

# Oonoonba

## Urban Development Area

Development Charges and Offset Plan

Effective August 2021



Queensland  
Government



The Department of State Development, Infrastructure, Local Government and Planning improves productivity and quality of life in Queensland by leading economic strategy, industry development, infrastructure and planning, for the benefit of all.

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# 1 Preliminary

## 1.1 Economic Development Act

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

The main purpose of the ED Act<sup>2</sup> is to facilitate economic development, and development for community purposes, in the state. The ED Act<sup>3</sup> seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as urban development areas (UDAs).

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

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 Urban Development Area (the 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 on 23 April 2010 under the *Urban Land Development Act 2007* (since repealed and replaced with the *Economic Development Act 2012*).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.

## 1.3 Application of the Development Charges and Offset Plan

The Oonoonba 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.

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

See section 8 of the ED Act.<sup>2</sup>

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

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

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

See section 10 of the ED Act.<sup>6</sup>

See section 37 of the ED Act.

## 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.

The DCOP identifies Trunk Infrastructure that is required to service the UDA in accordance with the Desired Standards of Service within the Infrastructure Planning Background Report. The Desired Standards of Service may vary to those identified external to the UDA.

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

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

**Map 1: UDA boundary**







## 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 1.

Where a “use” is not listed in column 2 of Table 1 (including where a “use” is unknown because the development application does not specify a proposed “use” or where a “use” is undefined in the UDA development scheme), the MEDQ will determine the appropriate charge category to apply based on an assessment of the “use” and the demand placed upon the Trunk Infrastructure networks by the development.

**Table 1 – Charge categories and uses**

<b>Column 1 Charge category</b>	<b>Column 2 Use type under the UDA development scheme</b>
<b>Residential development</b>	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long-term)	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
<b>Non-residential development</b>	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Child care centre, Community care centre, Educational establishment
Entertainment	Hotel (non-residential component), Nightclub Entertainment facility,
Essential services	Emergency services, Health care services, Residential care facility, Veterinary services
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, Research and technology industry, Warehouse
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Other uses	Air services, Animal keeping, Car wash, Crematorium, Environment facility



Column 1 Charge category	Column 2 Use type under the UDA development scheme
	Undefined use
Minor uses	Home based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use

## 2.2 Development Charge rates for reconfiguring a lot or material change of use

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

- i. Development Charges.

Development Charges are payable for the following development:

- i. Reconfiguring a lot - The Development Charge rates for reconfiguring a lot are set out in Table 2.
- ii. Material change of use - The Development Charge rates for a material change of use are set out in Table 3 and Table 4.

**Table 2 – Development Charge rates for reconfiguring a lot**

Demand unit	Development Charge rates (\$ per lot created)
Management Lot	0.00
Lot other than Management Lot	30,070.00

**Table 3 – Development Charge rates for material change of use - Residential**

Residential use	Demand unit	Development Charge rates (\$ per demand unit)
<b>Residential charge category</b>		
Dwelling house	1 or 2 bedroom dwelling	16,625.00
	3 or more bedroom dwelling	-
	on lots <200 m <sup>2</sup>	22,327.00
	on lots 201 m <sup>2</sup> – 299 m <sup>2</sup>	22,902.00
	on lots 300 m <sup>2</sup> – 399 m <sup>2</sup>	24,838.00
	on lots 400 m <sup>2</sup> – 499 m <sup>2</sup>	27,453.00
	on lots 500 m <sup>2</sup> and greater	30,070.00
Dwelling unit	1 bedroom dwelling	9,709.00
	2 bedroom dwelling	14,261.00
	3 or more bedroom dwelling	21,260.00
Caretaker's accommodation (attached dwelling)	1 bedroom dwelling	14,585.00
	2 bedroom dwelling	20,580.00



Residential use	Demand unit	Development Charge rates (\$ per demand unit)
	3 or more bedroom dwelling	23,897.00
Caretaker's accommodation (detached dwelling)	1 or 2 bedroom dwelling	16,625.00
	3 or more bedroom dwelling	-
	on lots <200 m2	22,327.00
	on lots 201 m2 – 299 m2	22,902.00
	on lots 300 m2 – 399 m2	24,838.00
	on lots 400 m2 – 499 m2	27,453.00
	on lots 500 m2 and greater	30,070.00
Dual occupancy	1 bedroom dwelling	14,585
	2 bedroom dwelling	20,580
	3 or more bedroom dwelling	23,897
Multiple dwelling	1 bedroom dwelling	10,766
	2 bedroom dwelling	15,202
	3 or more bedroom dwelling	21,459
<b>Accommodation (short-term) charge category</b>		
Hotel (residential component)	1 bedroom (non-suite)	6,497.00
	1 bedroom (suite)	5,535.00
	2 bedroom suite	8,820.00
	3 or more bedroom suite	10,985.00
Short-term accommodation	1 bedroom (non-suite)	6,497.00
	1 bedroom suite	5,535.00
	2 bedroom suite	8,820.00
	3 or more bedroom suite	10,985.00
<b>Accommodation (long-term) charge category</b>		
Community residence	1 bedroom (non-suite)	17,190.00
	1 bedroom suite	10,546.00
	2 bedroom suite	20,591.00
	3 or more bedroom suite	28,281.00
Hostel	1 bedroom (non-suite)	17,190.00
	1 bedroom suite	10,546.00
	2 bedroom suite	20,591.00
	3 or more bedroom suite	28,281.00
Retirement facility	1 bedroom (non-suite)	6,905.00
	1 bedroom suite	8,360.00
	2 bedroom suite	11,801.00
	3 or more bedroom suite	16,667.00



Residential use	Demand unit	Development Charge rates (\$ per demand unit)
Rooming accommodation	1 bedroom (non-suite)	16,282.00
	1 bedroom suite	8,757.00
	2 bedroom suite	11,732.00
	3 or more bedroom suite	16,282.00

**Table 4 – Development Charge rates for material change of use - Non-residential use**

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	77.32
Club	77.32
Community use	77.32
Funeral parlour	77.32
Place of worship	77.32
<b>Commercial (bulk goods) charge category</b>	
Agricultural supplies store	68.11
Bulk landscape supplies	154.58
Garden centre	154.58
Hardware and trade supplies	154.58
Outdoor sales	84.46
Showroom	112.34
<b>Commercial (retail) charge category</b>	
Adult store	198.77
Food and drink outlet	198.77
Service industry	108.85
Service Station (fuel pumps)	
Service station (shop component)	198.77
Service Station (vehicle repair shop)	53.85
Service Station (food and drink outlet)	198.77
Shop	198.77
Shopping centre	198.77
<b>Commercial (office) charge category</b>	
Office	154.58
Sales office	154.58
Childcare centre	154.58
Community care centre	154.58
Educational establishment	-



<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>Entertainment charge category</b>	
Bar	220.85
Hotel (non-accommodation)	220.85
Nightclub	220.85
Theatre	220.85
Resort complex	220.85
<b>Indoor sport and recreational facility charge category</b>	
Indoor sport and recreation facility	220.85
	21.74
<b>Industry charge category</b>	
Low impact industry	53.85
Research and technology industry	55.23
Warehouse (self-storage facility)	30.61
Warehouse (Other Warehouse)	19.77
<b>Essential services charge category</b>	
Emergency services	154.58
Health care services	154.58
Residential care facility	114.92
Veterinary services	152.31
<b>Uses in the minor uses charge category</b>	
Uses in the minor uses charge category	The Development Charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.
<b>Other uses charge category</b>	
Uses in the other uses charge category	The Development Charge rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.

## 2.3 Calculating a Development Charge

A Development Charge will be calculated by:

- i. multiplying the proposed development demand by the Development Charge Rate in accordance with section 2.2, 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.

## 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 Development Charge for each existing lot, calculated using Table 2
- ii. if the premises are subject to an Existing Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Existing Lawful Use calculated using Table 3 and Table 4
- iii. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Previous Lawful Use calculated using Table 3 and Table 4.

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 Development Charges were not imposed; or
- ii. where the Existing Lawful Use or Previous Lawful Use was an interim use approved by the MEDQ and Development Charges were not imposed, or
- iii. where a lot subdivision was a Management Lot subdivision and Development Charges were not imposed.

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

The sum of the Credits 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.

## 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 a 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.

<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.

## 2.8 Development Charges for interim uses

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

- i. where the approval is for an interim use that has a duration of less than six years, charges will not be levied
  - ii. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with Tables 3 and 4
  - iii. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with Tables 3 and 4.
-



## 3 Infrastructure offsets and refunds

### 3.1 Application of an offset

This section applies where an applicant:

- i. is required to, in accordance with a PDA development approval, provide a Land Contribution or Works Contribution
- ii. requests the value of that Infrastructure Contribution to be offset against 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 claim:

- 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 is established in Section 5.1. An Infrastructure Offset claim for a Works Contribution may include the following:

- i. the construction cost for the works
- ii. construction on-costs for the work which do not exceed a total of 15 per cent of the construction cost for the following:
  - a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
  - b. project management fees including but not limited to procurement and contract administration, and
  - c. portable long service leave payment for a construction contract for the work.
  - d. The payment of 2% of the total value of the construction works at the final offset assessment stage, to recover EDQ's administration costs in assessing offset applications and infrastructure planning for the PDA. The applicant is entitled to claim an offset of that 2% against the final offset project owner's costs.
- iii. risk and contingencies which do not exceed 10 per cent of the cost of that part of the work in a construction contract which is subject to a contingency.
- iv. for a provisional offset, the contingency percentage established in the infrastructure planning background report for the relevant infrastructure item.

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 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
- 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.

### **3.3 Land Contribution – cost estimate**

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

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



### 3.4 Provisional offset claim

Once a PDA development approval is issued, or at a later time, (but prior to the provision of the Land Contribution of the commencement of the Works Contribution which constitute the contribution which is the subject of the offset request), an applicant may submit a request for 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 the provisional offset claim. The applicant must comply with any request for further information from the MEDQ.

The provisional offset claim is required 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 Provisional Infrastructure Offset Value provides an indicative assessment of offset value based on variations to infrastructure scope, timing or cost, and is not able to be applied against Development Charges until this value is confirmed, and adjusted as necessary, through the final offset claim process in section 3.5.

### 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
  - 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 Trunk 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 the Development Charges
- ii. determine the Final Offset Value which will be equal to:
  - a. for a Works Contribution, the certified actual costs, consistent with the scope, location and inclusions of the identified DCOP item or an approved Provisional Offset Value;
  - b. for a Land Contribution, the Final Offset Value for the land determined in accordance with Section 3.3.
- iii. determine the amount of the Final Offset Value that is applicable to the Development Charges (the Infrastructure Offset), and if the Works and Land Contributions exceed the Development Charges 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 Final Offset Value for the Works Contribution,
  - b. the Final Offset Value for the Land Contribution, or
- 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 applied to a development approval cannot exceed the Development Charges for that development approval.

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

- i. is for land located in the Oonoonba UDA; and
- ii. 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 Infrastructure Contribution the subject of the proposed refund:

- i. that the Infrastructure Contribution has been lawfully completed
- ii. that the applicant seeks a refund of the Unused Infrastructure Offset, and
- iii. 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

### 4.1 Indexation of Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets

Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets will be subject to indexation. Indexation is applicable on 1 July each year. Indexation rates are calculated in accordance with the following formula:

$$= \frac{x}{y} - 1$$

Where:

x is the 3-yearly PPI average index value for March in the current calendar year.

Y is the 3-yearly PPI average index value for the March which is three years prior to the March in the current calendar year.

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

## 5 5 Trunk infrastructure plans

### 5.1 Schedules of works

The schedule of works<sup>10</sup> outlines future trunk land and works which are required to service the projected development within the UDA.

**Table 5 – Schedule of Future Trunk Infrastructure works – Water**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost <sup>1</sup>	Estimated cost <sup>2</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:

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

2 – 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 6 – Schedule of Future Trunk Infrastructure works – Sewer**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost <sup>1</sup>	Estimated cost <sup>2</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

<sup>10</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.

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost <sup>1</sup>	Estimated cost <sup>2</sup>
SG004	3	Gravity main (DN225)	Gravity main DN225 (145 m) Lakeside Drive to Darter Street	2021	N/A	\$106,446	\$106,446

Notes:

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

2 – 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 7 – Schedule of Future Trunk Infrastructure works – Transport**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost <sup>1</sup>	Estimated cost <sup>2</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:

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

2 – 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 – Parks and community facilities**

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost <sup>1</sup>	Estimated cost <sup>2</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:

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

2 – 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 water Trunk Infrastructure

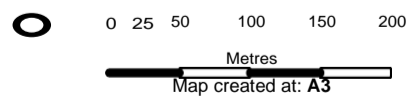


**Legend**

- Oonoonba Urban Development Area (UDA) boundary
- Water Trunk Infrastructure (future)

- Water Trunk Infrastructure (existing)

Trunk infrastructure data supplied by PIE Solutions



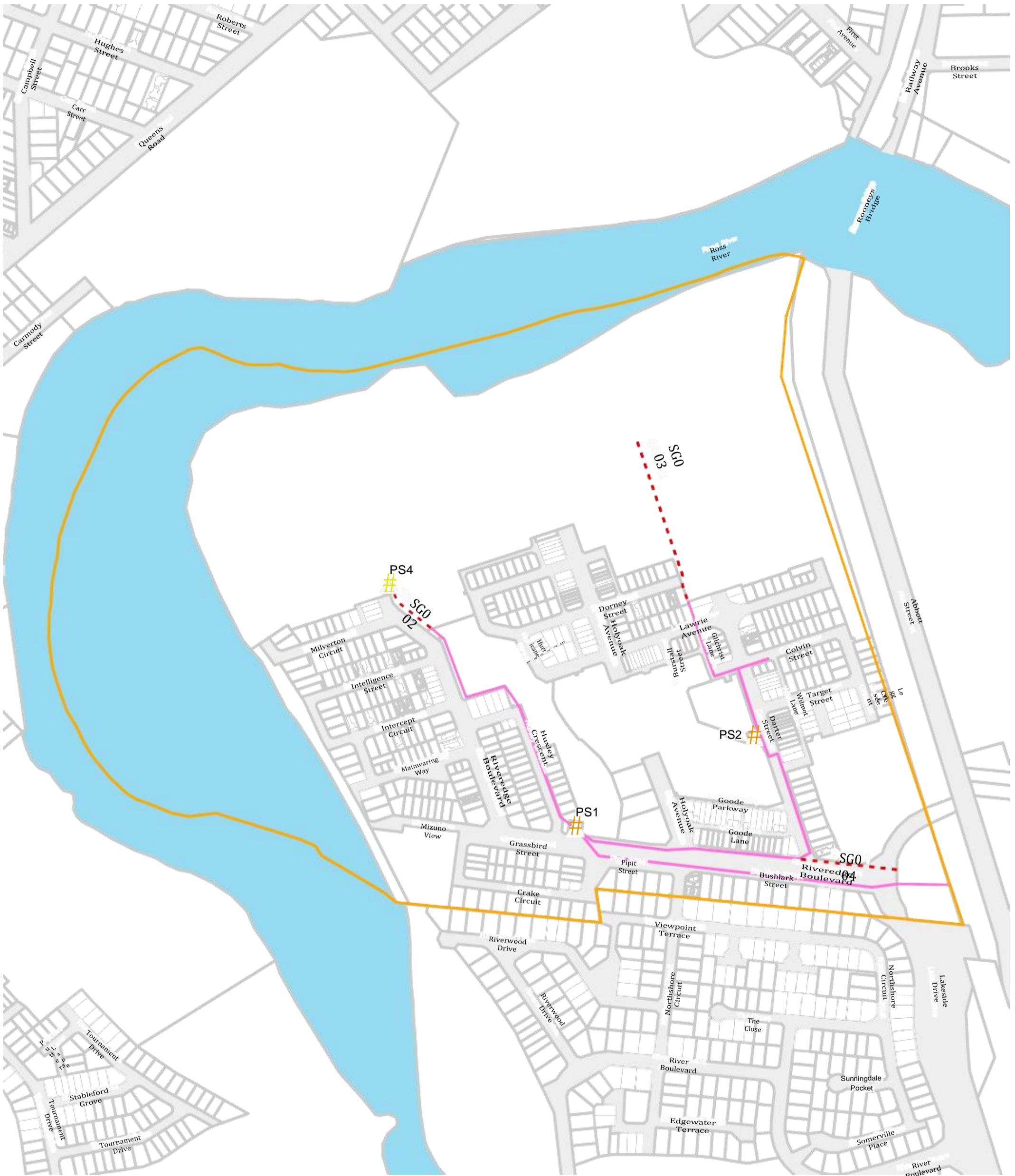
Coordinate System: GCS GDA 1994  
Datum: GDA 1994

**Oonoonba UDA  
Trunk Infrastructure  
Water**

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

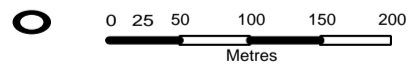
**Map 3: Future Sewer Trunk Infrastructure**





- Legend**
- Oonoonba Urban Development Area (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

**Oonoonba UDA  
 Trunk Infrastructure  
 Sewer**

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

Trunk infrastructure data supplied by PIE Solutions



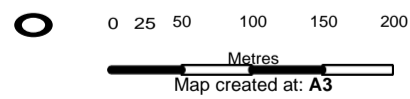
**Map 4: Future Transport Trunk Infrastructure**





- Legend**
- Oonoonba Urban Development Area (UDA) boundary
  - Intersection - Trunk Infrastructure (future)
  - Road/active transport/trunk infrastructure (future)
  - Road/active transport/trunk infrastructure (existing)

Trunk infrastructure data supplied by PIE Solutions



Coordinate System: GCS GDA 1994  
Datum: GDA 1994

**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

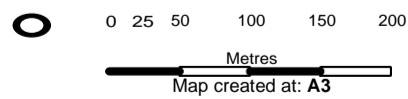
**Map 5: Future Park Trunk Infrastructure**





**Legend**

- Oonoonba Urban Development Area (UDA) boundary
- Open space - Trunk Infrastructure (future)
- Parks - Trunk Infrastructure (existing)



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 9 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*.

**Table 9 – Defined terms**

Column 1 Term	Column 2 Definition
Act	means the <i>Economic Development Act 2012</i> .
Credit	means the monetary amount used in the calculation of an infrastructure charge, which is determined in accordance with section 2.4.
Development Charge	means the monetary amount of the charge for development in the UDA or UDA-associated development calculated in accordance with section 2.
Existing Lawful Use	means an existing use which is lawful and already taking place on premises.
Final Offset Value	means the offset value for a Land Contribution or Works Contribution issued by notice from MEDQ to an applicant in accordance with section 3.5.
Infrastructure Contribution	means a Land Contribution or Works Contribution.
Infrastructure Offset	means an offset for an Infrastructure Contribution referred to in section 3.
Infrastructure Refund	means a refund for an Infrastructure Contribution referred to in section 3.
Land Contribution	means an Infrastructure Contribution that is land referred to in section 3.3.
Management Lot	means a lot that is: <ol style="list-style-type: none"> <li>a) intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or</li> <li>b) intended for further subdivision.</li> </ol>
MEDQ	means the Minister for Economic Development Queensland as defined in the Act.
Previous Lawful Use	means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.
Producer Price Index or PPI	means the Producer Price Index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics. If this index ceases to be published – another similar index.
Provisional Offset Value	means the estimated offset value for a Works Contribution stated in a notice from the MEDQ to an applicant in accordance with section 3.4.

Trunk Infrastructure	means infrastructure which the MEDQ has identified in section 4.
Unused Infrastructure Offset	means an Infrastructure Offset, or the portion of an Infrastructure Offset, that has not been used to offset Development Charges
Works Contribution	means an Infrastructure Contribution which is works.
Works Offset Value	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 <i>Land Valuation Act 2010</i> .

## Contact Us

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