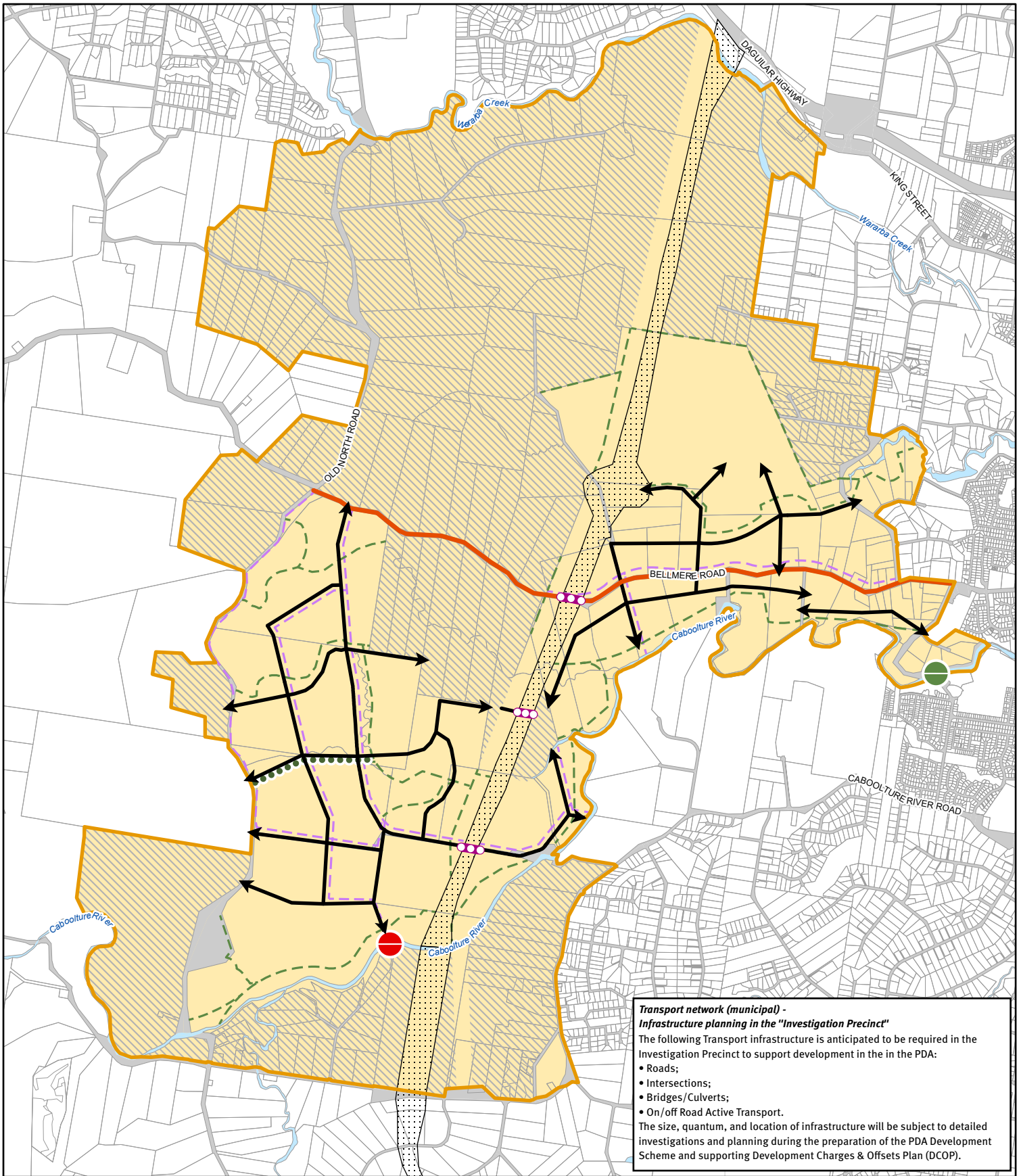


Municipal Wastewater – Infrastructure planning in the Investigation Precinct
 The following municipal wastewater infrastructure is anticipated to be required to support development in the PDA:
 • Gravity Main
 • Rising Main
 • Recycled Water Main
 • Pump Station
 The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).



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Transport network (municipal) - Infrastructure planning in the "Investigation Precinct"
 The following Transport infrastructure is anticipated to be required in the Investigation Precinct to support development in the in the PDA:

- Roads;
- Intersections;
- Bridges/Culverts;
- On/off Road Active Transport.

The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).

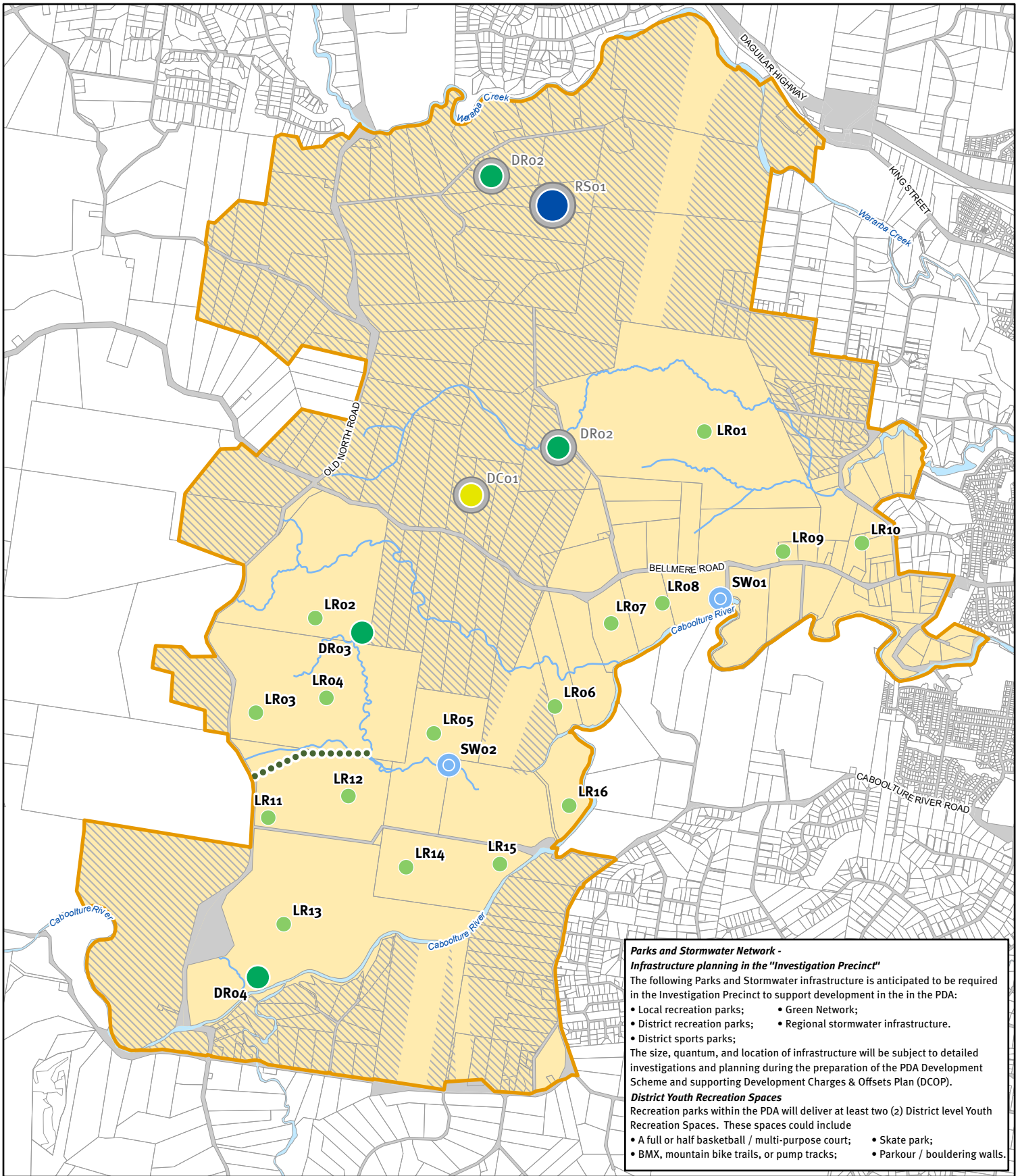
- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Municipal Transport Infrastructure
 - New road and future connections
 - Primary public transport on-road corridor
 - Two way separated bike path
 - Off road shared path
 - Minor green corridor
 - Future Pedestrian Bridge

- Future Bridge
- State Transport Infrastructure
- Future State-controlled road corridor
- Indicative grade-separated crossing

Interim map - transport network (municipal) Waraba Priority Development Area



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Parks and Stormwater Network - Infrastructure planning in the "Investigation Precinct"

The following Parks and Stormwater infrastructure is anticipated to be required in the Investigation Precinct to support development in the in the PDA:

- Local recreation parks;
- District recreation parks;
- District sports parks;
- Green Network;
- Regional stormwater infrastructure.

The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).

District Youth Recreation Spaces

Recreation parks within the PDA will deliver at least two (2) District level Youth Recreation Spaces. These spaces could include

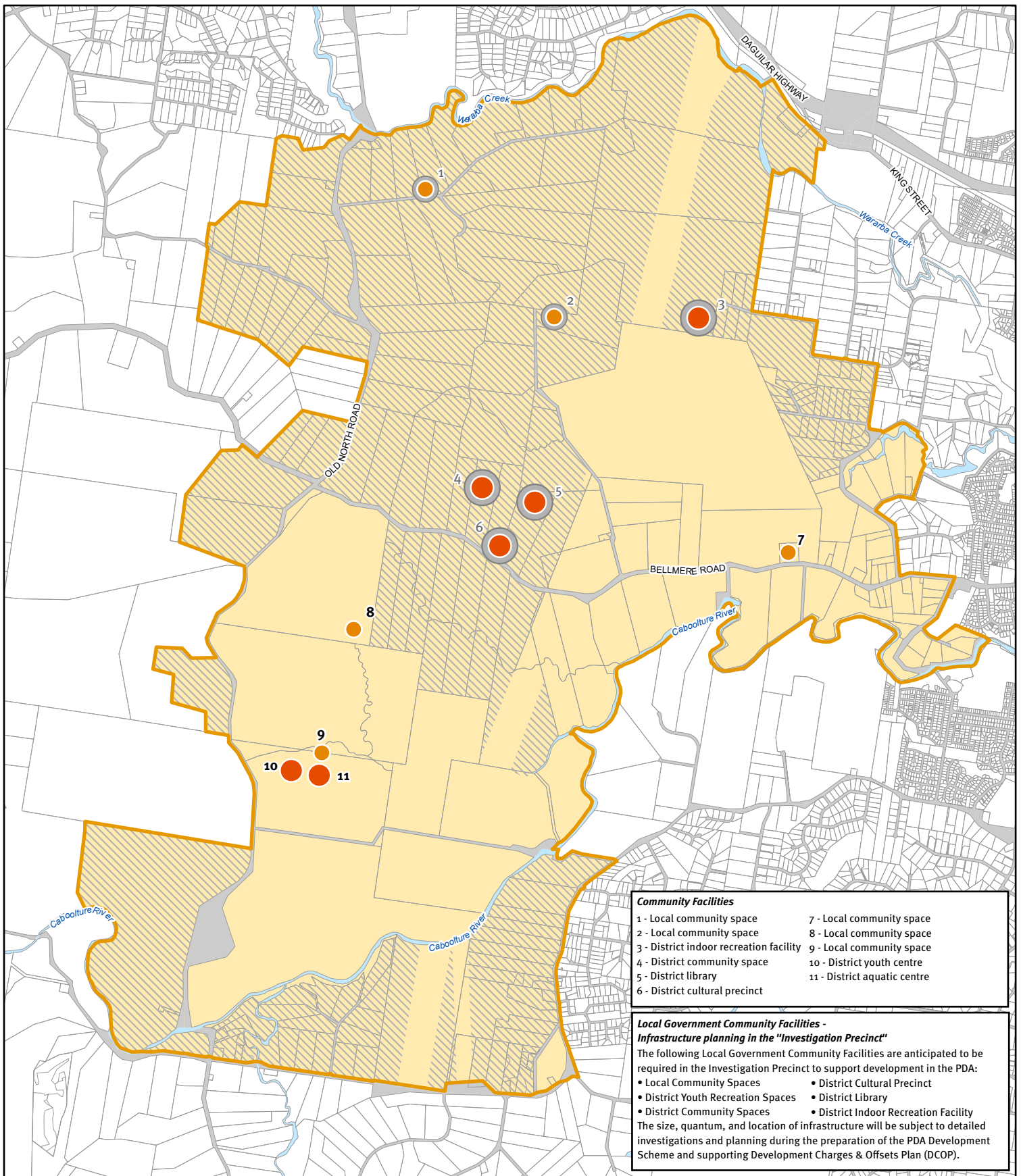
- A full or half basketball / multi-purpose court;
- BMX, mountain bike trails, or pump tracks;
- Skate park;
- Parkour / bouldering walls.

- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Municipal Open Space
 - Regional sport park
 - District recreation park
 - Town centre park (district civic park)
 - Local recreation park
 - Minor green corridor
 - Municipal Stormwater Infrastructure
 - Regional stormwater infrastructure
 - Waterway centre line
 - Indicative facilities within the Investigation Precinct

Interim map - parks and stormwater network (municipal)

Waraba

Priority Development Area



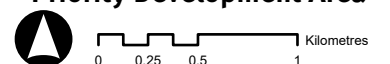
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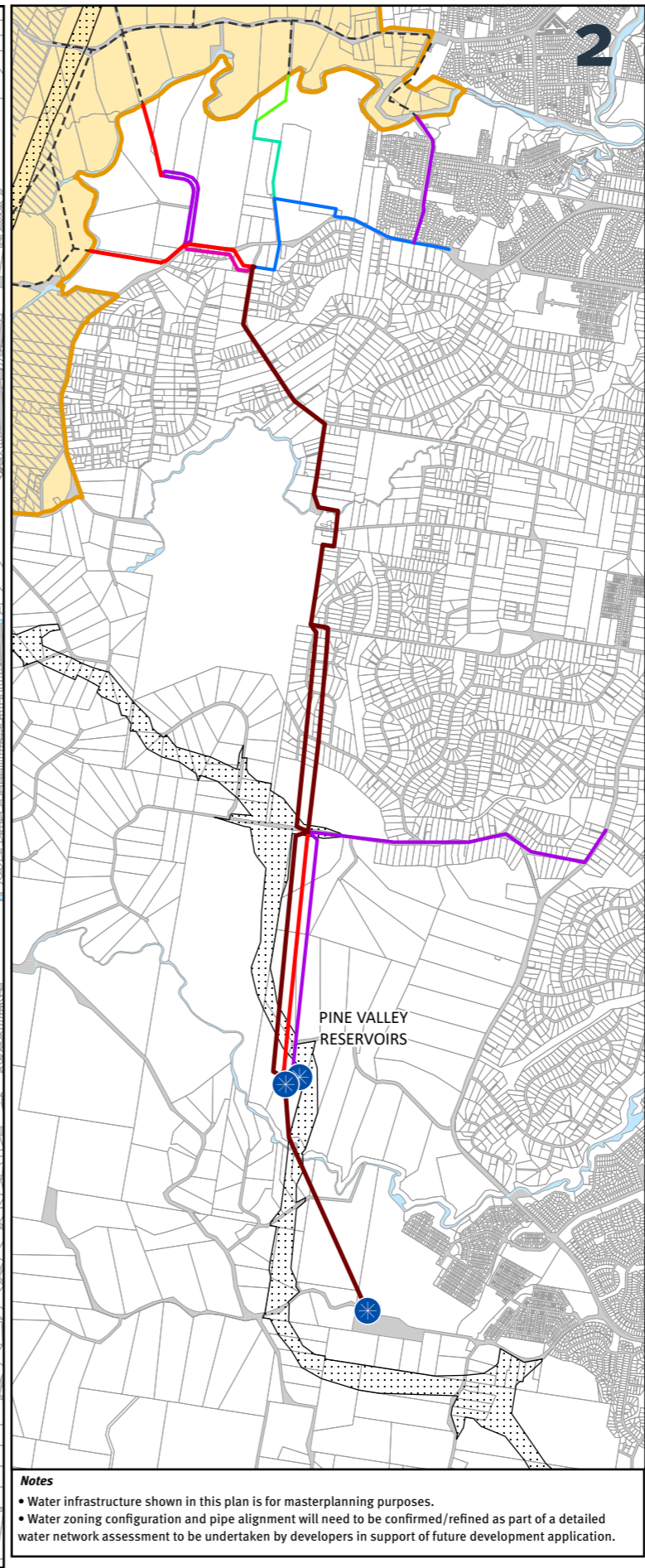
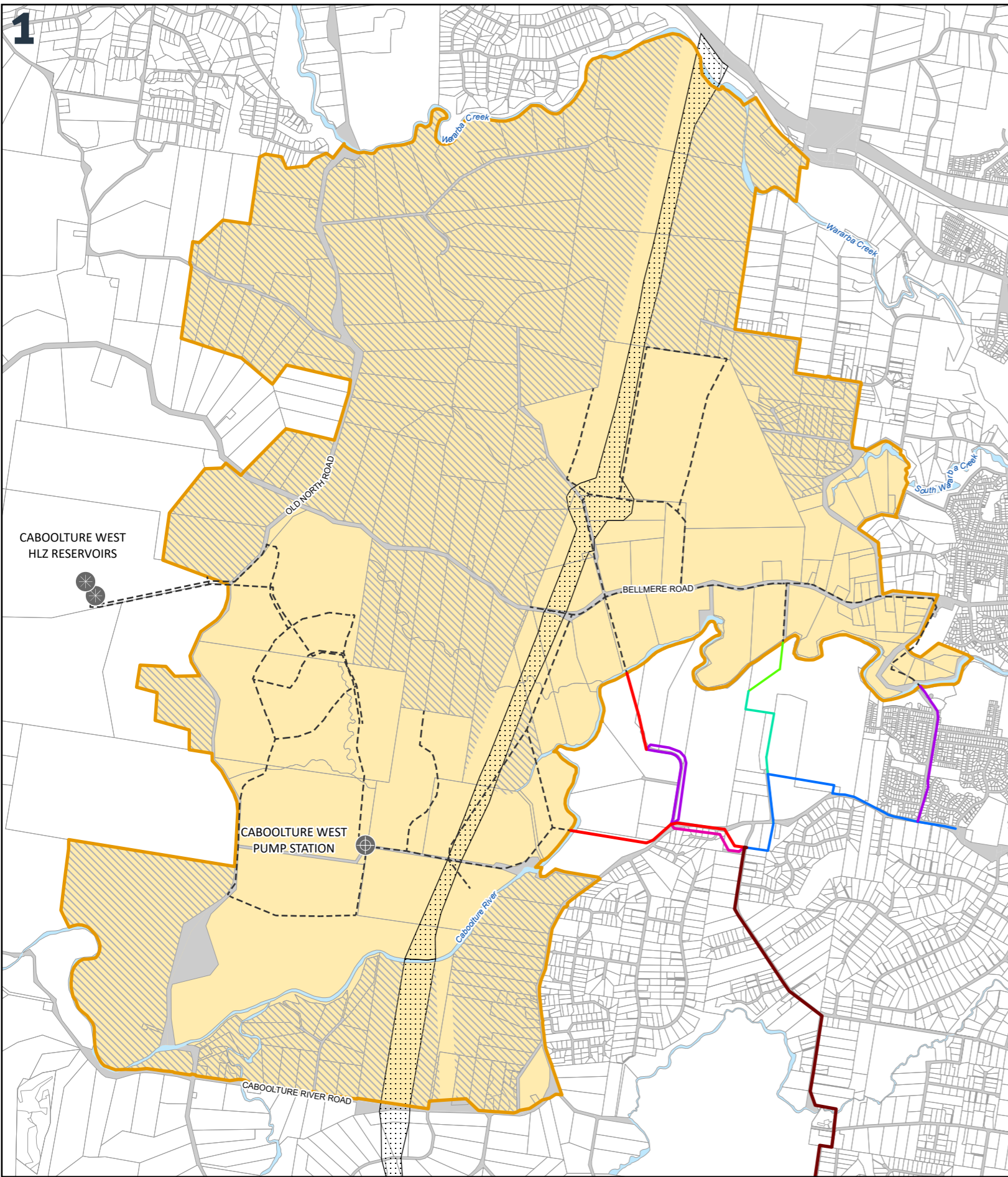
- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody
- Investigation Precinct

Community Facilities

- District community facility
- Local community facility
- Indicative facilities within the Investigation Precinct

Interim map - local government community facilities network (municipal)
Waraba
Priority Development Area

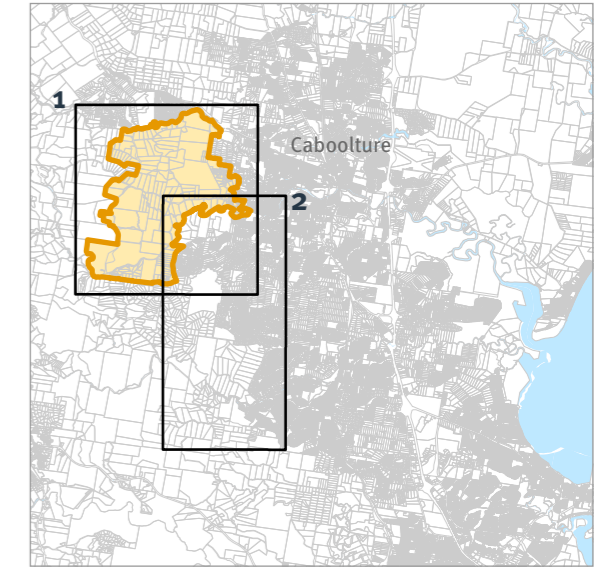




**Interim map - water supply network (sub-regional)
Waraba
Priority Development Area**

- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Sub-regional Water Supply Infrastructure**
 - Proposed sub-regional reservoir
 - Proposed water main (mm)**
 - 300mm
 - 350mm
 - 400mm
 - 450mm
 - 500mm
 - 650mm
 - 700mm
 - Municipal Water Supply Infrastructure**
 - Proposed sub-regional pump station
 - Proposed reservoir
 - Proposed water main
 - State Transport Infrastructure**
 - Future State-controlled road corridor
 - Waraba Priority Development Area
 - Waraba Priority Development Area

Map Key



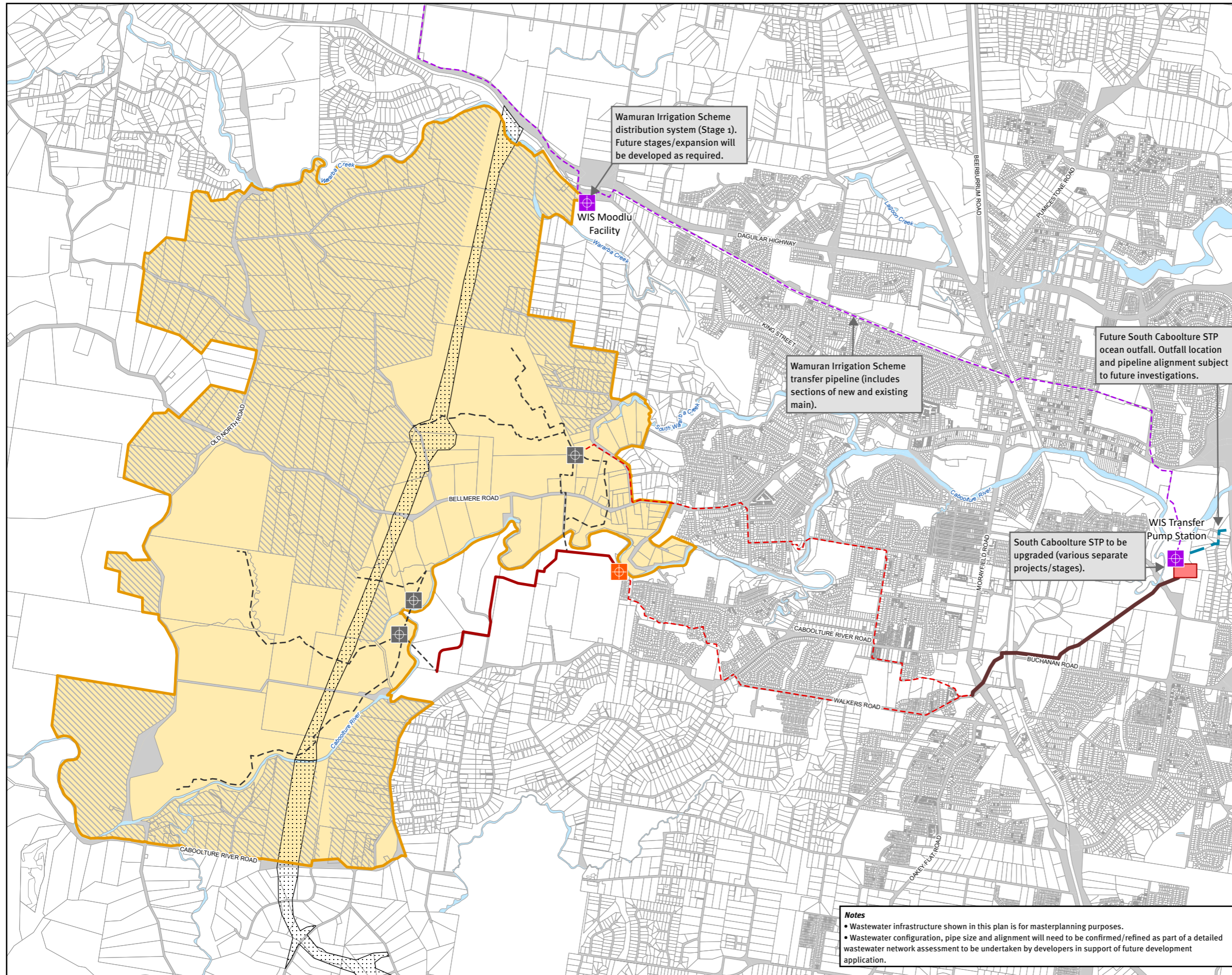
Notes

- Water infrastructure shown in this plan is for masterplanning purposes.
- Water zoning configuration and pipe alignment will need to be confirmed/refined as part of a detailed water network assessment to be undertaken by developers in support of future development application.

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**Interim map - wastewater network (sub-regional)
Waraba
Priority Development Area**



Wamuran Irrigation Scheme distribution system (Stage 1). Future stages/expansion will be developed as required.

WIS Moodlu Facility

Wamuran Irrigation Scheme transfer pipeline (includes sections of new and existing main).

Future South Caboolture STP ocean outfall. Outfall location and pipeline alignment subject to future investigations.

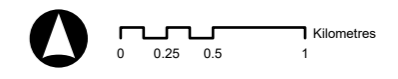
South Caboolture STP to be upgraded (various separate projects/stages).

WIS Transfer Pump Station

Notes

- Wastewater infrastructure shown in this plan is for masterplanning purposes.
- Wastewater configuration, pipe size and alignment will need to be confirmed/refined as part of a detailed wastewater network assessment to be undertaken by developers in support of future development application.

- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Sub-regional Wastewater Infrastructure**
 - Sewer treatment plant upgrade
 - Proposed pump station
 - Proposed recycled water pump station
 - Proposed Wastewater Main (mm)**
 - 700mm
 - 1400mm
 - Proposed rising main
 - Proposed recycled water rising main
 - Future ocean outfall
 - Municipal Wastewater Infrastructure**
 - Proposed pump station
 - Proposed wastewater main
 - State Transport Infrastructure**
 - Future State-controlled road corridor



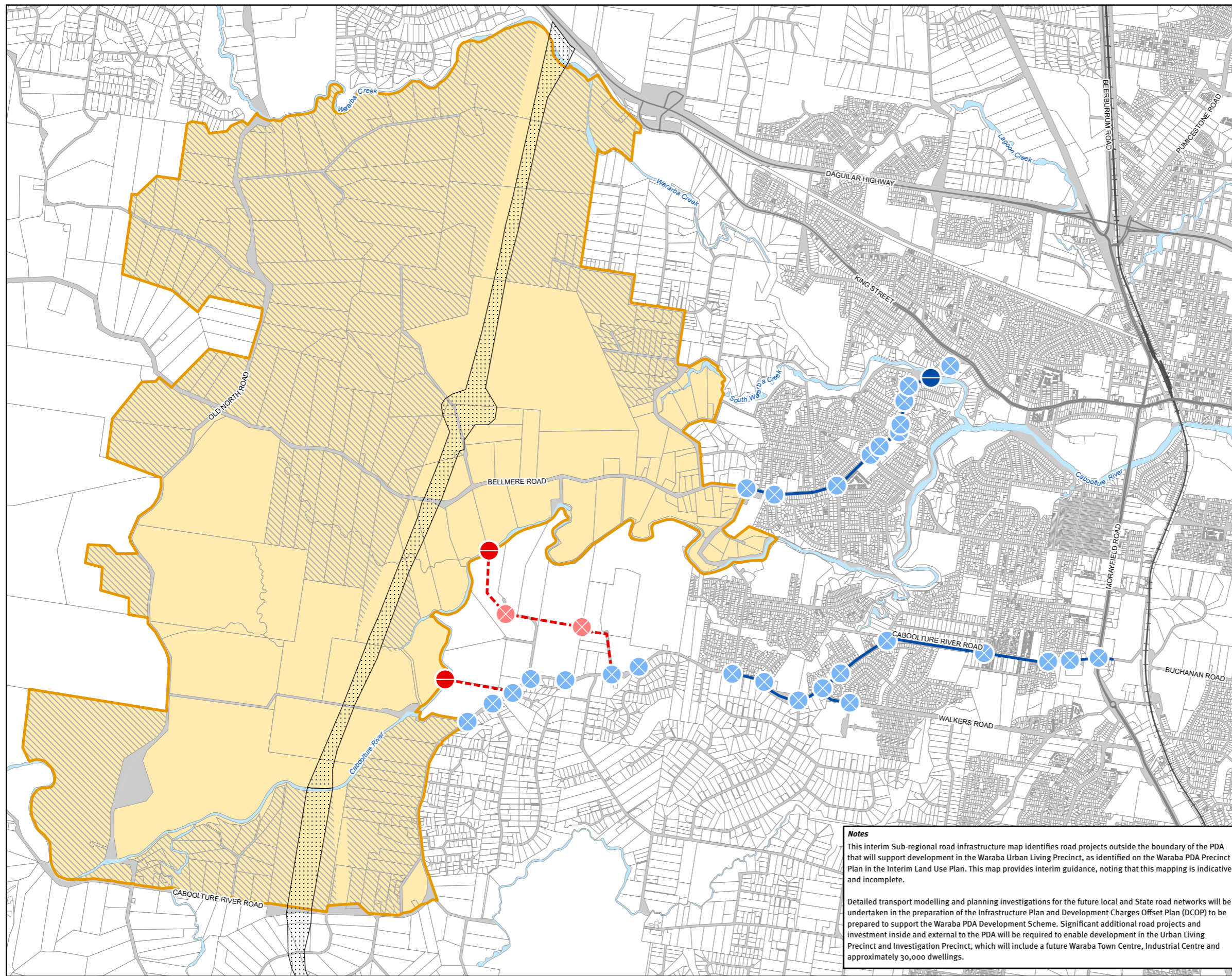
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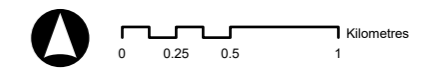
Interim map - transport network (sub-regional) Waraba Priority Development Area

Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody
- Investigation Precinct
- Sub-regional Transport Infrastructure**
- Existing bridge upgrade
- Existing intersection upgrade
- Future bridge
- Future intersection
- Existing road upgrade
- Future road
- State Transport Infrastructure**
- Future State-controlled road corridor
- State controlled road
- Railway

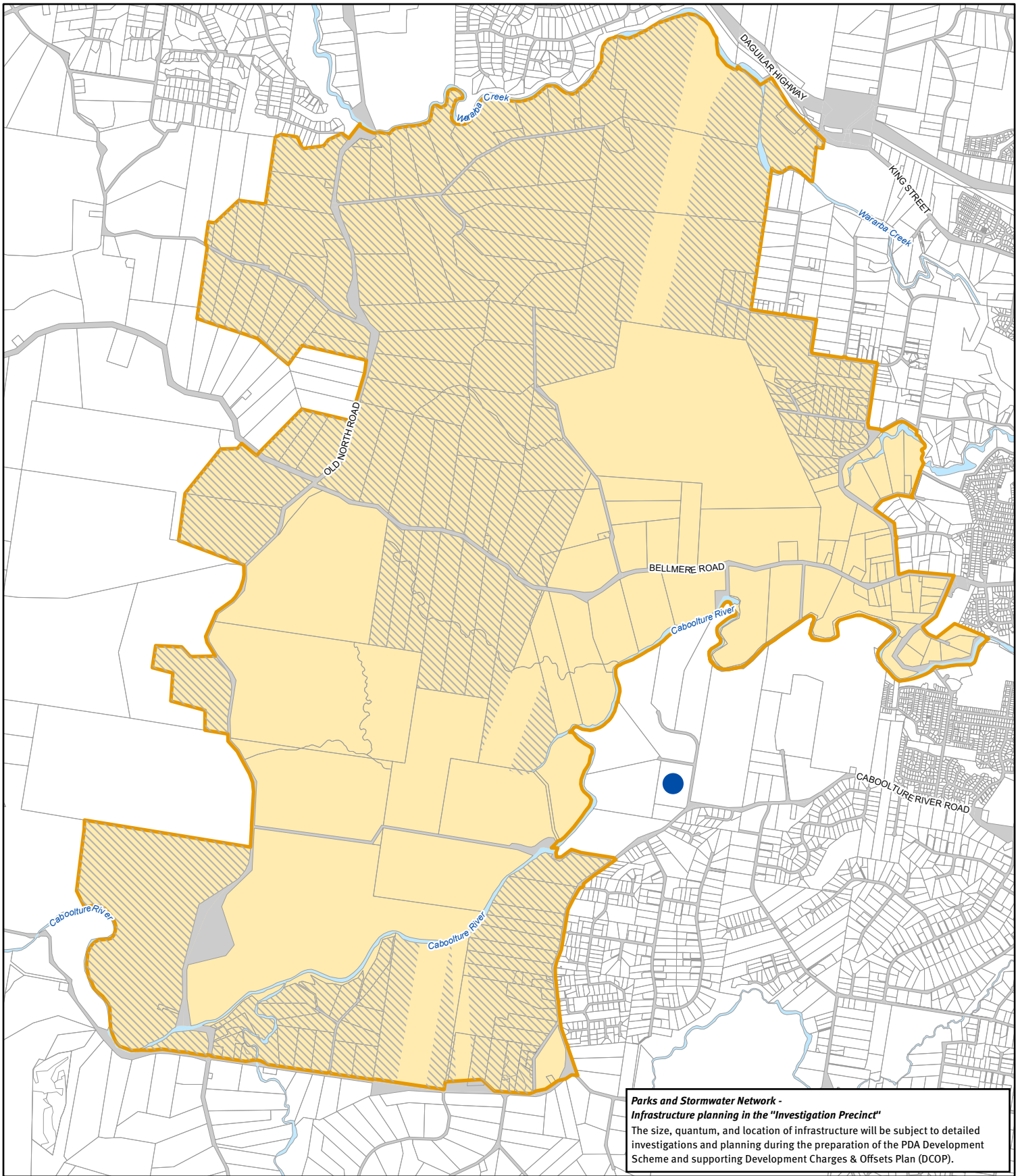


Notes
 This interim Sub-regional road infrastructure map identifies road projects outside the boundary of the PDA that will support development in the Waraba Urban Living Precinct, as identified on the Waraba PDA Precinct Plan in the Interim Land Use Plan. This map provides interim guidance, noting that this mapping is indicative and incomplete.
 Detailed transport modelling and planning investigations for the future local and State road networks will be undertaken in the preparation of the Infrastructure Plan and Development Charges Offset Plan (DCOP) to be prepared to support the Waraba PDA Development Scheme. Significant additional road projects and investment inside and external to the PDA will be required to enable development in the Urban Living Precinct and Investigation Precinct, which will include a future Waraba Town Centre, Industrial Centre and approximately 30,000 dwellings.



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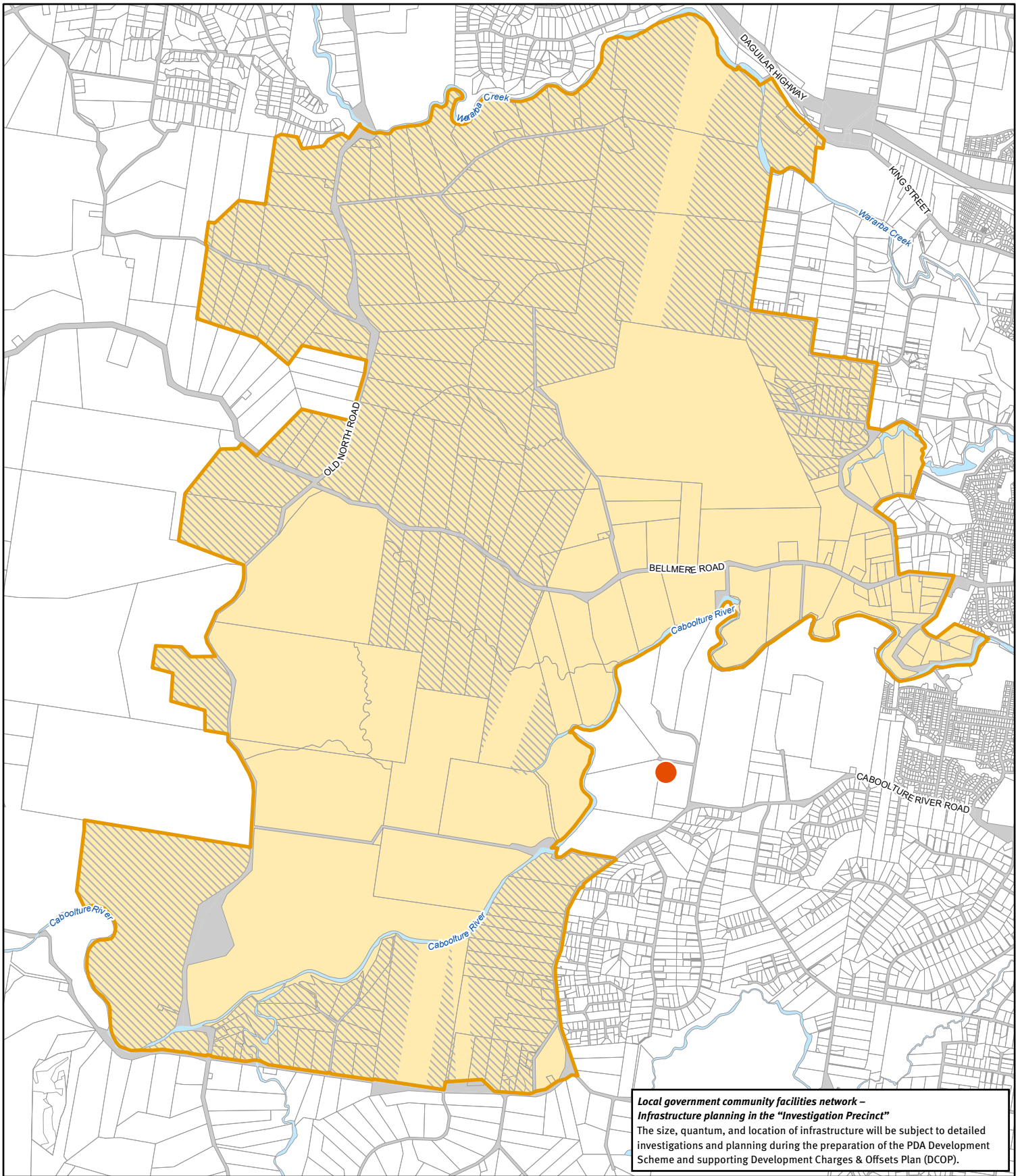


Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody
- Investigation Precinct
- Sub-regional Open Space
- District sport park

**Interim map - parks and stormwater network (sub-regional)
 Waraba
 Priority Development Area**

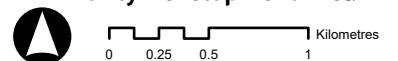


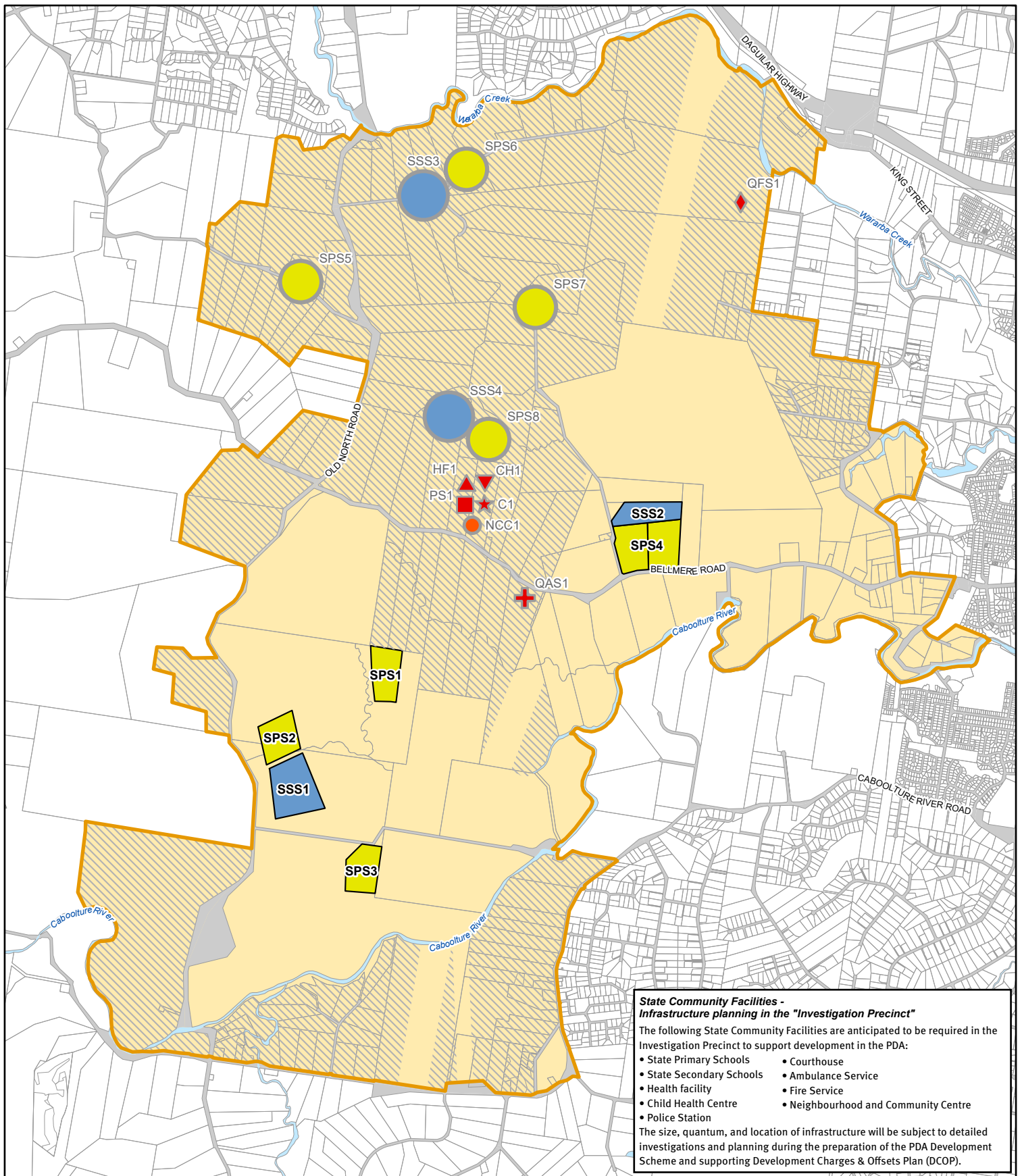


Local government community facilities network – Infrastructure planning in the “Investigation Precinct”
 The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).

- Legend**
- Waraba Priority Development Area
 - Property Boundary (Feb 2024)
 - Road
 - Waterbody
 - Investigation Precinct
 - Sub-regional Community Facilities
 - District community facility

Interim map - local government community facilities network (sub-regional) Waraba Priority Development Area





State Community Facilities - Infrastructure planning in the "Investigation Precinct"

The following State Community Facilities are anticipated to be required in the Investigation Precinct to support development in the PDA:

- State Primary Schools
- State Secondary Schools
- Health facility
- Child Health Centre
- Police Station
- Courthouse
- Ambulance Service
- Fire Service
- Neighbourhood and Community Centre

The size, quantum, and location of infrastructure will be subject to detailed investigations and planning during the preparation of the PDA Development Scheme and supporting Development Charges & Offsets Plan (DCOP).

Legend

- Waraba Priority Development Area
- Property Boundary (Feb 2024)
- Road
- Waterbody
- Investigation Precinct
- State Primary School
- State Secondary School
- Indicative State Community Facilities (within the Investigation Precinct)
- Child Health
- Courthouse
- Health Facility
- Neighbourhood and Community Centre
- Police State
- Queensland Ambulance Service
- Queensland Fire Service
- State Primary School
- State Secondary School

**Interim map - state community facilities network
Waraba
Priority Development Area**

