



Weinam Creek Priority Development Area Development Charges and Offset Plan

February 2025

Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

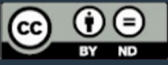


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1 Preliminary

1.1 Economic Development Act

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

The main purpose of the Act² is to facilitate economic development, development for community purposes, the provision of diverse housing including social and affordable housing and provision of premises for commercial or industrial uses in the state. The Act³ seeks to achieve by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

The Act⁴ provides for the MEDQ to fix charges and other terms for the provision of infrastructure in PDAs.

This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ⁵ for the Weinam Creek PDA.

1.2 Weinam Creek Priority Development Area

The Weinam Creek PDA was declared by regulation⁶ on 21 June 2013 under the Act.

The Weinam Creek PDA Development Scheme (development scheme) is applicable to all land within the boundaries of the PDA and PDA-associated land. The boundaries of the PDA are shown on Map 1.

¹ See section 8 of the Act.

² See section 3 of the Act.

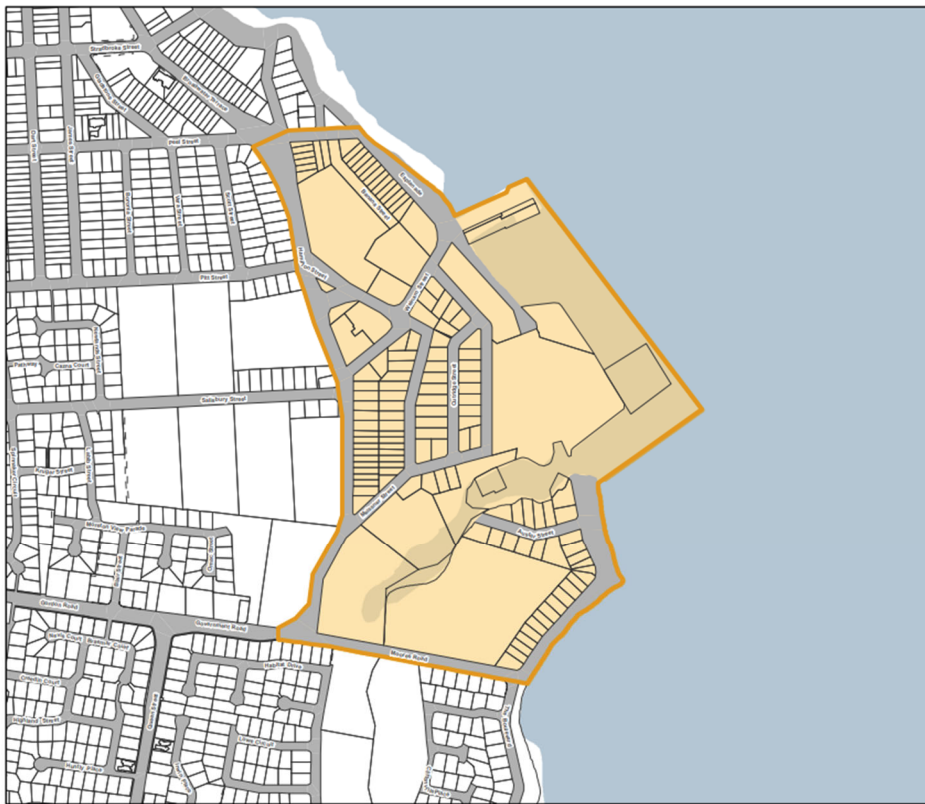
³ See section 4 of the Act.

⁴ See section 10 of the Act.

⁵ See section 10 of the Act.

⁶ See section 37 of the Act.

Map 1: PDA boundary



Document Path: S:\Projects\EG\Weinam Creek PDA\MSD150112_WeinamCreek_PDA_Regulation_Map_A4_DP.mxd

1.3 Application of the Development Charges and Offset Plan

The Weinam Creek PDA DCOP is applicable to all development on land and water within the boundaries of the PDA.

The DCOP became effective on 28 February 2025.

1.4 Purpose of the DCOP

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

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

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

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

2 Development Charges

2.1 Charge categories

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

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

Column 1 Charge category	Column 2 Use type under the PDA development scheme
Residential development	
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)
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
Non-residential development	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Childcare centre, Community care centre, Educational establishment
Entertainment	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, Marine industry
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Other uses	Animal keeping, Car wash, Crematorium Undefined use
Minor uses	Market, Park, Telecommunications facility, Temporary use

2.2 Development Charges applicable to development in the PDA

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

- i. Infrastructure Charges.

Infrastructure Charges are payable for the following development:

- a) Reconfiguring a lot - the Infrastructure Charge rates for reconfiguring a lot as at the Charge Rate Reference Date are set out in Table 2.
- b) Material change of use - the Infrastructure Charge rates for a material change of use as at the Charge Rate Reference Date are set out in Table 3 and Table 4.

Table 2: Infrastructure charge rates for reconfiguring a lot

Demand unit	Infrastructure Charge Rates (\$ per lot created)
Management Lot	0
Lot other than Management Lot	34,452.65

Table 3: Infrastructure charge rates for material change of use – Residential use

Residential use	Demand unit	Infrastructure Charge rates (\$ per demand unit)
Dwelling house	1 or 2 bedroom dwelling	24,609.05
	3 or more bedroom dwelling	34,452.65
Dual occupancy	1 or 2 bedroom dwelling	24,609.05
	3 or more bedroom dwelling	34,452.65
Caretaker's accommodation	1 or 2 bedroom dwelling	24,609.05
	3 or more bedroom dwelling	34,452.65
Multiple dwelling	1 or 2 bedroom dwelling	24,609.05
	3 or more bedroom dwelling	34,452.65
Dwelling unit	1 or 2 bedroom dwelling	24,609.05
	3 or more bedroom dwelling	34,452.65

Table 3: Infrastructure charge rates for material change of use – Residential use (cont)

Residential use	Demand unit	Infrastructure Charge rates (\$ per demand unit)
Accommodation (short-term) charge category		
Hotel (residential component)	Suite with 1 or 2 bedrooms	12,304.45
	Suite with 3 or more bedrooms	17,226.20
	Bedroom that is not part of a suite	12,304.45
Short-term accommodation	Suite with 1 or 2 bedrooms	12,304.45
	Suite with 3 or more bedrooms	17,226.20
	Bedroom that is not part of a suite	12,304.45
Accommodation (long-term) charge category		
Community residence	Suite with 1 or 2 bedrooms	24,609.05
	Suite with 3 or more bedrooms	34,452.65
	Bedroom that is not part of a suite	24,609.05
Retirement facility	Suite with 1 or 2 bedrooms	24,609.05
	Suite with 3 or more bedrooms	34,452.65
	Bedroom that is not part of a suite	24,609.05
Rooming accommodation	Suite with 1 or 2 bedrooms	24,609.05
	Suite with 3 or more bedrooms	34,452.65
	Bedroom that is not part of a suite	24,609.05

Table 4: Infrastructure charge rates for material change of use – Non-residential use

Non-residential use	Infrastructure Charge rates for Trunk Infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)	Infrastructure Charge rates for stormwater Trunk Infrastructure network (\$ per demand unit of m ² of impervious area)
Places of assembly charge category		
Function facility	86.20	NA
Club	86.20	NA
Community use	86.20	NA
Funeral parlour	86.20	NA
Place of worship	86.20	NA
Commercial (bulk goods) charge category		
Agricultural supplies store	172.25	NA
Bulk landscape supplies	172.25	NA
Garden centre	172.25	NA
Hardware and trade supplies	172.25	NA
Outdoor sales	172.25	NA
Showroom	172.25	NA
Commercial (retail) charge category		
Food and drink outlet	221.50	NA
Service industry	221.50	NA
Service station	221.50	NA
Shop	221.50	NA
Shopping centre	221.50	NA
Commercial (office) charge category		
Office	172.25	NA
Sales office	172.25	NA
Educational facility charge category		
Childcare centre	172.25	NA
Community care centre	172.25	NA
Educational establishment	172.25	NA

Table 4: Infrastructure charge rates for material change of use – Non-residential use (cont)

Non-residential use	Infrastructure Charge rates for Trunk Infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)	Infrastructure Charge rates for stormwater Trunk Infrastructure network (\$ per demand unit of m ² of impervious area)
Entertainment charge category		
Hotel (non-residential component)	246.05	NA
Nightclub entertainment facility	246.05	NA
Indoor sport and recreational facility charge category		
Indoor sport and recreation facility	246.05 (Non-Court Area)	NA
	24.55 (Court Area)	NA
Industry charge category		
Low impact industry	61.50	NA
Research and technology industry	61.50	NA
Warehouse	61.50	NA
Marine Industry	61.50	NA
Essential services charge category		
Emergency services	172.25	NA
Health care services	172.25	NA
Residential care facility	172.25	NA
Veterinary services	172.25	NA
Minor uses charge category		
Uses in the minor uses charge category	The Infrastructure 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.	
Other uses charge category		
Uses in the other uses charge category	The Infrastructure 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 an Infrastructure Charge

An Infrastructure Charge will be calculated by:

- i. multiplying the proposed development demand by the Infrastructure Charge rate in accordance with section 2.2; and then
- ii. subtracting from it the applicable Credit calculated in accordance with section 2.4, as follows:

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

Where:

IC is the Infrastructure 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).

ICR is the applicable Infrastructure Charge Rate.

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

2.4 Credits for infrastructure charges

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

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

- i. the Infrastructure 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 Infrastructure Charge for the Existing Lawful Use calculated using Table 3 and Table 4, or
- iii. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the Infrastructure 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 PDA as accepted development, and Infrastructure Charges were not imposed
- ii. where the Existing Lawful Use or Previous Lawful Use was an interim use approved by the MEDQ and Infrastructure Charges were not imposed, or
- iii. where a lot subdivision was a Management Lot subdivision and Infrastructure 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 Infrastructure Charges for the approved development.

2.5 Development exempt from Development Charges

Development Charges (including Infrastructure 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 (including Infrastructure Charges) deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

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

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

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

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be prepared⁷ 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, or
- iii. the property is transferred or otherwise disposed of.

⁷ The requirements set out in section 2.6 are not intended to be an exclusive list of requirements. The MEDQ retains ultimate discretion as to the terms and execution of any infrastructure agreement.

2.7 Payment of Development Charges

A Development Charge (including an Infrastructure Charge) is payable at the following time:

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

2.8 Development Charges for interim uses

Where a PDA development approval includes a use, which is deemed to be an interim use, Development Charges (including Infrastructure 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 approved, provide a Land Contribution or Works Contribution
- ii. requests the value of that Infrastructure Contribution be offset against Infrastructure Charges (an Infrastructure Offset), and/or
- iii. requests a refund for the value of that Infrastructure Contribution that exceeds the Infrastructure Charges (an Infrastructure Refund).

Section 3 of this DCOP does not apply to an Infrastructure Contribution that is also a PDA Infrastructure Contribution under the Weinam Creek PDA Infrastructure Agreement – see Table 9. If an applicant has provided, or is required to provide an Infrastructure Contribution that is also a PDA Infrastructure Contribution, the calculation and application of an Offset or Refund will be in accordance with the process stated in Clause 7 and Schedule 2 of the Weinam Creek PDA Infrastructure Agreement.

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

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

3.2 Works Contribution – cost estimate

The value of a Works Contribution 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. for a provisional offset for a Works Contribution, the identified contingency percentage for the relevant infrastructure item within Section 5.1

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

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

3.3 Land Contribution – cost estimate

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

Where the cost in Section 5.1 cannot be applied, to determine the value of a Land Contribution, the MEDQ will attribute the Valuer-General's annual valuations (rate per m² basis) (in accordance with the Land Valuation Act 2010) which is current at the time the offset is to be granted.

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

3.4 Provisional offset claim

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

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

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

In assessing the provisional offset claim the MEDQ shall:

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

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

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

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

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

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against the Development Charges
- ii. determine the timing of the offset accrual
- iii. 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.
- iv. 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 Final Offset 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 timing of the offset accrual,
 - b. the Final Offset Value for the Works Contribution,
 - c. 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 cannot exceed the Infrastructure Charge for that development approval.

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

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

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

3.7 Trunk 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 Infrastructure 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 Costs and Unused Infrastructure Offsets

Development Charges (excluding sub-regional and value capture charges), Trunk Infrastructure Costs and Unused Infrastructure Offsets will be subject to indexation.

Indexation is applied on 1 July each year in accordance with the following formula:

$$\text{Indexed Value} = \text{Base Value} \times \frac{x}{y}$$

Where:

Base value is as follows:

- for a charge rate, the value of the charge at the Charge Rate Reference Date
- for trunk infrastructure Costs, the value of the Trunk Infrastructure at the Trunk Infrastructure Cost Reference Date
- for an Unused Infrastructure Offset, the value stated in the Final Offset Notice.

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 immediately prior to the financial year that the reference date for the base value falls within. For example, if the infrastructure cost reference date is 1 July 2023, then y is the 3-yearly PPI average index value for March 2023.

5 Trunk Infrastructure plans

5.1 Schedules of works

The schedule of works⁸ outlines trunk land and works, which are required to service the projected development within the PDA.

Table 5: Schedule of future Trunk Infrastructure works – Water supply

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
WS_1	Map 3	Water Supply Main	Giles Rd - Approximately 1,135m of DN375 Water Supply Main	2031	\$0	\$2,760,099	\$2,760,099
WS_2	Map 3	Water Supply Main	Gordon Rd – Approximately 830m of DN300 Water Supply Main	2031	\$0	\$1,370,557	\$1,370,557
WS_3	Map 3	Water Supply Main	German Church Rd – Approximately 420m of DN250 Water Supply Main	2031	\$0	\$522,210	\$522,210
WS_4	Map 3	Water Supply Main	Gordon Rd - Approximately 280m of DN200 Water Supply Main	2031	\$0	\$258,085	\$258,085
WS_5	Map 3	Water Supply Main	School of Arts Rd - Approximately 280m of DN200 Water Supply Main	2031	\$0	\$258,085	\$258,085
WS_6	Map 3	Water Supply Main	Ridge Pl - Approximately 280m of DN200 Water Supply Main	2031	\$0	\$258,085	\$258,085
WS_7	Map 2	Water Supply Main	Banana St, Outridge St, Pitt St, Loop Rd, Hamilton St, Weinam St, Meissner St Water Supply Mains - Approximately 1,510m of DN150 Water Supply Main	2022	\$0	\$1,048,305	\$1,048,305
WS_8	Map 3	Pressure Reducing Valve	Pressure Reducing Valve - 1 Unit	2031	\$0	\$285,609	\$285,609

Notes:

- i The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.
- ii The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at March 2024.

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

Table 6: Schedule of future Trunk Infrastructure works – Sewerage

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
WW_1	Map 4	Sewerage Rising Main	Sel Outridge Park - Approximately 800m of DN200 Wastewater Rising Main	2026	\$0	\$2,761,266	\$2,761,266
WW_2	Map 4	Sewerage Gravity Main	Neville Stafford Park - Approximately 65.8m of DN225 Wastewater Gravity Main	2026	\$0	\$109,595	\$109,595
WW_3	Map 4	Sewerage Gravity Main	Banana St to Outridge St - Approximately 172m of DN200 Wastewater Gravity Main	2026	\$0	\$226,189	\$226,189
WW_4	Map 4	Sewerage Gravity Main	Outridge St - Approximately 154m of DN150 Wastewater Gravity Main	2026	\$0	\$177,802	\$177,802
WW_5	Map 4	Sewerage Pump Station	SPS 90 upgrade	2026	\$0	\$1,349,117	\$1,349,117
WW_6	Map 5	Sewerage Treatment Plant	Upgrade Victoria Point Wastewater Treatment Plant	2024-2026	\$0	\$2,800,567	\$2,800,567
WW_7	Map 5	Sewerage Treatment Plant	Victoria Point WWTP release upgrade	2024-2027	\$0	\$524,815	\$524,815
WW_8	Map 5	Sewerage Treatment Plant	Upgrade Cleveland Wastewater Treatment Plant	2028	\$0	\$129,473	\$129,473
WW_9	Map 5	Sewerage Treatment Plant	Cleveland catchment transfer upgrade	2024-2026	\$0	\$1,913,105	\$1,913,105

Notes:

- i– The total works cost is the sum of the following: construction cost, construction on costs and construction contingency.
- ii– The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at March 2024.

Table 7: Schedule of future Trunk Infrastructure works – Transport

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
TR_1	Map 6	Intersection Upgrade	Hamilton St and Pitt St Intersection – Roundabout	2025	\$0	\$1,577,275	\$1,577,275
TR_2	Map 6	Intersection Upgrade	Meissner St and Moores Rd Intersection – Signalised	2031	\$0	\$1,465,495	\$1,465,495
TR_3	Map 6	Intersection Upgrade	Meissner St and Weinam St Intersection - Signalised	2031	\$0	\$1,465,495	\$1,465,495
TR_4	Map 6	Road Upgrade	Pitt St, Weinam St and Hamilton St - Road Upgrade	2031-2036	\$0	\$13,200,032	\$13,200,032
TR_5	Map 6	Active Transport	Pitt St, Weinam St and Hamilton St - New 2.5m Off-Road Cycle Path	2024-2029	\$0	\$954,797	\$954,797
TR_6	Map 6	Active Transport	Weinam St and Esplanade - New 2.5m Off-Road Cycle Path	2024-2029	\$0	\$556,234	\$556,234
TR_7	Map 6	Active Transport	Outridge St to Auster St - New 2.5m Off-Road Cycle Path	2029-2034	\$0	\$25,491	\$25,491

Notes:

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

ⁱⁱ The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at March 2024

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 ¹	Estimated cost ²
PARK_1	Map 7	Recreation Park – T2 (Medium)	Sel Outridge Park Embellishments	2025	\$0	\$9,360,831	\$9,360,831

Notes:

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

ⁱⁱ The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at March 2024.

Table 9: Schedule of Trunk Infrastructure Works – PDA Infrastructure Contributions under the Weinam Creek PDA Infrastructure Agreement

DCOP ID	Map number	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
IA_1A	Map 8	Item 1: Roadworks and associated works	Item 1A: Hamilton St Modification	2025	\$0	\$9,829,694	\$9,829,694
IA_1B	Map 8	Item 1: Roadworks and associated works	Item 1B: Initial section of Loop Rd	2026	\$0	\$8,466,496	\$8,466,496
IA_1C	Map 8	Item 1: Roadworks and associated works	Item 1C: Completion of Loop Rd	2031	\$0	\$4,370,587	\$4,370,587
IA_2	Map 8	Item 2: Parks and foreshore improvements	Parks and foreshore improvements - Neville Stafford Park, Foreshore and Town Plaza Works	2026	\$0	\$870,639	\$870,639
IA_3	Map 8	Item 3: Parks and foreshore improvements	Parks and foreshore improvements – Weinam Creek Foreshore and Linear Park Connection to Precinct 1A	2028	\$0	\$2,490,617	\$2,490,617
IA_4	Map 8	Item 4: Boat ramp and associated works	Recreational Boat Ramp and Associated Works	2028	\$0	\$1,318,890	\$1,318,890
IA_5	Map 8	Item 5: Meissner Street works -	Works in front of the Satellite Hospital Site	2028	\$0	\$991,566	\$991,566

Notes:

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

ⁱⁱ The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at March 2024.

5.2 Trunk Infrastructure maps

Map 2: Future Trunk Infrastructure – Water Supply (Internal)

**Weinam Creek PDA
Map 2: Future Trunk Infrastructure
Water Supply (Internal)**

Legend

PDA Infrastructure Contributions:
Future Trunk Infrastructure

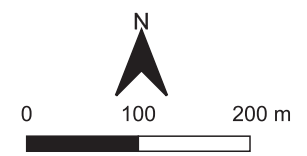
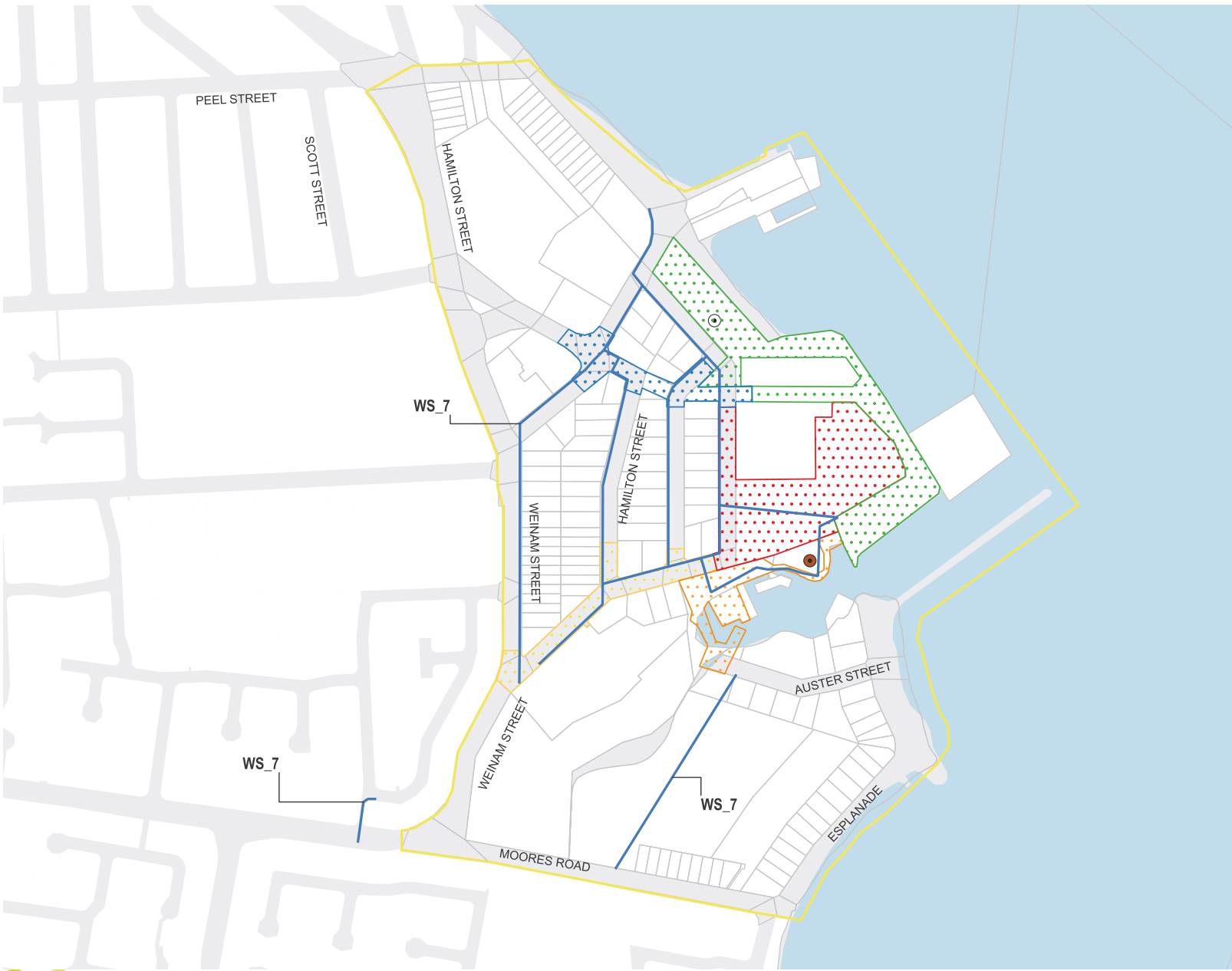
- IA_1A
- IA_1B
- IA_1C
- IA_2
- IA_3
- IA_4
- IA_5

Water Supply:
Future Trunk Infrastructure

Water Supply Main - Internal

Other:

- Weinam Creek PDA Boundary
- Water



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Map 3: Future Trunk Infrastructure – Water Supply (External)

Weinam Creek PDA Map 3: Future Trunk Infrastructure Water Supply (External)

Legend

Water Supply:
Future Trunk Infrastructure

◆ Pressure Reducing Valve - External

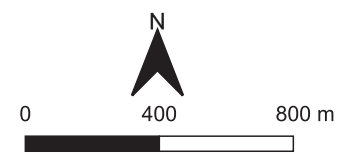
--- Water Supply Main - External

— Water Supply Main - External

Other:

— Weinam Creek PDA Boundary

Water



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Map 4: Future Trunk Infrastructure – Sewerage (Internal)

**Weinam Creek PDA
Map 4: Future Trunk Infrastructure
Sewerage (Internal)**

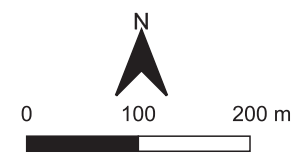
Legend

PDA Infrastructure Contributions:
Future Trunk Infrastructure

- IA_1A
- IA_1B
- IA_1C
- IA_2
- IA_3
- IA_4
- IA_5

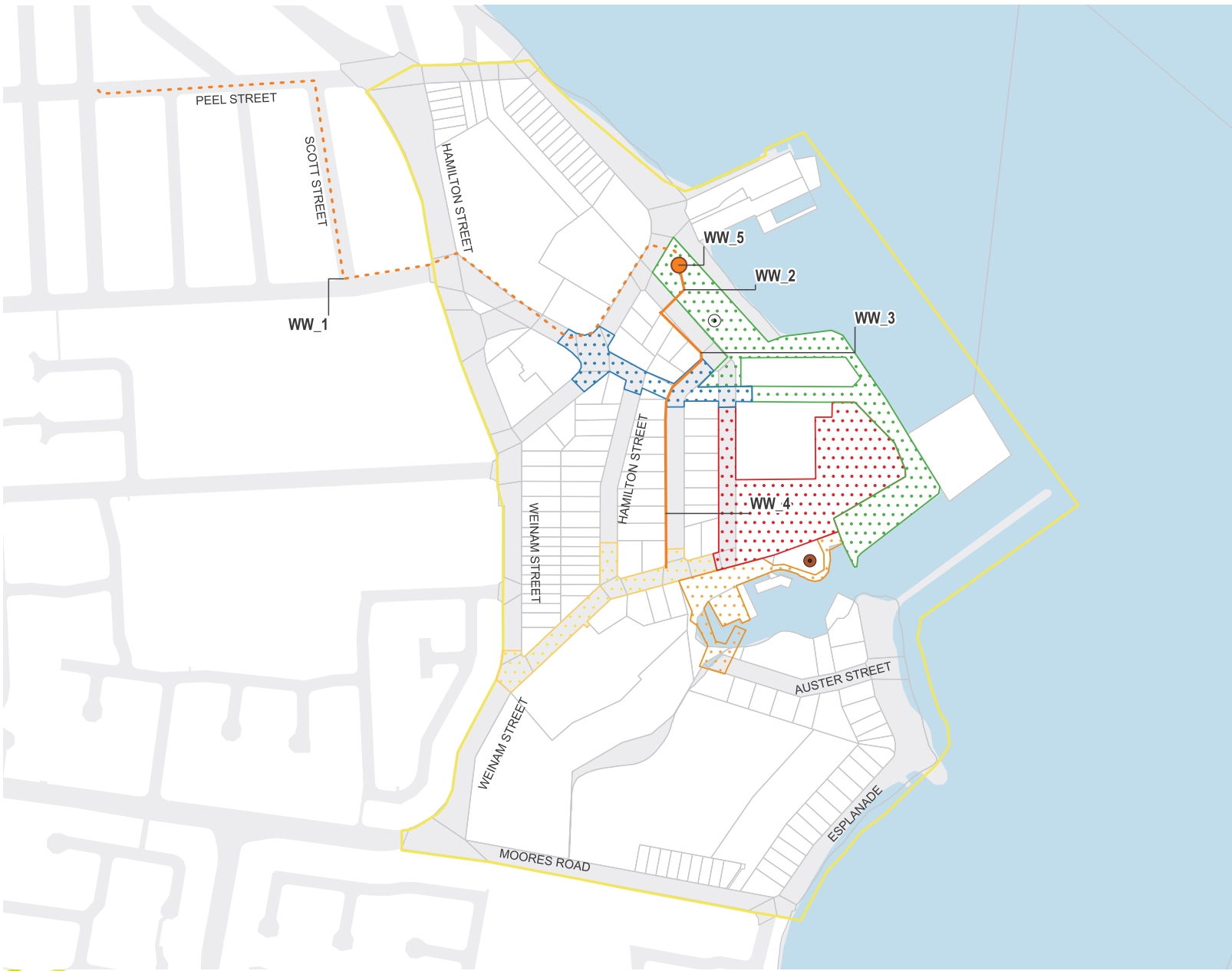
- Sewerage: Future Trunk Infrastructure
- Sewerage Pump Station - Internal
 - Sewerage Gravity Main - Internal
 - Sewerage Rising Main - Internal

- Other:
- Weinam Creek PDA Boundary
 - Water



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Map 5: Future Trunk Infrastructure – Sewerage (External)



Weinam Creek PDA Map 5: Future Trunk Infrastructure Sewerage (External)

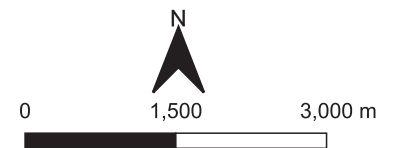
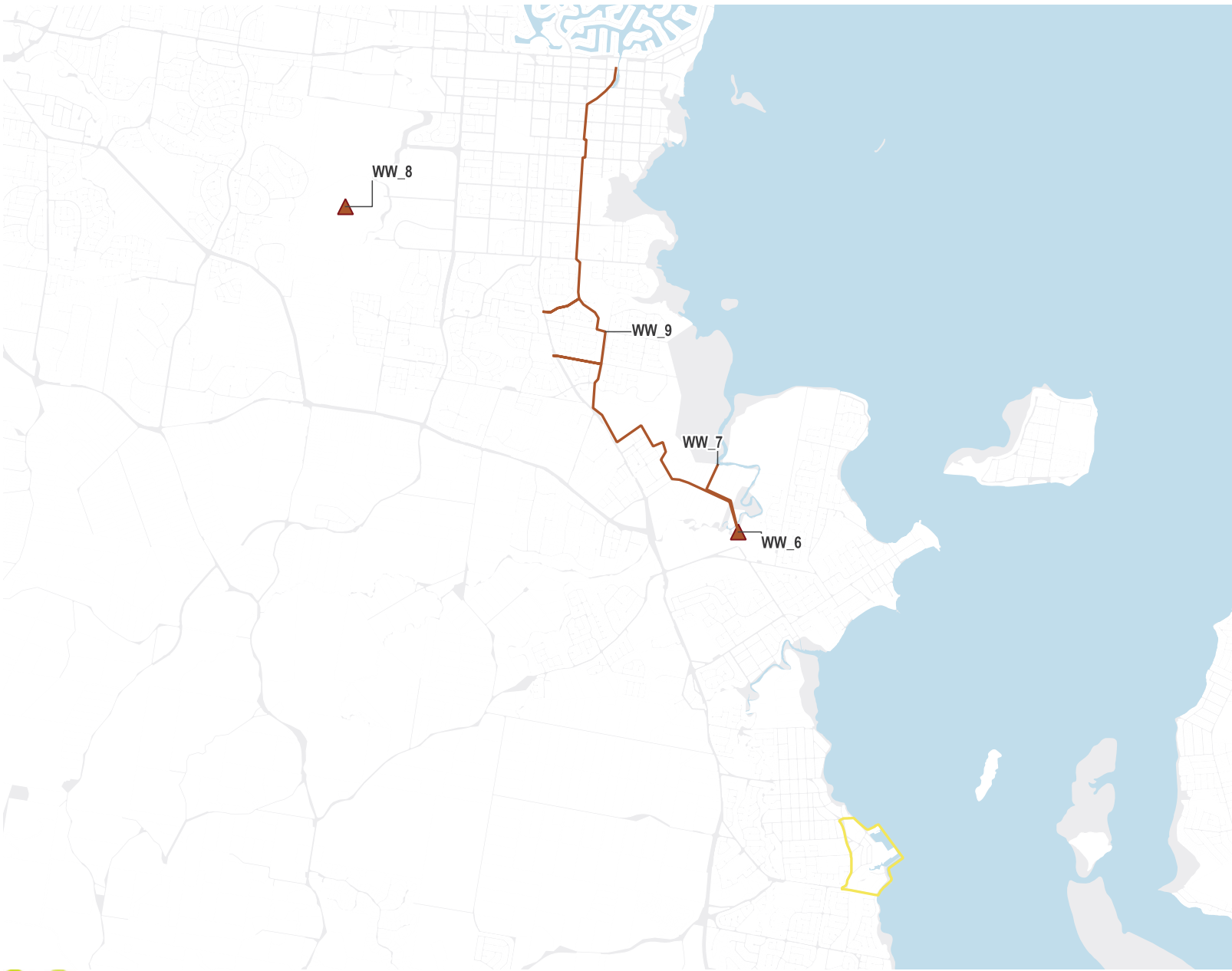
Legend

Sewerage: Future Trunk Infrastructure

-  Sewerage Treatment Plant Transfer - External
-  Sewerage Treatment Plant Upgrade - External

Other:

-  Weinam Creek PDA Boundary
-  Water



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Map 6: Future Trunk Infrastructure – Transport (Internal)

**Weinam Creek PDA
Map 6: Future Trunk Infrastructure
Transport (Internal)**

Legend

PDA Infrastructure Contributions:
Future Trunk Infrastructure

- IA_1A
- IA_1B
- IA_1C
- IA_2
- IA_3
- IA_4
- IA_5

Transport - Future Trunk Infrastructure

- Intersection Upgrade
- Road Upgrade
- Active Transport

Other:

- Weinam Creek PDA Boundary
- Water

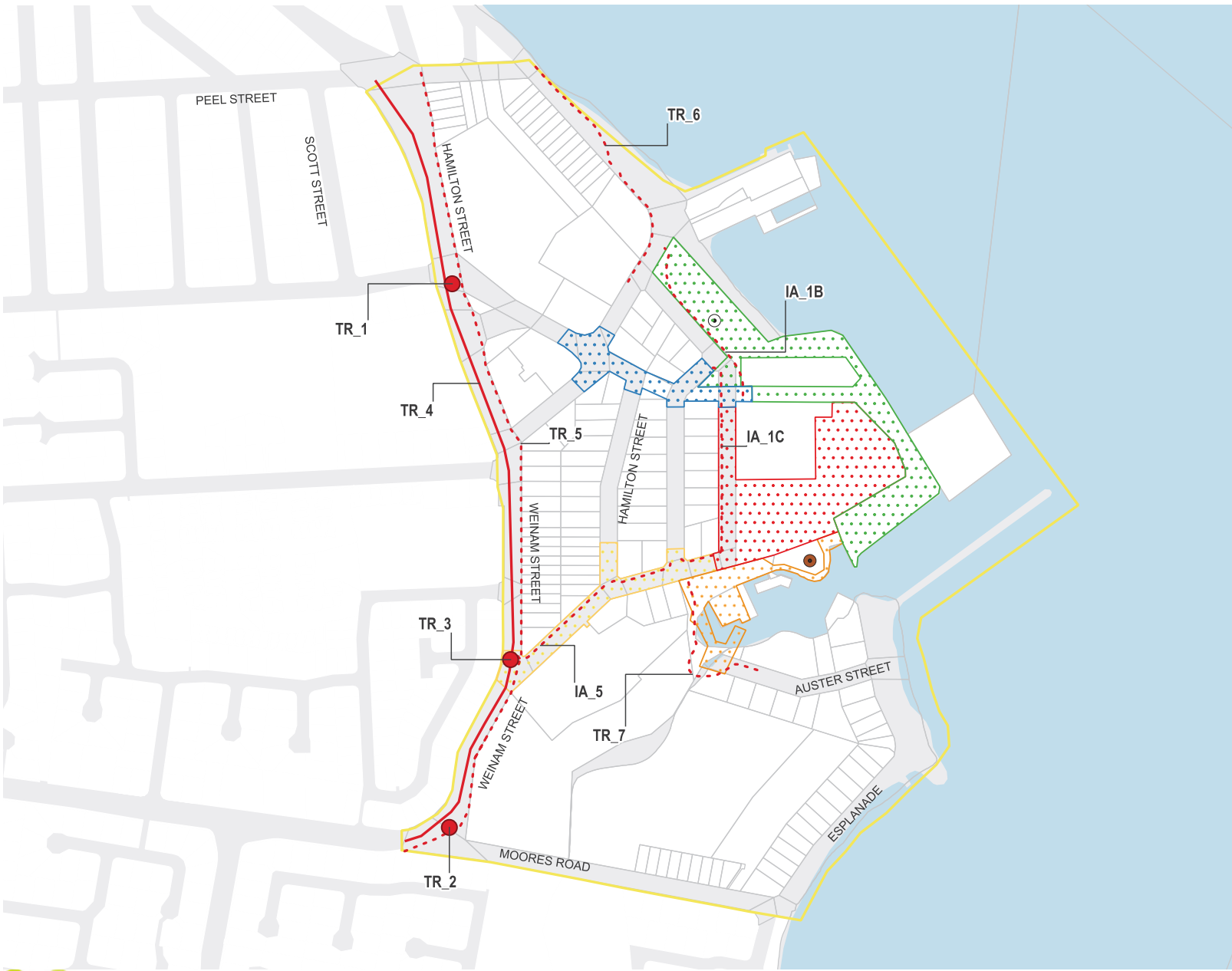


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Map 7: Future Trunk Infrastructure – Parks (Internal)

**Weinam Creek PDA
Map 7: Future Trunk Infrastructure
Parks (Internal)**

Legend

PDA Infrastructure Contributions:
Future Trunk Infrastructure

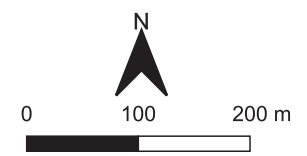
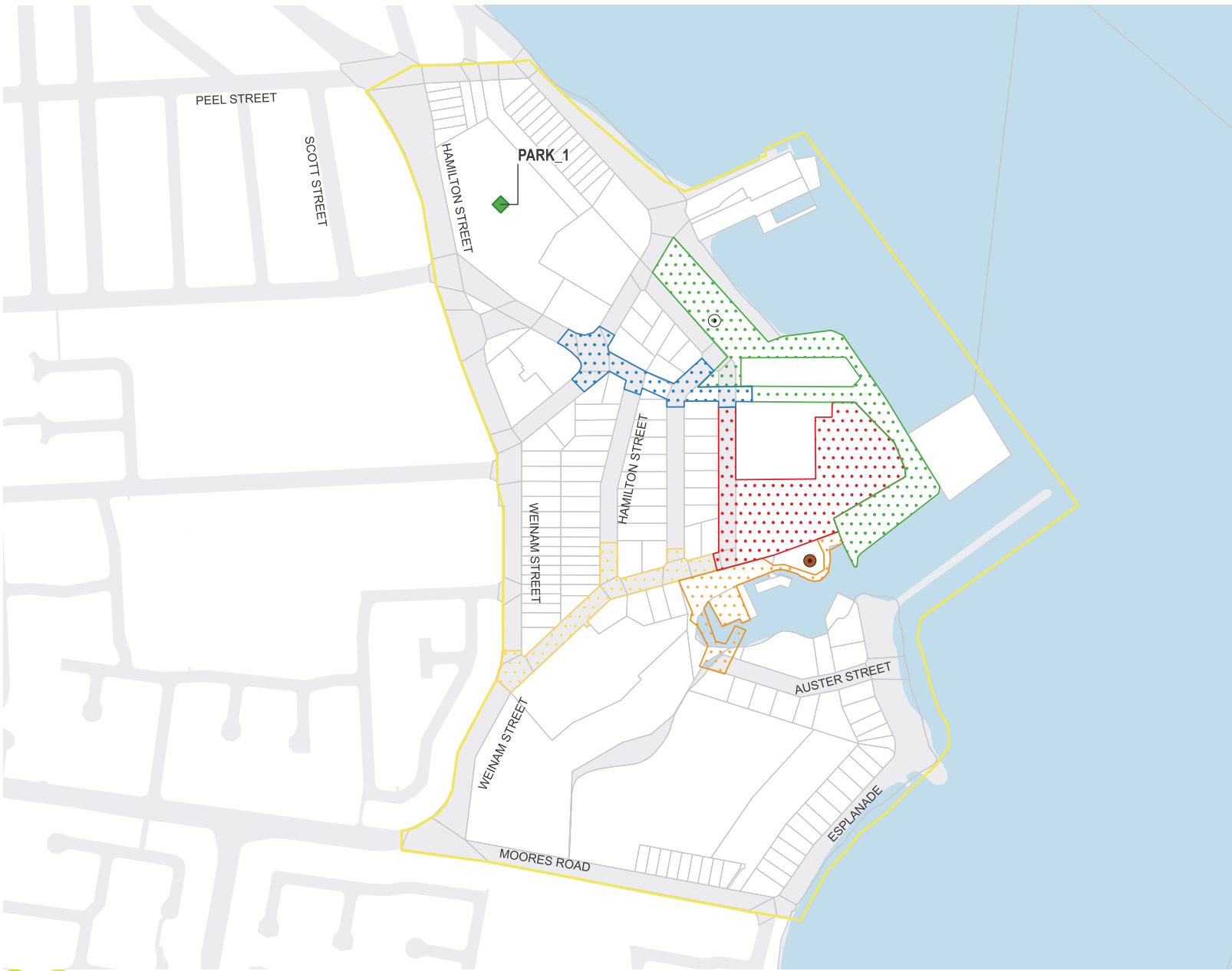
- IA_1A
- IA_1B
- IA_1C
- IA_2
- IA_3
- IA_4
- IA_5

Parks - Future Trunk Infrastructure

- Park Embellishment

Other:

- Weinam Creek PDA Boundary
- Water



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Map 8: Future Trunk Infrastructure – Weinam Creek PDA Infrastructure Agreement

**Weinam Creek PDA
Map 8: Future Trunk Infrastructure
Weinam Creek PDA Infrastructure
Agreement (Internal)**

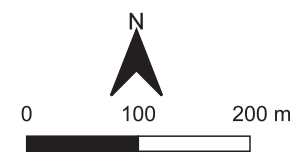
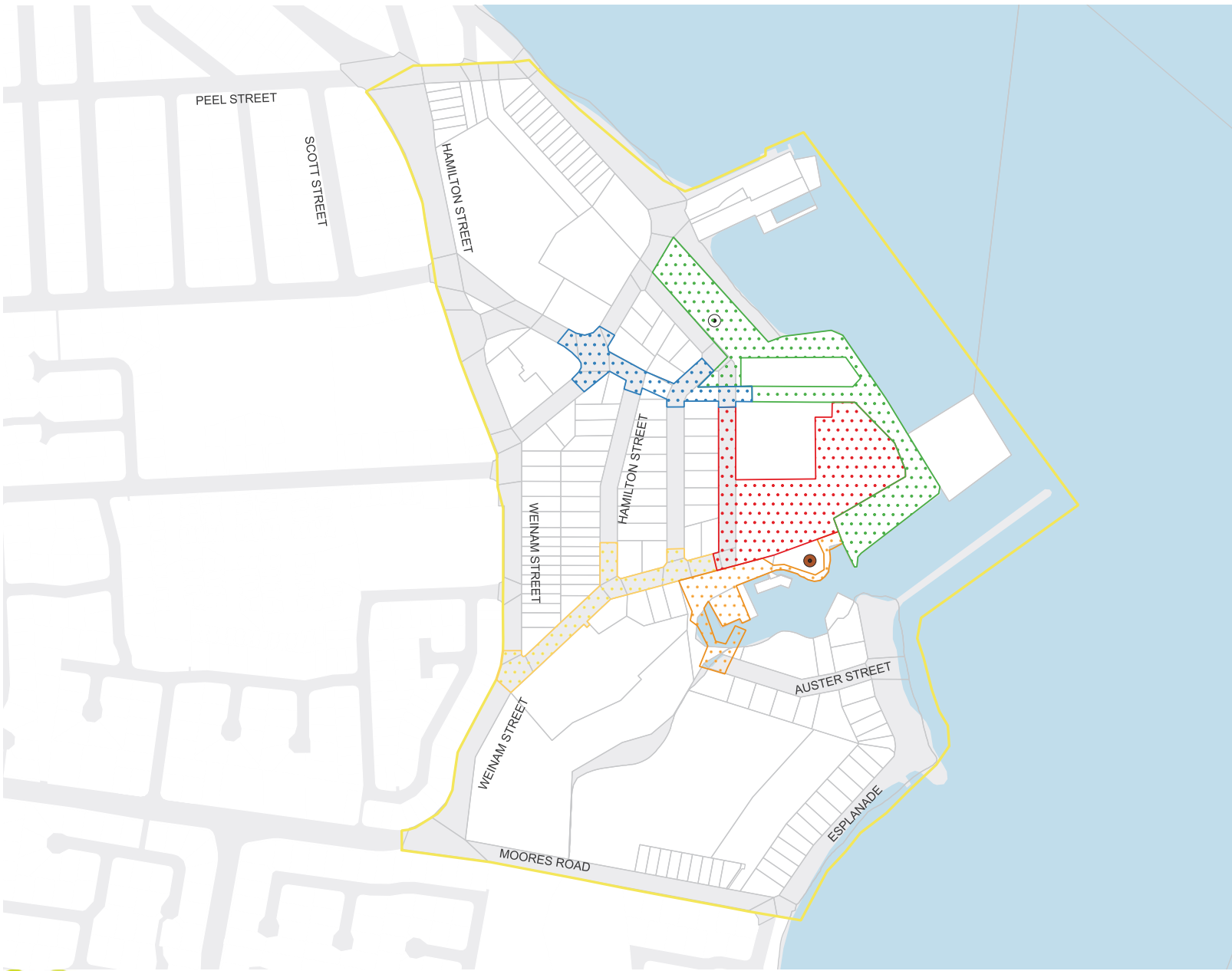
Legend

PDA Infrastructure Contributions:
Future Trunk Infrastructure

- IA_1A
- IA_1B
- IA_1C
- IA_2
- IA_3
- IA_4
- IA_5

Other:

- Weinam Creek PDA Boundary
- Water



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on behalf of EDQ, 04/12/2023



6 Definitions

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

- i. Table 10 of this DCOP
- ii. if not defined in this DCOP, the Act
- iii. if not defined in the Act, the Weinam Creek PDA Development Scheme
- iv. if not defined in any of the above documents, the *Planning Act 2016*.

Table 10: 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.
Charge Rate Reference Date	Means the date that the DCOP became effective.
Development Charge	means the monetary amount of the charge for development in the PDA or PDA-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 value of an offset issued by notice from MEDQ to an applicant in accordance with sections 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 3.4.
MEDQ	means the Minister for Economic Development Queensland as defined in the Act.
Management Lot	means a lot that is: <ol 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.
Final Offset Notice	Means the notice given by the MEDQ to the applicant in response to a final offset claim.
Offset Value Reference Date	Means the date of the relevant Final Offset Notice.
PDA Infrastructure Contributions	means the infrastructure contributions described in the PDA Infrastructure Contributions Schedule of the Weinam Creek PDA Infrastructure Agreement.
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 offset value for an Infrastructure Contribution stated in a notice from MEDQ to an applicant in accordance with section 3.4.
Trunk Infrastructure	means infrastructure which the MEDQ has identified in section 5 or other infrastructure the MEDQ allocates as trunk.

Column 1 Term	Column 2 Definition
Trunk Infrastructure Cost Reference Date	Means the date stated in Section 5.1.
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> .

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1 William Street Brisbane Qld 4001 (Australia)

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Email: contact@edq.qld.gov.au

Web: www.edq.qld.gov.au



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