

Yeronga Priority Development Area Draft Development Charges and Offset Plan

March 2022

DRAFT



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Contents

2	Preliminary	4
2.1	Economic Development Act	4
2.2	Yeronga Priority Development Area	4
2.3	Application of the Development Charges and Offset Plan	4
2.4	Purpose of the DCOP	5
2.5	Infrastructure under investigation	5
3	Development charges	7
3.1	Charge categories	7
3.2	Development charge rates for reconfiguring a lot or material change of use	8
3.3	Calculating a development charge	11
3.4	Credits for development charges	12
3.5	Development exempt from development charges	13
3.6	Deferral of development charges	13
3.7	Payment of development charges	14
3.8	Development charges for interim uses	14
4	Infrastructure offsets and refunds	16
4.1	Application for an offset	16
4.2	Infrastructure works contribution – cost estimate	16
4.3	Infrastructure Land contribution – cost estimate	17
4.4	Provisional offset claim	17
4.5	Final offset claim	18
4.5.1	Claiming an offset	18
4.5.2	Using an offset	19
4.6	Refunds	19
5	Indexation	21
5.1	Indexation of development charges, previous use credits, trunk infrastructure estimated costs and unused infrastructure offsets	21
6	Trunk infrastructure plans	22
6.1	Schedules of works	22
6.2	Trunk infrastructure map	23
7	Definitions	25
	Appendixes	27

2 Preliminary

2.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)¹ 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 Act² is to facilitate economic development, and development for community purposes, in the state. The ED Act³ 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 priority development areas (PDAs).

The ED 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 Yeronga PDA.

2.2 Yeronga Priority Development Area

The Yeronga PDA (the PDA) was declared by regulation⁶ on 10 August 2018.

The PDA comprises approximately 3.3 hectares of land bound by Villa Street to the south, Park Road to the west, the Beenleigh-Gold Coast rail corridor to the north and Yeronga State High School to the east. The boundaries of the PDA are shown on Map 1 and as at the date of declaration, the land comprised of one lot only, lot 3 on SP300888.

In accordance with the Yeronga Priority Development Area Development Scheme dated August 2019 (PDA development scheme), the redevelopment of the Yeronga PDA site is intended to transform the land into an inviting, sustainable, connected and integrated place. It is proposed that this redevelopment be facilitated by the MEDQ undertaking a master plan approval process. Upon approval, lot 3 on SP300888 will be subdivided to allow for future development, including construction of a new community centre, diverse residential options, small scale retail as well as other development uses.

2.3 Application of the Development Charges and Offset Plan

The Yeronga PDA DCOP is made by the MEDQ and is applicable to all development on land and water within the boundaries of the PDA. The DCOP became effective on [insert date of endorsement].

¹ See section 8 of the ED Act.

² See section 3 of the ED Act.

³ See section 4 of the ED Act.

⁴ See section 10 of the ED Act.

⁵ See section 10 of the ED Act.

⁶ See section 37 of the ED Act and the *Economic Development (Oxley and Yeronga PDAs) Amendment Regulation 2018*.

2.4 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, offset or 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 Yeronga PDA.

2.5 Infrastructure under investigation

To assist with achieving the vision of the PDA in delivering an efficient, safe, inviting, attractive and legible street and movement network, the MEDQ is investigating additional infrastructure items which may be required to service the PDA and whether to include these infrastructure items in Section 6 as trunk infrastructure.

The infrastructure under investigation is as follows:

- an intersection upgrade (signalisation of the Park Road and Villa Street intersection);
- active transport upgrade (bikeway upgrades along Park Road, Villa Street and Honour Avenue).

Subject to the findings of the investigation, the final DCOP may be revised to include these infrastructure items in Section 6 as trunk infrastructure.

Map 1: PDA boundary



3 Development charges

3.1 Charge categories

This DCOP categorises the uses defined in the PDA development scheme stated in column 2, into the charge categories stated in column 1, Table 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 apply the charge rate for another similar charge category listed in Table 1

Table 1 – Charge categories and uses

Column 1 Charge category	Column 2 Use type under the PDA development scheme
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), Non-resident workforce accommodation, Rural workers' accommodation
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)	Adult store, 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, bar
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, any other use not listed in this Table including a use that is unknown or undefined in the PDA development scheme
Minor uses	Home-based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use, Utility installation

3.2 Development charge rates for reconfiguring a lot or material change of use

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.

Table 2 – Infrastructure charge rates for reconfiguring a lot

Demand unit	Development charge rates (\$ per lot created)
Management lot	0.00
Lot other than management lot	29,998.45

Table 3 – Infrastructure charge rates for material change of use

Residential use	Demand unit	Development charge rates (\$ per demand unit)
Residential charge category		
Dwelling house	1 or 2 bedroom dwelling	21,427.49
	3 or more bedroom dwelling	29,998.45
Dual occupancy	1 or 2 bedroom dwelling	21,427.49
	3 or more bedroom dwelling	29,998.45
Caretaker's accommodation	1 or 2 bedroom dwelling	21,427.49
	3 or more bedroom dwelling	29,998.45
Multiple dwelling	1 or 2 bedroom dwelling	21,427.49
	3 or more bedroom dwelling	29,998.45
Dwelling unit	1 or 2 bedroom dwelling	21,427.49
	3 or more bedroom dwelling	29,998.45
Accommodation (short-term) charge category		
Hotel (residential component)	Suite with 1 or 2 bedrooms	10,713.72
	Suite with 3 or more bedrooms	14,999.23
	Bedroom that is not part of a suite	10,713.72
Short-term accommodation	Suite with 1 or 2 bedrooms	10,713.72
	Suite with 3 or more bedrooms	14,999.23
	Bedroom that is not part of a suite	10,713.72

Residential use	Demand unit	Development charge rates (\$ per demand unit)
Accommodation (long-term) charge category		
Community residence	Suite with 1 or 2 bedrooms	21,427.49
	Suite with 3 or more bedrooms	29,998.45
	Bedroom that is not part of a suite	21,427.49
Hostel	Suite with 1 or 2 bedrooms	21,427.49
	Suite with 3 or more bedrooms	29,998.45
	Bedroom that is not part of a suite	21,427.49
Retirement facility	Suite with 1 or 2 bedrooms	21,427.49
	Suite with 3 or more bedrooms	29,998.45
	Bedroom that is not part of a suite	21,427.49
Rooming accommodation	Suite with 1 or 2 bedrooms	21,427.49
	Suite with 3 or more bedrooms	29,998.45
	Bedroom that is not part of a suite	21,427.49

Non-residential use	Development charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)	Development charge rates for stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)
Places of assembly charge category		
Function facility	75.01	10.69
Club	75.01	10.69
Community use	75.01	10.69
Funeral parlour	75.01	10.69
Place of worship	75.01	10.69
Commercial (bulk goods) charge category		
Agricultural supplies store	149.96	10.69
Bulk landscape supplies	149.96	10.69
Garden centre	149.96	10.69
Hardware and trade supplies	149.96	10.69
Outdoor sales	149.96	10.69
Showroom	149.96	10.69
Commercial (retail) charge category		
Adult store	192.84	10.69
Food and drink outlet	192.84	10.69
Service industry	192.84	10.69
Service station	192.84	10.69
Shop	192.84	10.69
Shopping centre	192.84	10.69

Non-residential use	Development charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)	Development charge rates for stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)
Commercial (office) charge category		
Office	149.96	10.69
Sales office	149.96	10.69

Non-residential use	Development charge rates for trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of Gross Floor Area (GFA))	Development charge rates for stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)
Educational facility charge category		
Childcare centre	149.96	10.69
Community care centre	149.96	10.69
Educational establishment	149.96	10.69
Entertainment charge category		
Hotel (non-residential component)	214.28	10.69
Nightclub entertainment facility	214.28	10.69
Theatre	214.28	10.69
Resort complex	214.28	10.69
Indoor sport and recreational facility charge category		
Indoor sport and recreation facility	214.28	10.69
	21.39 (for court areas)	10.69
Industry charge category		
Low-impact industry	53.57	10.69
Research and technology industry	53.57	10.69
Warehouse	53.57	10.69
Essential services charge category		
Emergency services	149.96	10.69
Health care services	149.96	10.69
Residential care facility	149.96	10.69
Veterinary services	149.96	10.69
Minor uses charge category		
Uses in the minor uses charge category	The development charge rate is that which is applicable to another similar charge category that the MEDQ decides should apply for the use.	
Other uses charge category		
Uses in the other uses charge category	The development charge rate is that which is applicable to another similar charge category that the MEDQ decides should apply for the use.	

3.3 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 3.2; and then
- ii. subtracting from it the applicable credit calculated in accordance with section 3.4 as follows:

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

Where:

DC is the development charge, which cannot be less than zero.

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

DCR is the applicable infrastructure charge rate.

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

3.4 Credits for development charges

3.4.1 Previous use credits

As the land comprising the PDA has been subject to previous development, the master lots are entitled to the previous use credits assigned to them in column 2 of Table 4.

Table 4 – Previous use credits allocation

Master lot	Infrastructure Credit (\$ in FY 2021/22)
1	718,012.77
3	431,833.60
6	192,837.71
7	1,565,780.70
8	0.00
10	266,690.46
11	0.00
21	233,243.35
22	115,505.67

The previous use credit applied to a PDA development approval cannot exceed the development charges for that PDA development approval.

Where all or part of a previous use credit is used to reduce development charges, that amount is taken to be extinguished and cannot be used to reduce future development charges.

Where a previous use credit available for a PDA development approval for a master lot (the original development approval) exceeds the development charges for that approval, the excess amount (the unused infrastructure credit) may be applied to reduce development charges for any future PDA development approval provided the future PDA development approval:

- i. is for land located in the Yeronga PDA; and

- ii. is issued to the applicant for the original development approval.

3.4.2 Existing lawful use credits

An existing lawful use credit may be applied to the calculation of a development charge.

An existing lawful use credit for a development charge is an amount which is greater of the following:

- i. the development charge for each existing lot, calculated using Table 2; or
- ii. if the premises are subject to an existing lawful use and are serviced by trunk infrastructure, the development charge for the existing lawful use calculated using Table 3.

However, an existing lawful use credit is not available:

- i. where the credit is a previous use credit, which is to be applied in accordance with Section 2.4.1;
- ii. where the existing lawful use commenced after the declaration of the PDA as accepted development, and development charges were not imposed; or
- iii. where the existing lawful use was an interim use approved by the MEDQ and development charges were not imposed; or
- iv. 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, creation of the lot or payment of charges for accepted development, an interim use or creation of a lot.

The credit applied to a PDA development approval cannot exceed the development charges for that PDA development approval.

3.5 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. community use.

3.6 Deferral of development charges

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.

Not-for-profit or charitable organisations eligible for deferred development charges are defined as per the *Charities Act 2013* (Commonwealth) 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 development charge becomes payable, apply for a deferral against the development charges.

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be 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.

3.7 Payment of development charges

A development charge is payable at the following time:

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

3.8 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:

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.

- 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 2 and 3
- iii. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with Tables 2 and 3.

4 Infrastructure offsets and refunds

4.1 Application for an offset

This section applies where an applicant:

- i. is required to provide a trunk infrastructure contribution in accordance with conditions of a PDA development approval issued under the ED Act⁸, and
- ii. requests the value of that trunk infrastructure contribution to be offset against development charges (a trunk infrastructure offset).

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

- i. Provisional offset (section 4.4), or
- ii. Final offset (section 4.5).

4.2 Infrastructure works contribution – cost estimate

The value of a works contribution for planned trunk infrastructure is established in Section 6.1. An offset claim for a works contribution may include the following:

- i. the construction cost for the works
- ii. construction on-costs for the work which do not exceed a total of 13 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.
- iii. for a provisional offset, the contingency percentage established in the Infrastructure Planning Background Report for the relevant infrastructure item.

An offset claim for a works contribution may not include the cost of the following:

- i. master planning of the work
- ii. carrying out temporary infrastructure works unless it is an agreed part of the works contribution
- iii. carrying out other infrastructure works which is not part of the agreed works contribution
- iv. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the works
- v. additional costs for the trunk infrastructure that have not been previously agreed with EDQ

⁸ See section 94 of the ED Act.

- vi. part of the works contribution provided by another party
- vii. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work
- viii. 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
- ix. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- x. 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 trunk infrastructure item
- xi. a cost of carrying out trunk infrastructure works which relates to another infrastructure network
- xii. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant
- xiii. 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
- xiv. a cost of maintaining an infrastructure asset where required by a condition of approval.

4.3 Infrastructure Land contribution – cost estimate

The value of a land contribution for planned trunk infrastructure is established in Section 6.1.

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 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.

4.4 Provisional offset claim

Once a PDA development approval is issued, or at a later time, (but prior to the provision of land or the commencement of works 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 the provisional offset claim. The applicant must comply with any request for further information from the MEDQ.

A provisional offset claim is required where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in Section 6.1.

In assessing the provisional offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against development charges
- ii. for a works contribution, determine the provisional works offset value as the lesser of either:
 - a. the schedule cost (or its proportion) in the schedule of works in section 6, or
 - b. on the basis of the applicant's cost of works contribution pursuant to section 4.2.
- iii. for a land contribution, determine the provisional land offset value to be offset against infrastructure charges with reference to the process outlined in section 4.3 based on the area of land to be contributed.

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 works offset value, or
 - b. the provisional land offset value.

A provisional offset has a currency period of 2 years from the date of decision.

The MEDQ will not accept and apply an approved provisional offset claim against development charges which are levied upon a PDA development approval.

4.5 Final offset claim

3.5.1 Claiming an offset

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

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

The maximum offset that may be claimed is equal to or less than development charges that are applicable to a PDA development approval.

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against development charges
- ii. determine the final offset value which will be equal to the lesser of:
 - a. an approved provisional offset claim; or

- b. the value listed in the schedule of works in section 4 where no provisional offset was given; or
- c. for an infrastructure works contribution, the certified actual costs
- d. for a land contribution, the actual land offset value determined by the MEDQ at the time of the application for a final trunk infrastructure offset, on the basis of the amount of land actually contributed in accordance with the PDA development approval.

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

- i. whether a final offset will be given for the contribution
- ii. if a final offset is to be given:
 - a. the infrastructure works offset value
 - b. the infrastructure land offset value
- iii. the balance of any relevant development charges which are payable and the time that this payment must be made
- iv. the amount of any unused offset.

Where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

4.5.2 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 Yeronga PDA; and
- ii. is issued to the applicant for the original development approval.

However, this clause 4.5.2, does not apply where a refund for the unused infrastructure offset has been given in accordance with clause 4.6 below.

4.6 Refunds

Where the value of a final offset for infrastructure land or works exceeds the value of applicable Development Charges, an applicant may be entitled to a refund.

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

- i. the refund is not to exceed the value of the unused infrastructure offset

- ii. the 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 refund, and
- iii. the refund may be made over a series of payments.

An applicant may submit a request to the MEDQ for a refund. The request must contain the following information for each trunk infrastructure contribution the subject of the proposed refund:

- i. that the trunk 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.

The MEDQ shall decide within 30 business days of receiving a properly made application for a refund or upon receiving the further information requested. The MEDQ shall issue a notice advising the applicant:

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

5 Indexation

5.1 Indexation of development charges, previous use credits, trunk infrastructure estimated costs and unused infrastructure offsets

Development charges, previous use credits, trunk infrastructure estimated costs and unused infrastructure offsets will be subject to indexation. Indexation of development charges, previous use credits, trunk infrastructure estimated costs and unused infrastructure offsets is applicable on 1 July 2022 and then subsequently on 1st of July in each following year. Indexation rates are calculated in accordance with the following formula:

$$= \left(\frac{x}{y} \right)^{\left(\frac{1}{3} \right)} - 1$$

Where:

x is the PPI for March in the current calendar year.

y is the PPI for the March which is three years prior to the March in the current calendar year.

6 Trunk infrastructure plans

6.1 Schedules of works

The schedule of works⁹ outlines future trunk land and works which are required to service the projected development within the PDA.

Table 5 – Schedule of future trunk infrastructure works – Water

DCOP ID	Map no.	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
WAT-01	1	Water Main	Upgrade of existing DN100 water main in Ovendeau St from Fairfield Rd to Park Rd to a DN150	2023	\$0	\$716,692	\$716,692

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 2021/22).

Table 6 – Schedule of future trunk infrastructure works - Parks and community facilities

DCOP ID	Map no.	Infrastructure type	Infrastructure description	Estimated timing	Land cost	Total works cost ¹	Estimated cost ²
PCF-01	2	Community facility	Yeronga Community Facility	2023	\$401,760	\$0	\$401,760

Notes:

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

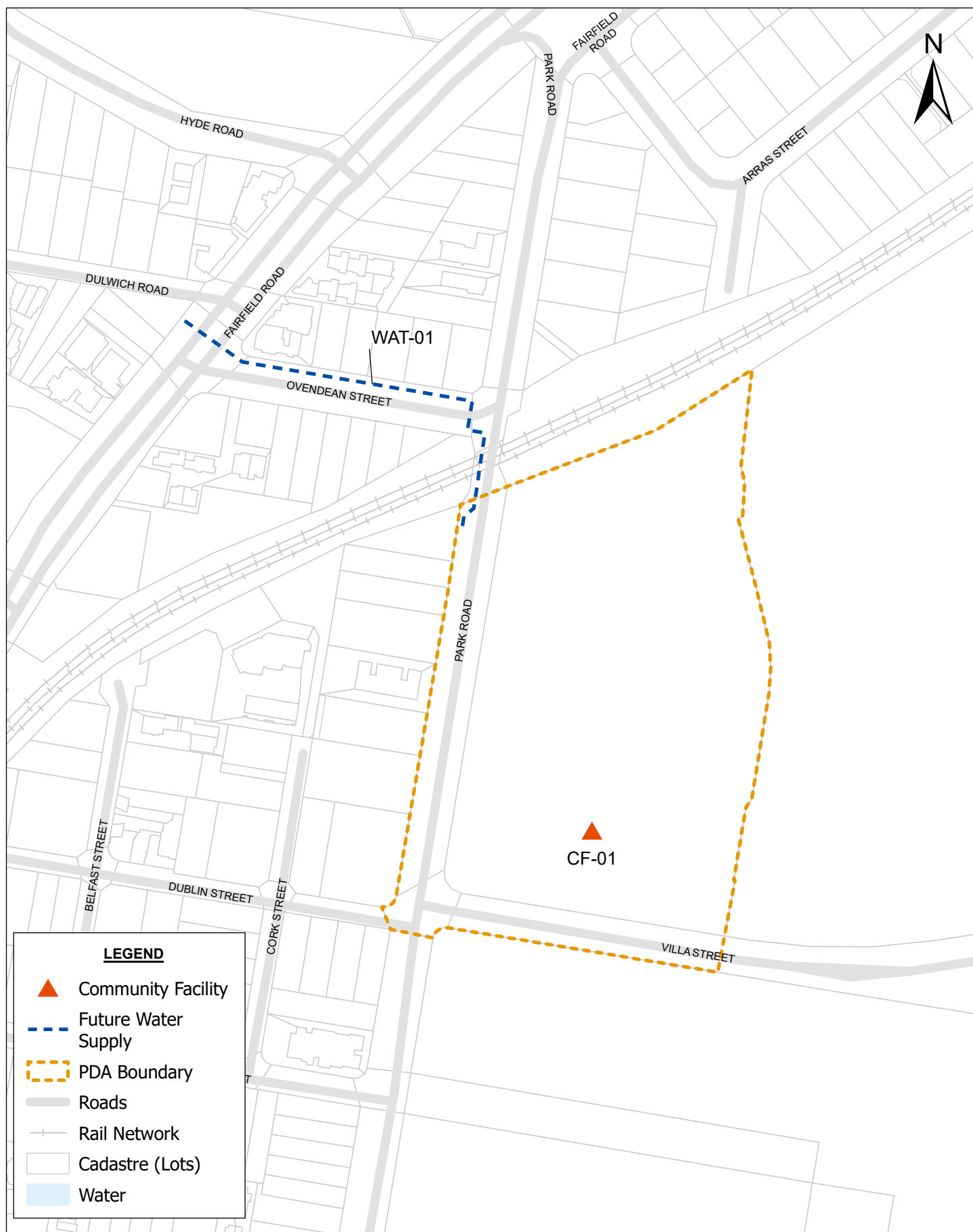
2 – The estimated cost is the sum of the following: land cost and total works cost. This is expressed in current cost terms as at the base date (FY 2021/22).

⁹ 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.

6.2 Trunk infrastructure map

Map 2: Future trunk infrastructure

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Yeronga PDA Future Trunk Infrastructure

7 Definitions

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

- i. Table 7 of this DCOP
- ii. if not defined in this DCOP, the ED Act
- iii. if not defined in the ED Act, the PDA Development Scheme
- iv. if not defined in any of the above documents, the *Planning Act 2016*, or the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*.

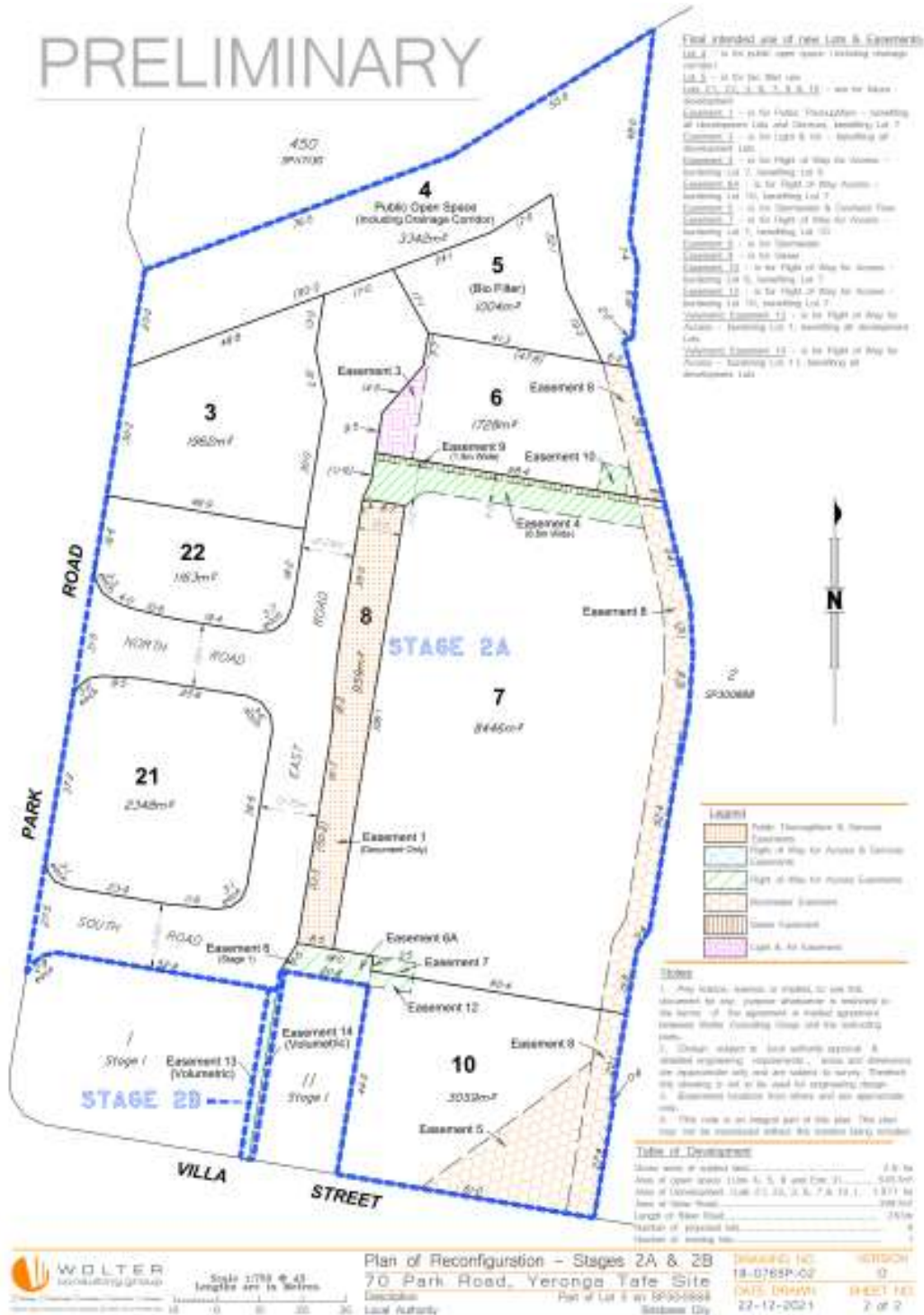
Table 7 – Defined terms

Column 1 Term	Column 2 Definition
ED Act	means the <i>Economic Development Act 2012</i> .
credit	means the monetary amount used in the calculation of a development charge, which is determined in accordance with section 3.4.
detailed scope of works	means a detailed estimated breakdown of elements, materials and quantities required to deliver the infrastructure e.g. drainage, earthworks, landscaping, pavements, relocation of services, retaining walls, signalling, structures.
development charge	means the monetary amount of the charge for development in the PDA or PDA-associated development calculated in accordance with section 3.
existing lawful use	means an existing use which is lawful and already taking place on premises.
land contribution	means a trunk infrastructure contribution that is land referred to in section 4.3.
final land offset value	means the offset value for a land contribution issued by notice from MEDQ to an applicant in accordance with section 4.5.
final works offset value	means the offset value for a works contribution stated in a notice from MEDQ to an applicant in accordance with section 4.5.
management lot	means a lot that is: a) intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or b) intended for further subdivision, including but not limited to Lot 3 on SP300888.
master lot	means a lot shown on the Master Plan – Plan of Reconfiguration at Appendix 1 and listed in Table 4
MEDQ	means the Minister for Economic Development Queensland as defined in the ED Act.
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 land offset value	means the offset value for a land contribution stated in a notice from MEDQ to an applicant in accordance with section 4.4.

Column 1 Term	Column 2 Definition
provisional works 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 4.4.
trunk infrastructure	means infrastructure which the MEDQ has identified in section 6.
trunk infrastructure contribution	means land contribution or works contribution for trunk infrastructure which is required to be provided in accordance with the conditions of a PDA developer.
trunk infrastructure offset	means an offset for a trunk infrastructure contribution referred to in section 4.
trunk infrastructure refund	means a refund for a trunk infrastructure contribution referred to in section 4.
works contribution	means a trunk infrastructure contribution which is works referred to in section 4.2.
works offset value	means the offset value for a works contribution determined by the MEDQ in accordance with the process in section 4.
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> .

Appendixes

Appendix I - Master Plan – Plan of reconfiguration



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