



GLADSTONE
REGIONAL COUNCIL

**Gladstone Regional Council
Adopted Infrastructure
Charges Resolution (No. 1) -
2015**

Amendment No. 2

This is to certify that this is a true and correct copy of the Adopted Infrastructure Charge Resolution (pages 1-51 + maps) for the Gladstone Regional Council local government area adopted on 7 March 2017 and took effect on 8 March 2017.

Signed:

Acting Chief Executive Officer

7/3/2017

Part 1 - Introduction

1.1 Sustainable Planning Act 2009

- (i) The resolution is made pursuant to Section 630 of the *Sustainable Planning Act 2009*.
- (ii) The resolution is to be read in conjunction with the State Planning Regulatory Provision (Adopted Charges) - July 2012 (SPRP).
- (iii) The resolution is attached to the Gladstone Regional Planning Scheme 2015, but does not form part of any of the Planning Scheme.

1.2 Effect

The resolution has effect on and from Wednesday 8 March 2017 and applies to development applications lodged on or after this date.

Part 2 - Application of the Resolution

2.1 Application to the local government area

- (i) This resolution declares that an adopted infrastructure charge applies to the entire Gladstone Regional Council *local government* area except as detailed in (ii) - (iii) below.
- (ii) The adopted infrastructure charges do not apply to the following areas:
 - Work or use of land authorised under the *Greenhouse Gas Storage Act 2009*, the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, or the *Petroleum and Gas (Production and Safety) Act 2004*; or
 - Development in a priority development area under the *Economic Development Act 2012*; or
 - If a public sector entity that is a department or part of a department proposes or starts development under a designation, the entity is not required to pay any adopted infrastructure charge for the development.
- (iii) The adopted infrastructure charges do not apply for an Educational Establishment for the Flying Start for Queensland Children program.

2.2 Application to particular development

- (i) This resolution adopts a charge for particular development that is equal to or less than the *maximum adopted charge* and adopts different charges for particular development in different parts of the *local government area*.
- (ii) To enable the *adopted infrastructure charges schedule* identified in the SPRP to be applied to existing development use types, Appendix 1 identifies the relationship between existing planning scheme use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

2.3 Variation to Infrastructure Charges

This section establishes the criteria and eligibility to allow Council to vary the adopted infrastructure charge, depending on the particular type of development within the Gladstone Regional Council area. For developments that are eligible for a variation, the charge is the charge identified in Appendix 4, Table 5 less any variation identified in this section.

Where compliance with two or more of the variation categories in this section is achieved, the highest variation category will apply. To remove any doubt, the variations nominated in this section are not accumulative.

Category	Criteria	Amount of Variation
Not-for-Profit Organisations	<ol style="list-style-type: none"> 1. Development on Council owned or controlled land (excluding those that have a gaming license). 2. Evidence of Not-for-Profit status must be provided. eg. Constituent or governing documents, incorporation certificate. 	100%
Not-for-Profit Organisations	<ol style="list-style-type: none"> 1. Development not on Council owned or controlled land (excluding those that have a gaming license). 2. Evidence of Not-for-Profit status must be provided. eg. Constituent or governing documents, incorporation certificate 	50%
Gladstone Regional Council	Gladstone Regional Council is the applicant and the development is for a community use (ie. Must be a not-for-profit development that will not be competing with other business in the region) or for an item of essential local government infrastructure.	100%

Category	Criteria	Amount of Variation
Re-Use of Existing Premises	<ol style="list-style-type: none">1. Material Change of Use application is not required; and2. Proposed development utilises an existing commercial or industrial building; and3. The Gross Floor Area and building footprint remain unchanged.	100%

2.4 Priority Infrastructure Area

The priority infrastructure area (PIA) for Gladstone Regional Council is identified on the maps listed in Part 8.

2.5 Charge Areas

The charge areas for the calculation of an adopted infrastructure charge are identified on the maps listed in Part 8.

The infrastructure charge areas for Gladstone Regional Council have been identified based on the 'calculated cost' of servicing a 3 bedroom house with trunk infrastructure and are identified as follows:-

- Charge Area 1 – Urban area of Gladstone, Calliope, Boyne Island, Tannum Sands, Agnes Water, Seventeen Seventy that can be serviced with sewer, transport, water and parks trunk infrastructure. These areas contribute to both the existing and future trunk infrastructure.
- Charge Area 2 - Industrial area at Yarwun that can be serviced with sewer, transport and parks trunk infrastructure. These areas contribute to both the existing and future trunk infrastructure.
- Charge Area 3 - Rural residential type areas that can be serviced with water, transport and parks trunk infrastructure. These areas contribute to both the existing and future trunk infrastructure.
- Charge Area 4 - Rural and small rural townships (Gladstone surrounds) that can be serviced with transport and parks trunk infrastructure. These areas only contribute to the existing trunk infrastructure.
- Charge Area 5 - Rural and small rural townships (Calliope surrounds) that can be serviced with transport and parks trunk infrastructure. These areas only contribute to the existing trunk infrastructure.
- Charge Area 6 - Rural and small rural townships (Miriam Vale surrounds) that can be serviced with transport and parks trunk infrastructure. These areas only contribute to the existing trunk infrastructure.

If a development falls within one catchment but proposes to be connected to a different catchment, then the development will be charged as if it falls within the catchment that it proposes to be connected.

Part 3 - Administration of adopted infrastructure charges

3.1 Development subject to adopted infrastructure charges

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- (1) The *local government* may levy an adopted infrastructure charge on the following development:-
 - (i) reconfiguring a lot as stated in Appendix 2, Adopted charge for reconfiguring a lot; and
 - (ii) a material change of use or building work for:
 - (a) residential development as stated in Appendix 3, Adopted charge for residential development.
 - (b) non-residential development other than a specialised use as stated in Appendix 1, as stated in Appendix 4, Adopted charge for non-residential development.
 - (2) Specialised uses or other development not otherwise identified in Appendix 1 are to be determined by the Chief Executive Officer (or delegate) utilising the charging categories in Appendix 4.
 - (3) If a development is subject to more than one use, the *local government* will levy an adopted infrastructure charge on each approved use type.
 - (4) For an existing lawful use to which a development application is seeking to expand the gross floor area of the existing lawful use, the adopted infrastructure charge is only to be applied on the part of the development which is the subject of the intensification or extension.
 - (5) The adopted infrastructure charge will be calculated on the approved use and at the time the decision is made, and may be recalculated at the time of payment.

Note: Council may apply an Adopted Infrastructure Charge for Assessable and Self Assessable development that require a Material Change of Use, Reconfiguring a Lot and/or Building Works approval.

3.2 Additional Demand

Section 636 of the *Sustainable Planning Act 2009* provides that an adopted infrastructure charge may be only for additional demand placed upon trunk infrastructure that will be generated by the development. In working out additional demand, the demand on trunk infrastructure must not include:-

- (a) an existing use on the premises if the use is lawful and already taking place on the premises;
- (b) a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out;
- (c) other development on the premises if the development may be lawfully carried out without the need for a further development permit.

3.3 Calculation

An adopted infrastructure charge that may be levied by the *local government* is calculated as follows:-

$$TAIC = [(AIC \times U) - (C)] \times I$$

TAIC is the total adopted infrastructure charge that may be levied by the *local government*

AIC is the adopted infrastructure charge as identified in Appendix 2, 3 & 4.

U is the unit of calculation as identified in Appendix 2, 3 & 4.

C is the credit as set out in Part 4.

I is the indexation rate as stated in Section 3.4.

3.4 Indexation

- (i) Gladstone Regional Council does not apply indexation (*automated increase provision*) to the adopted infrastructure charge.
- (ii) Under section 629 of the *Sustainable Planning Act 2009*, the Minister may, by gazette notice, change the amount of the *maximum adopted charge*. The change must be no more than the *maximum adopted charge* at the start of the financial year multiplied by the three year moving average annual percentage increase in the PPI index for the period of three years ending at the start of the financial year.
- (iii) The change to the *maximum adopted charge* will be published in the Government Gazette and take effect the day the notice is gazetted.

3.5 Method of notification of an adopted infrastructure charge

- (i) The *local government* is required to issue an adopted infrastructure charge notice in accordance with Section 637 of the *Sustainable Planning Act 2009*.
- (ii) The adopted infrastructure charge notice may be given only in relation to a development approval or compliance permit.

3.6 Time of payment of an adopted infrastructure charge

An adopted infrastructure charge is payable at the following time:

- (i) if the charge applies to reconfiguring a lot - when the *local government* approves the plan of subdivision for the reconfiguration; or
- (ii) if the charge applies to building work - when the certificate of classification or final inspection certificate for the building work is given; or

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- (iii) if the charge applies to a material change of use - when the change happens**; or
 - (iv) if the charge applies to other development - on the day stated in the adopted infrastructure charge notice; or
 - (v) As agreed in an Infrastructure Agreement in Section 3.7 below.

** Note: Gladstone Regional Council considers the "change happens" when 1 or more of the following occurs (not limited to):-

- (a) Building and/or Plumbing final issued.
- (b) On-site inspection.
- (c) Check of Council's internal mapping system and/or Google earth.

3.7 Agreement about paying an adopted infrastructure charge or provision of infrastructure instead of payment

- (i) The *local government* may enter into a written agreement about:
 - (a) whether the charge may be paid at a different time from that stated in the adopted infrastructure charge notice;
 - (b) whether the charge may be paid by instalments;
 - (c) whether infrastructure may be provided instead of paying all or part of the charge.

3.8 Recording adopted infrastructure charges

The *local government* must record all levied adopted infrastructure charges in a publicly available adopted infrastructure charges register.

3.9 Possible Exemptions

- (i) The parks component of the per lot residential charge may be credited for development approvals that meet the following criteria:
 - (a) Had a Preliminary Approval (PA) issued prior to 1 July 2011;
 - (b) As part of the PA, had an approved parks 'on-ground' contribution that complied with the Planning Policy in place at the time the PA was issued;
 - (c) That the parks 'on-ground' contribution that is currently proposed matches the one approved under the PA or exceeds it. Note: Documentation must be produced showing the previous and current parks contributions; and
 - (d) Has a residential reconfiguring a lot approval issued after the date the adopted infrastructure charge resolution took effect.

Note: Parks Credit (Cp) is calculated as per Section 4.3.

3.10 Outstanding Adopted Infrastructure Charges

- (i) Should it be determined by the *local government* that the adopted infrastructure charge is outstanding due to non-compliance with Section 3.6, the *local government* may commence Compliance Action to recover the outstanding charge.
- (ii) As per Section 664 of the *Sustainable Planning Act 2009*, an adopted infrastructure charge (levied charge) is, for the purpose of its recovery, taken to be rates of the *local government* that levied it and recoverable as per the requirements of the *Local Government Act 2009*.

Part 4 - Credits

4.1 Definition of a Credit

- (i) A credit means the amount to be applied for the purpose of calculating an adopted infrastructure charge which takes into account existing land usage of the premises/site.
- (ii) The maximum value of a credit for each site will not exceed the adopted infrastructure charge for the approved land use of the existing site.

4.2 Application of a credit

- (i) A credit will be calculated based on the same methodology that the adopted infrastructure charges are calculated.
- (ii) For mixed use developments, the total credit will be calculated on each use that meets (i) (a)-(c) above and added together.
- (iii) If a credit is calculated to be higher than the Adopted Infrastructure Charge a Nil charge will result.

4.3 Calculation of a Credit

- (i) $\text{Parks Credit (Cp)} = \text{AIC (Residential lot)} \times \text{Calculated Parks Percentage (Cpp)}$
- (ii) $\text{Credit (C)} = \text{AIC (Existing Lawful Use)}$

Part 5 - Trunk Infrastructure Networks

5.1 Trunk Infrastructure Identification and Establishment Cost

Until a Local Government Infrastructure Plan is adopted:

- (i) the trunk infrastructure networks to which the adopted infrastructure charge applies are:

- (a) water supply;
 - (b) sewerage;
 - (c) transport; and
 - (d) parks and land for community facilities
- (ii) the trunk infrastructure shown in the Maps listed in Part 9 identifies the priority trunk infrastructure for the *local government* area; and
- (iii) the establishment cost of trunk infrastructure items is the cost shown in the schedules in Part 10.

Note: For clarification, trunk infrastructure does not include local parks, open space or reserves or similar land types.

Part 6 - Offsets

6.1 Application of section

This section applies if:-

- (i) The *local government* has applied a necessary infrastructure condition under sections 646 and 647 of the *Sustainable Planning Act 2009*;
- (ii) The *local government* has levied an adopted infrastructure charge; and
- (iii) The person bound to provide the necessary trunk infrastructure contribution has given notice in the prescribed form to the *local government* which states:
 - (a) That the claimant proposes to supply the necessary infrastructure contribution; and
 - (b) That the claimant seeks an offset for the necessary infrastructure contribution (infrastructure offset)

6.2 Methodology for determining the infrastructure offset

- (i) Where the relevant infrastructure and its associated establishment cost have been identified in the schedules contained in Part 10, this is taken to be the applicable cost.
- (ii) If the applicant is of the opinion that the cost identified in the schedules does not reflect the actual cost of the infrastructure, a new cost may be determined, as per Sections 6.3 or 6.4.

6.3 Determination of Trunk Infrastructure Cost - Works

1. Application Requirements

The applicant is to provide (at their cost) the following:

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- (i) A succinct statement of the basis of the claim;
 - (ii) A detailed “bill of quantities” outlining the scope of trunk infrastructure subject to the claim (the scope of works). The scope of works must reflect infrastructure which will provide the desired standard of service. The location of such works must be agreed with the *local government*; and
 - (iii) A first principles assessment of the applicant’s estimate of cost of each item of infrastructure contained in the bill of quantities. This estimate is to be developed in a manner consistent with the requirements of Section 3.5 of Appendix C of Statutory Guideline 03/14 including:
 - (a) A market estimate of the direct cost of construction including any “site allowance”, contingency and commissioning costs.
 - (b) A clearly defined estimate of indirect costs including:
 - Cost of planning and designing the work;
 - Cost of survey and site investigation;
 - Cost of insurance for the works; and
 - Any inspection fees for the project.
 - (c) The assumed margin (including corporate overhead); and
 - (d) All elements of the estimate must be supported by up to date and relevant data;
 - (iv) The following items cannot be included in the calculation of cost for offset and refund:
 - (a) Cost of construction of temporary infrastructures,
 - (b) Non trunk infrastructure;
 - (c) Cost of decommissioning, removal and rehabilitation of infrastructure; and
 - (d) Project owners cost (such as Councils cost of construction supervision, project management).

2. Local government assessment

- (i) The *local government* may review the submission and adopt or challenge either the basis of the claim (i.e. need), scope (as defined in the bill of quantities) or estimate. If the *local government* accepts the basis of the claim, scope and estimate, the estimate shall be the establishment cost of the infrastructure.
- (ii) If the *local government* does not accept the basis of the claim, scope or estimate provided by the applicant, then the *local government* must, at its cost, have an assessment undertaken by an appropriately qualified person who will:
 - (a) Provide an assessment of the basis for the claim;
 - (b) Determine whether the bill of quantities is in accordance with the scope of works;

- (c) Determine whether the estimate is consistent with current market costs. This will include undertaking a first principles assessment in accordance with Section 3.5 of Appendix C of the Statutory Guideline 03/14; and
- (d) Provide a succinct statement on the validity of the claim, scope and estimate.

If the *local government* rejects the basis, scope and estimate provided by the applicant, it must provide written notice to the applicant on its assessment (including a copy of the bill of quantities and estimate).

The applicant may negotiate and agree with the *local government* regarding the scope and estimate. If a scope/cost is agreed then the agreed estimate is the establishment cost for the infrastructure.

If agreement cannot be reached, the applicant may request that the *local government* refer the matter to an independent party for assessment (the independent assessor). The independent assessor shall be appointed by agreement between the *local government* and the applicant. The costs of this independent assessment shall be equally shared between the *local government* and the applicant. The independent assessor shall:

- Provide an assessment of the basis for the claim;
- Determine whether the bill of quantities is in accordance with the scope of works; and
- Determine whether the cost estimate is consistent with current market costs. This will include undertaking a first principles assessment in accordance with Section 3.5 of Appendix C of the Statutory Guideline 03/14.

The decision of the independent assessor shall be final. The amended cost estimate determined by the independent assessor shall be the establishment cost of the trunk infrastructure.

3. Notification of Decision

- (i) The *local government* shall give notice (in the prescribed form) to the applicant which states the following:
 - (a) Whether an infrastructure offset is applicable;
 - (b) If an infrastructure offset is not applicable, the reason.
- (ii) If an infrastructure offset is applicable, the value of the offset will be determined as:
 - (a) The difference between the estimate contained within the Schedules in Part 10 (indexed to the date of the notice for offset); and
 - (b) the market estimate (as determined by the above process) for these works.

The *local government* may then offset this amount against the adopted infrastructure charge for trunk infrastructure network to which the trunk infrastructure relates.

6.4 Determination of Trunk Infrastructure Cost - Land

1. Application Requirements

The applicant is to provide (at their cost) the following:

- (i) A succinct statement of the basis of the claim; and
- (ii) A valuation of the specified land undertaken by a certified practicing valuer using the "before and after" (refer Section 6.5) method of valuation.

2. Local government assessment

- (i) The *local government* may review the submission and adopt or challenge either the basis of the claim (i.e. need) or valuation. If the *local government* accepts the basis of the claim and valuation, the valuation shall be the establishment cost of the infrastructure.
- (ii) If the *local government* does not accept the basis of the claim or valuation provided by the applicant, then the *local government* must, at its cost, have a review undertaken by a certified practicing valuer.

If the *local government* rejects the valuation provided by the applicant, it must provide written notice to the applicant and may propose a new valuation and its reasons for doing so.

Where a written notice of the *local government's* proposed valuation has been given, the applicant may negotiate and agree with the *local government* regarding the valuation. In such a case, the agreed valuation is the establishment cost of the infrastructure.

If agreement cannot be reached, the applicant may request that the *local government* refer the matter to an independent certified practicing valuer for valuation (the independent valuer). The independent valuer is to be appointed by agreement between the *local government* and the applicant. The cost of this independent assessment is to be equally shared between the *local government* and the applicant.

The amended valuation is the establishment cost of the infrastructure.

If the *local government* and the applicant cannot reach agreement on the appointment of an independent valuer, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates prepared on behalf of the applicant and the *local government* respectively.

3. Notification of Decision

- (i) The *local government* shall give notice (in the prescribed form) to the applicant which states the following:
 - (a) Whether an infrastructure offset is applicable;
 - (b) If an infrastructure offset is not applicable, the reason.
- (ii) If an infrastructure offset is applicable, the value of the offset will be determined as:
 - (a) The difference between the estimate contained within the Schedules in Part 10 (indexed to the date of the notice for offset); and
 - (b) the market estimate (as determined by the above process) for the land.

The *local government* may then offset this amount against the adopted infrastructure charge for trunk infrastructure network to which the trunk infrastructure relates.

6.5 Before and After Valuation

When determining the value of the land using the before and after method of valuation, two valuations of the subject land are undertaken. In the first instance, the value of the original land is determined before any land is transferred to a *local government*, using the direct comparison method at the site specific level. This will include those portions of the land which are able to be developed to the yield approved in a development application and the value of those portions of the land which will be used for trunk infrastructure.

Assuming that the land to be used for infrastructure is otherwise developable and fit for purpose (e.g. meet the minimum standards), these portions of the land should be valued based on a rate applicable to en globo land for the underlying zone.

The value of the remaining land that will not be transferred to a *local government* is then determined – again using the direct comparison method at the site specific level. The value of the latter is then subtracted from the former value to arrive at the value of the land to be transferred to a *local government*.

This method ensures that the land is not valued as a stand-alone allotment, but rather as a part of the overall land holding of the owner and that the valuation reflects any enhancement or diminution of value of the remaining land that may occur as a result of the portion to be transferred to a *local government*.

Part 7 - Conversion Applications

7.1 Application of section

- (i) This section applies if the applicant for a development approval applies to convert non-trunk infrastructure to trunk infrastructure.
- (ii) Conversion will only be considered if a development approval condition requires non-trunk infrastructure to be provided and construction of the non-trunk infrastructure has not started.
- (iii) The applicant may apply, in writing, to have the non-trunk infrastructure converted to trunk infrastructure.
- (iv) The conversion application will be made in accordance with Sections 658 & 659 of the *Sustainable Planning Act 2009*.

7.2 Criteria for determining an application

- (i) For infrastructure to be considered trunk infrastructure, each of the following criteria must be met:
 - (a) The relevant infrastructure has been specifically designed (i.e. has the capacity) to service other developments in the area;
 - (b) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in a Local Government Infrastructure Plan (LGIP), or a charges resolution for the area;
 - (c) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with Section 665 of the *Sustainable Planning Act 2009*;
 - (d) The infrastructure delivers the desired standard of service; and
 - (e) The type, size and location of the infrastructure are the most cost effective option for servicing multiple users in the area.

Cost effectiveness as it relates to trunk infrastructure provision is as follows:

The most cost effective option means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service. The calculation of life cycle cost shall reflect the following assumptions:

- (i) Lifecycle cost to be determined as the Net Present Value (NPV) of all costs incurred over a 50 year term;
- (ii) Values contained within the NPV will not be escalated for inflation but be stated in present day terms (real values);
- (iii) The discount rate used in the analysis will be the nominal 90 day bank bill rate as applicable at the 31st December on the year prior to the assessment, plus a margin of 1.5%. This will be adjusted to a real rate by deducting an allowance for inflation of 2.5% per annum;

- (iv) Financing costs will not be separately included in the assessment;
- (v) The NPV must include the following costs:
 - (a) The capital cost of all proposed works. This includes the cost of providing and removing any temporary works;
 - (b) An estimate of capital and recurrent maintenance costs;
 - (c) Estimated differences in timing of adopted infrastructure charges revenues to Council; and
 - (d) Any other costs (either capital or operational) identified as part of the mitigation strategies associated with the assessment.

Any strategies proposed by the applicant to mitigate the financial impact of the development are to be clearly stated.

7.3 Notice of Decision

- (i) The *local government* will decide the application in accordance with Sections 660 & 661 of the *Sustainable Planning Act 2009*.
- (ii) If the decision is to convert non-trunk infrastructure to trunk infrastructure, the notice must state and provide details of whether an offset or refund applies.
- (iii) If the decision is not to convert non-trunk infrastructure to trunk infrastructure, the notice must be an information notice about the decision.

7.4 Effect of the Decision

- (i) If the conversion application is approved:-
 - (a) Within 20 business days, the *local government* may amend the development approval by imposing a necessary infrastructure contribution for the trunk infrastructure; and
 - (b) Within 10 business days must give an adopted infrastructure charge notice or amend an existing infrastructure charge notice.

PART 8 - SCHEDULE OF MAPS

Priority Infrastructure Area Maps

Map 1	Agnes Water Priority Infrastructure Area	15/11/2016
Map 2	Boyne Island Priority Infrastructure Area	15/11/2016
Map 3	Tannum Sands Priority Infrastructure Area	15/11/2016
Map 4	Calliope Priority Infrastructure Area	15/11/2016
Map 5	Gladstone (North) Priority Infrastructure Area	15/11/2016
Map 6	Gladstone (South) Priority Infrastructure Area	15/11/2016

Charge Area Maps

Map 1	Gladstone Region	14/12/2016
Map 2	Gladstone North	14/12/2016
Map 3	Gladstone South	14/12/2016
Map 4	Calliope	14/12/2016
Map 5	Boyne Island	14/12/2016
Map 6	Tannum Sands	14/12/2016
Map 7	Agnes Water	14/12/2016
Map 8	Seventeen Seventy	15/12/2016
Map 9	Beecher/Burua	15/12/2016
Map 10	Wurdong/Benaraby	15/12/2016
Map 11	Mount Larcom & Yarwun Industrial Area	15/12/2016
Map 12	Miriam Vale	15/12/2016
Map 13	Bororen	15/12/2016

PART 9 - SCHEDULE OF PLANS FOR TRUNK INFRASTRUCTURE

Map 7	Agnes Water - Water	15/11/2016
Map 8	Boyne Island - Water	15/11/2016
Map 9	Tannum Sands - Water	15/11/2016
Map 10	Calliope - Water	15/11/2016
Map 11	Gladstone (North) - Water	15/11/2016
Map 12	Gladstone (South) - Water	15/11/2016
Map 13	Agnes Water - Sewer	15/11/2016
Map 14	Boyne Island - Sewer	15/11/2016
Map 15	Tannum Sands - Sewer	15/11/2016
Map 16	Calliope - Sewer	15/11/2016
Map 17	Gladstone (North) - Sewer	15/11/2016
Map 18	Gladstone (South) - Sewer	15/11/2016
Map 19	Agnes Water - Transport	15/11/2016
Map 20	Boyne Island - Transport	15/11/2016
Map 21	Tannum Sands - Transport	15/11/2016
Map 22	Calliope - Transport	15/11/2016
Map 23	Gladstone (North) - Transport	15/11/2016
Map 24	Gladstone (South) - Transport	15/11/2016
Map 25	Agnes Water - Parks	15/11/2016
Map 26	Boyne Island - Parks	15/11/2016
Map 27	Tannum Sands - Parks	15/11/2016
Map 28	Calliope - Parks	15/11/2016
Map 29	Gladstone (North) - Parks	15/11/2016
Map 30	Gladstone (South) - Parks	15/11/2016

PART 10 - SCHEDULE OF WORKS FOR TRUNK INFRASTRUCTURE

Table SC2.1 – Water Supply Network Schedule of Works

Asset ID	Asset	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
WTM_AW_013	Banksia Drive	Capacity upgrade from Starfish Street to Banksia Drive	2016	\$190,000
WTM_NRG_091	Paterson Street	New Supply Main to NRG WSZ	2020	\$710,000
WTM_PAT_043	Paterson 2 Reservoir Site - Glenlyon Road	Paterson 2 reservoir outlet	2017	\$160,000
WTM_PAT_044	151 Glenlyon Street	Paterson Outlet trunk main connection	2019	\$530,000
WTM_PAT_046	William St and Glenlyon St Gladstone Central	Internal trunk main connection to facilitate supply into the CBD area	2019	\$60,000
WTM_PAT_047	William Street, Gladstone Central	Paterson internal trunk main, to facilitate supply into the CBD area	2019	\$180,000
WTM_PAT_048	Hanson Road and Yaroos Street	Paterson Zone Internal Trunk Connection	2020	\$60,000
WTM_PAT_049	Yaroos Street	Paterson Zone Internal Trunk Connection	2020	\$290,000
WTM_PAT_058	Breslin Street and Glenlyon Street	Connection from Paterson 2 reservoir to internal Paterson network	2017	\$450,000
WRM_PAT_083	Yaroos Street	Paterson Zone Internal Trunk Connection	2020	\$80,000
WTM_ZoneA_045	166 Glenlyon Road	Fisher Street Reservoir to Zone A connection	2019	\$50,000
WTM_ZoneA_089	Glenlyon Road	Replacement of 300 mm diameter main in Glenlyon road to be u	2019	\$800,000
WTM_ZoneA_093	Round Hill reservoir to Glenlyon road reservoir	New trunk main connecting Round Hill reservoir to Glenlyon road reservoir	2017	\$390,000
WTM_ZoneD_018	Kirkwood Road	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2017	\$585,000
WTM_ZoneD_019	Kirkwood Road	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2018	\$459,000
WTM_ZoneD_020	Kirkwood Road	Internal trunk main for connection of the Kirkwood low reservoir to the Zone D water supply network	2018	\$765,000
WTM_ZoneD_028	Lot 319 CL 40130 Haddock Drive	Kirkwood Low reservoir outlet	2018	\$40,000
WTM_ZoneD_030	Haddock Drive	Kirkwood Low Reservoir Inlet	2019	\$262,500
WTM_ZoneD_033	Haddock Drive	Kirkwood Low Reservoir Inlet	2019	\$279,000
WTM_ZoneD_050	Shaw Street, New Auckland	Clinton Reservoir dedicated supply works	2017	\$30,000
WTM_ZoneD_051	2 Ballantine Street	Clinton Reservoir dedicated supply works	2017	\$10,000
WTM_ZoneD_052	20 Ballantine Street	Clinton Reservoir dedicated supply works	2017	\$20,000
WTM_ZoneD_053	Shaw Street, New Auckland	Clinton Reservoir dedicated supply works	2017	\$10,000
WTM_ZoneD_054	Kirkwood Road	Kirkwood Low reservoir outlet	2018	\$272,500
WTM_ZoneD_055	Lot 319 CL 40130 Haddock Drive	Kirkwood Low reservoir outlet	2017	\$20,000
WTM_ZoneD_059	Clinton reservoir to J Hickey Avenue	Clinton reservoir outlet to replace dedicated inlet main	2017	\$2,250,000
WTM_ZoneD_087	Harvey road vacant land	Internal Zone D Interconnection for low pressures Brindabella Parade and to facilitate supply from the Clinton reservoir into this area.	2018	\$240,000
WTM_AW_003	Springs Road	WTP dedicated main to LL reservoir (Stage 1 and Stage 2)	2016	\$1,500,000
WTM_AW_004	Evans Court to Seaspray Drive via Round Hill Road	WTP dedicated main - LL reservoir to HL Reservoir (Stage 3)	2018	\$1,100,000
WTM_ZoneD_088	Boonderee Place to Penda Avenue	Zone D internal connection for low pressure Goodnight Place	2031	\$110,000
WTM_AW_007	Captain Cook Drive	Required to resolve low pressures in northern Agnes Water	2031	\$120,000

Table SC2.1 – Water Supply Network Schedule of Works, continued.

Asset ID	Asset	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
WTM_ZoneA_085	Corner of Tank Street and Auckland Street	Zone A rezoning establishment	2026	\$20,000
WTM_ZoneD_060	Chapman Drive	Extension of Clinton reservoir outlet to replace dedicated inlet main	2016	\$370,000
WTM_FERRIS_032	Ferris Hill reservoir site	Ferris Hill No. 2 Pipework	2031	\$100,000
WTM_FERRIS_035	Ferris Hill reservoir site	Ferris Hill No. 2 Pipework	2031	\$60,000
WTM_NRG_040	NRG reservoir Site	New reservoir pipework	2031	\$50,000
WTM_NRG_041	NRG Reservoir Site	New reservoir pipework	2031	\$60,000
WTM_ZoneD_038	Round Hill reservoir site	Round Hill 2 pipework	2031	\$20,000
WTM_ZoneD_039	Round Hill reservoir site	Round Hill 2 pipework	2031	\$30,000
WRS_PAT_202	Glenlyon Street reservoir site	Paterson St WSZ Reservoir 2 - new storage (25.0 ML)	2019	\$7,230,000
WRS_ZONED_200	Lot 319 CL 40130 Haddock Drive	Kirkwood Low Reservoir (11 ML)	2019	\$3,703,000
WRS_FERRIS_203	Ferris Hill reservoir site	Ferris Hill No. 2 Reservoir (2.0 ML)	2031	\$1,020,000
WRS_NRG_204	NRG reservoir site	New NRG WSZ reservoir (13.5.0 ML)	2031	\$3,620,000
WRS_ZONED_206	Round Hill reservoir site	Round Hill 2 (7.2 ML)	2031	\$2,340,000
LAND_AW_210	Round Hill Road behind Evans Court	Acquisition of Land for future Agnes Water reservoir site	2016	\$183,500
WPS_ZONED_102	Kirkwood Road WPS - Haddock Drive	New WPS Kirkwood Road Low	2019	\$330,000
WPS_ZONED_102A	Kirkwood Road WPS - Haddock Drive	New WPS Kirkwood Road - Upgrade 2	2031	\$630,000
ES-PB358	Extension of Coronation Drive main to Dahl Road	200NB main extension on Coronation Drive to Dahl Rd.	2025	\$475,500
ES-PB1001-b	Extension near Pioneer Drive	300NB extension of main toward Cemetery boundary.	2024	\$390,000
ES-PB1001-c	Reservoir site in Riverstone Rise Estate	Acquire 'Heidelberg' Reservoir site land.	2017	\$450,000
ES-PB1001-a	New Reservoir in Riverstone Rise	New 10ML "Heidelberg" Reservoir.	2024	\$3,400,000
ES-PB1001-d	Pump Station at BITS sports fields	Construct Temporary Pump Station at BITS.	2024	\$633,750
ES-PB1001-e	Outlet main Riverstone Rise Estate	New 450NB reticulation trunk main Reservoir to general retic.	2024	\$220,000
ES-PB1001-f	Distribution Main Riverstone Rise Estate	300NB Heidelberg Distribution main.	2025	\$692,500
ES-PB1001-g	Distribution Main Riverstone Rise Estate	375NB Heidelberg Distribution main.	2026	\$1,232,500
ES-PB1001-h	Inlet main Riverstone Rise Estate	New 200NB rising main Reservoir to [BT20].	2024	\$206,250
ES-PB976	Acquire site for new Calliope Reservoir - 500SP246162	Acquire new reservoir site 500SP246162 - 3rd reservoir - same level as Mt Elizabeth Reservoirs	2017	\$500,000
ES-PB379	New Calliope Reservoir - Mt Elizabeth	6ML No.2 Reservoir - Mt Elizabeth	2020	\$2,725,000

Table SC2.2 – Sewerage Network Schedule of Works

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
SGM_A_002	Corner of Hanson Road/Yarroon Street	Augmentation required to resolve flooding and surcharging in Corner of Hanson Road/Yarroon Street	2031	\$40,000
SGM_A_012	Hughes Street/Gladstone Benaraby Road	Augmentation required to resolve flooding and surcharging in Hughes Street/Gladstone Benaraby Road	2022	\$42,691
SGM_A_014	Mylne Street	Augmentation required to resolve flooding and surcharging in Mylne Street	2026	\$101,731
SGM_A_015	Palm Drive	Augmentation required to resolve flooding and surcharging in Palm Drive	2031	\$60,000
SGM_S_003	Near Wicks Street/Shaw Street	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Near Red Rover Road/Bensted Street Wicks Street/Shaw Street	2026	\$10,000
SGM_S_004	Emmadale Drive/Creekwood Cl/Clarance Drive	Augmentation required to resolve flooding and surcharging in Emmadale Drive/Creekwood Cl/Clarance Drive	2031	\$411,213
SGM_S_005	Huntington Court/Liriope Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Huntington Court/Liriope Drive	2031	\$305,500
SGM_S_008	Rugby League Ground, Harvey Road	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Rugby League Ground, Harvey Road	2031	\$370,600
SGM_T_001	Parallel to Billabong Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Billabong Drive	2022	\$150,000
SGM_AW_001	Near Seaspray Drive	Augmentation required to resolve under capacity gravity sewer and resolve surcharging in Near Seaspray Drive	2019	\$250,000
SGM_AW_003	Near Fitzroy Crescent/Captain Cook Drive	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Fitzroy Crescent/Captain Cook Drive	2020	\$450,000
SGM_AW_004	Near Fitzroy Crescent/Captain Cook Drive	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Fitzroy Crescent/Captain Cook Drive	2020	\$300,000
SGM_AW_005	Springs Road	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Springs Road	2020	\$200,000
SGM_AW_006	Near Bicentennial Drive/Jarvey Drive/Watermark Avenue	Augmentation proposed as per Agnes Water's Future Sewerage Strategy in Near Bicentennial Drive/Jarvey Drive/Watermark Avenue	2016	\$680,000
SRM_A_001	Friend St.	Sewer Rising Main - Friend Street from SPS A06	2020	\$2,460,000
SRM_AW1770_001	Near Discovery Drive	AW SPS D rising main	2019	\$1,100,000
SRM_AW1770_003a	Anderson Way	Rising Main Upgrade - SPS A - Anderson Way	2017	\$3,800,000
SPS_A_001	Lord Street	Upgrade to pump station SPS A01 - Corner Lord Street and Chapple Street	2019	\$4,000,000
SPS_A_004	Friends Street	Upgrade to pump station SPS A06	2018	\$750,000
SPS_A_006	Young Street	Upgrade to pump station SPS A13	2020	\$150,000
SPS_A_007	Morgan Street	Upgrade to pump station SPS A17	2022	\$150,000
SPS_A_009	Chapple Street (North)	Upgrade to pump station SPS A28	2021	\$150,000
SPS_A_010	Marina (Terminal Building)	Upgrade to pump station SPS A34	2020	\$150,000
SPS_A_011	Clinton coal facility	Upgrade to pump station SPS A41	2019	\$100,000
SPS_S_001	Neil Street	Upgrade to pump station SPS C03	2021	\$150,000
SPS_S_002	Cemetery Road	Upgrade of pump station SPS S01	2017	\$2,370,000
SPS_S_004	Parsloe Street	Upgrade to pump station SPS S07	2025	\$172,050
SPS_T_004	Boys Road	Upgrade to pump station SPS T01	2025	\$100,000
SPS_AW_004	Near Captain Cook Drive	New pump station SPS D - Agnes Water	2019	\$1,100,000

Table SC2.2 – Sewerage Network Schedule of Works, continued

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
SPS_AW_005	Springs Road	New pump station SPS E - Agnes Water	2021	\$365,190
SPS_S_003	Parksville Estate (Emmerdale)	Upgrade to pump station SPS S06	2026	\$100,000
SPS_A_012	Beckinsale Street	Upgrade to pump station SPS P01 - Beckinsale Street (in A catchment)	2031	\$892,440
SES_A_001	Lord Street	Emergency Storage upgrade SPS A01	2019	\$300,000
SES_A_003	Agnes Street	New Wet Well Pump Station & Emergency Storage Tanks in a new location & abandon existing pump station A05 (Agnes Street)	2021	\$2,300,000
SES_A_004	Friend Street	Emergency Storage Upgrade for SPS A06 - Friend Street	2019	\$105,450
SES_A_006	Morgan Street	Emergency Storage (5m3) Upgrade SPS A17 - Morgan Street	2022	\$23,310
SES_A_008	Clinton coal facility	Emergency Storage (2m3) Upgrade for SPS A41 - Clinton Coal Facility	2019	\$23,310
SES_S_002	Cemetery Road	Emergency Storage Upgrade for SPS S01 - Cemetery Road	2019	\$1,402,000
SES_T_001	Boys Road	Emergency Storage Upgrade for SPS T01 - Boys Road	2025	\$42,180
SES_A_002	Strokarck Street	Emergency Storage Upgrade for SPS A02 - Strokarck Street	2026	\$66,600
SES_A_009	Beckinsale Street	Emergency Storage Upgrade for SPS P01 - Beckinsale Street	2031	\$150,000
SES_S_003	Parksville Estate (Emerdale)	Emergency Storage Upgrade for SPS S06 - Parksville Estate (Emmadale)	2026	\$42,180
ES-PB1100	Agnes Water WWTP	Agnes Water WWTP upgrade inlet works	2017	\$400,000
ES- PB1307	Gladstone WWTP	Biological filter plant refurb. & replacement of clarifiers	2022	\$10,000,000
ES-PB975	Calliope SPS 1 upgrade	Upgrade Pumps and emergency storage	2020	\$1,279,000
ES-PB682	Calliope SPS 6 Relocation	Relocate Pump Station and Rising Main due to development	2027	\$1,280,000
ES-PB1012	New 225NB trunk main in Catchment 7 - Calliope	New gravity main to facilitate progression of development	2021	\$175,000
ES-PB707	New Pump Station 9 - Calliope	New pump station (Stage 1) at the end of Don Cameron Drive	2020	\$1,200,000
ES-PB1003	New 225NB Calliope	New 225NB main from Herbertson Rd to Muirhead Street servicing Sub catchment 1A	2019	\$225,000
ES-PB417	Calliope WWTP	Construct 30ML storage in addition to existing	2024	\$1,600,000
ES-PB1013	Regrade Existing main Calliope	Regrade existing 'flat' main to gain additional flow capacity - across Dawson Highway (near GRC Library)	2021	\$146,000
ES-PB968	Reroute SPS 2 to SPS 9 - Calliope	Reroute SPS 2 to SPS 9 when SPS is redirected to Gladstone or Tannum WWTP	2026	\$370,204
ES-PB968	Emergency Storage for PS 2 - Calliope	Additional Emergency Storage for PS 2 - Calliope	2027	\$200,000
ES-PB667	Pump Effluent from SPS 9 to Tannum Sands WWTP or Gladstone WWTP	Relocate SPS 9 and increase capacity. New Rising main to Tannum Sands WWTP or Gladstone WWTP.	2025	\$9,000,000
ES-PB1134	Improve Lagoon Capacity (lining) - Boyne Island	Improve Lagoon Capacity (lining) - Boyne Island	2017	\$150,000

Table SC2.3 – Transport Network Schedule of Works

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
R-BLN-001	Blain Drive (Dawson Highway - Railway Crossing)	Road upgrade (strengthen pavement to cater for heavy vehicle growth)	2029	\$578,000
R-BLN-002	Blain Drive (Railway Crossing - Auckland Creek)	Road upgrade (strengthen pavement to cater for heavy vehicle growth)	2029	\$1,309,000
R-BLN-003	Blain Drive / Palm Drive Intersection	Intersection upgrade (signals)	2029	\$1,321,750
R-BLN-004	Blain Drive (Auckland Creek Bridge)	Bridge upgrade (provide foot/bike path)	2029	\$1,249,500
R-BLN-005	Blain Drive (Auckland Creek - Hanson Road)	Road upgrade (strengthen pavement to cater for heavy vehicle growth)	2029	\$1,640,500
R-CAL-001	Callemondah Drive (Roseanna Street - Railyards)	Road upgrade (strengthen pavement to cater for heavy vehicle growth)	2040	\$731,000
R-CAL-002	Red Rover Road (Power Station Rail Bridge - Hanson Road)	Road upgrade (pavement strengthening for heavy vehicles)	2019	\$2,456,500
R-CAL-003	Red Rover Road / Benstead Street North Intersection	Intersection upgrade (major unsignalised T-intersection)	2019	\$637,500
R-CAL-004	Red Rover Road / Benstead Street South Intersection	Intersection upgrade (major unsignalised T-intersection)	2019	\$637,500
R-CLN-001	Don Young Drive / Col Brown Avenue Intersection	Intersection upgrade (signals)	2022	\$671,500
R-CLN-003	Dawson Highway / Harvey Road / Chapman Drive Intersection	Upgrade Harvey Road approaches to roundabout	2024	\$212,500
R-CLN-004	J Hickey Avenue / Chapman Drive Intersection	Intersection upgrade (increase existing signal capacity)	2040	\$680,000
R-CLN-005	Col Brown Avenue / J Hickey Avenue Intersection East	Intersection upgrade (signals)	2027	\$540,000
R-CLN-006	Harvey Road / Carinya Drive Intersection	Intersection upgrade (single lane roundabout)	2020	\$450,000
R-CBD-001	Goondoon Street (Lord Street - Yarroon Street)	Traffic management to deal with densification	2027	\$459,000
R-CBD-002	Goondoon Street / Yarroon Street Intersection	Intesection upgrade (signals)	2028	\$561,000
R-CBD-003	Goondoon Street / Roseberry Street Intersection	Intersection upgrade (signals)	2027	\$561,000
R-CBD-004	Goondoon Street / William Street Intersection	Intesection upgrade (signals)	2028	\$561,000
R-CBD-005	Auckland Street / Herbert Street Intersection	Intersection upgrade (signals)	2028	\$561,000
R-GED-001	John Dory Drive Extension (John Dory Drive - Glen Eden Drive)	New road (2 lane urban major corridor) and intersection with Glen Eden Drive	2026	\$1,725,500
R-GED-002	Kirkwood Road / Glen Eden Drive Extension Intersection	New intersection (unsignalised T-intersection)	2026	\$501,500
R-GED-003	John Dory Drive / Glen Eden Drive Intersection	New intersection (unsignalised T-intersection)	2027	\$157,250
R-GLY-001	Glenlyon Street (Bramston Street - Herbert Street)	Road upgrade (pavement strengthening)	2019	\$522,750
R-GLY-002	Glenlyon Road (Herbert Street - Derby Street)	Road upgrade (widen to 4 lanes, provide cycle facilities)	2020	\$39,100,000
R-GLY-003	Glenlyon Road (Derby Street - Philip Street)	Road upgrade (widen to 4 lanes & provide cycle facilities)	2021	\$11,050,000
R-GLY-004	Glenlyon Road (Philip Street - Dixon Drive)	Road upgrade (widen to 4 lanes including rail bridge duplication, provide cycle facilities, & upgrade Derby Street Intersection)	2026	\$7,650,000
R-GLY-005	Glenlyon Road (Dixon Drive - Victoria Avenue)	Road upgrade (widen to 4 lanes, provide cycle facilities, and upgrade Victoria Avenue Intersection to signals)	2031	\$12,325,000
R-GLY-006	Glenlyon Road (Victoria Avenue - Kirkwood Road)	Road upgrade (widen to 4 lanes & provide cycle facilities)	2040	\$11,050,000
R-GLY-007	Glenlyon Road Extension (Kirkwood Road to Mt Rollo)	Road upgrade to provide new alignment and sealed road	2040	\$3,272,500
R-NAK-001	Penda Avenue / Shaw Street Intersection	Intersection upgrade (signals)	2025	\$1,708,500
R-SGL-001	Auckland Street / Short Street Intersection	Intersection upgrade (signals)	2022	\$255,000

Table SC2.3 – Transport Network Schedule of Works, continued

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
R-SGL-002	Coon Street / Toolooa Street Intersection	Intersection upgrade (increase existing signal capacity)	2025	\$87,125
R-SGL-003	Derby Street / Coon Street Intersection	Intersection upgrade (signals)	2027	\$561,000
R-SGL-004	Derby Street / Ann Street Intersection	Intersection upgrade (signals)	2028	\$1,113,500
R-TEL-001	Dixon Drive / Witney Street Intersection	Intersection upgrade (signals)	2024	\$459,000
R-TEL-002	Dixon Drive / Mercury Street Intersection	Intersection upgrade (signals)	2025	\$459,000
R-TOO-001	Dalrymple Drive / John Dory Drive Intersection	Intersection upgrade (roundabout)	2025	\$348,500
R-WGL-003	Breslin Street / Boles Street Intersection	Intersection upgrade (increase existing signal capacity)	2019	\$828,750
R-YAR-001	Red Rover Road / Don Young Drive / Reid Road Extension Intersection	Intersection upgrade (single lane roundabout)	2040	\$646,000
R-YAR-005	Calliope River Road	Road upgrade (alignment improvements and strengthening)	2028	\$1,317,500
R-PNR-001	Pioneer Drive (Tannum STP Road)(Tannum Sands Road - Tannum STP)	Road upgrade (widen to arterial road 2 lane standard and pavement strengthening as part of Pioneer Drive Bypass)	2029	\$4,420,000
R-PNR-002	Pioneer Drive Extension (Tannum STP - Boyne Island Road)	New road (2 lane major urban corridor)	2029	\$2,618,000
R-PNR-003	Pioneer Drive Extension (Boyne River)	New bridge across Boyne River	2029	\$63,112,500
R-PNR-004	Pioneer Drive Extension (Floodway)	New bridge across the Floodway	2029	\$6,706,500
R-PNR-005	Pioneer Drive Extension (Cattle Creek)	New bridge across Cattle Creek	2029	\$4,768,500
R-TNS-001	Coronation Drive Extension (Coronation Drive - Dahl Road)	New road (2 lane major urban corridor)	2029	\$2,167,500
R-TNS-002	Coronation Drive Extension (Dahl Road - Pioneer Drive)	New road (2 lane major urban corridor)	2029	\$3,459,500
R-TNS-003	Dahl Road Extension (Dahl Road - Coronation Drive Extension)	New road (2 lane major urban corridor)	2029	\$3,034,500
R-TNS-004	Coronation Drive / Cremorne Drive Intersection	Intersection upgrade (single lane roundabout)	2025	\$365,500
R-AGW-001	Seventeen Seventy Link Road (Round Hill Road - Captain Cook Drive)	New road (2 lane urban collector)	2029	\$6,256,000
R-AGW-002	Bicentennial Drive / Round Hill Road Intersection	Intersection Upgrade to facilitate Seventeen Seventy Link Road	2029	\$102,000
R-AGW-003	Round Hill Road (various rural sections)	Road upgrade (provision of sealed road shoulders in deficient areas to ensure a consistent formation width)	2023	\$637,500
R-AGW-004	Round Hill Road / Captain Cook Drive Intersection	Intersection upgrade (roundabout)	2027	\$620,500
R-AGW-005	Captain Cook Drive (GRC Depot - 1770 Marina)	Road upgrade (widening to and pavement strengthen to urban standard)	2028	\$3,298,000
R-CPE-001	Drynan Drive East (Dawson Highway - Morris Avenue)	Road upgrade (provide 2 lane arterial road standard)	2029	\$425,000
R-CPE-002	Morris Avenue (Don Cameron Drive - Central Avenue)	Road upgrade (provide 2 lane arterial road standard)	2029	\$680,000
R-CPE-003	Don Cameron Drive (Walker Drive - Central/East Intersection)	Road upgrade (provide 2 lane collector road standard)	2029	\$1,360,000
R-CPE-004	Lightning Street (Dawson Highway - Trudy Street)	Road upgrade (provide 2 lane collector road standard)	2021	\$365,500
R-CPE-005	Trudy Street (Lightning Street - Herbertson Road)	Road upgrade (provide 2 lane collector road standard), and new road	2022	\$314,500
R-CPE-006	Panorama Road 1 (Herbertson Road - Panorama Road 2)	New road (provide 2 lane collector road standard)	2027	\$1,878,500

Table SC2.3 – Transport Network Schedule of Works, continued

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
R-CPE-007	Don Cameron Drive / Morris Avenue Intersection	Intersection upgrade (roundabout)	2040	\$348,500
R-CPE-008	Morris Avenue / Drynan Drive Intersection	Intersection upgrade (roundabout)	2040	\$459,000
R-CPE-009	Trudy Street / Herbertson Road / Panorama 1 Intersection	New intersection (priority control)	2021	\$467,500
R-CPE-010	Panorama 1 / Panorama 2 Intersection	New intersection (priority control)	2027	\$467,500
R-CPE-011	Don Cameron / Central / East Intersection	New intersection (priority control)	2029	\$467,500
R-CPE-012	Morris Avenue / Central Avenue Intersection	Intersection upgrade (roundabout)	2029	\$348,500
R-CPS-001	Sutherland Street (Dawson Highway - Pujolas Street)	Road upgrade (provide 2 lane collector road standard)	2029	\$527,000
R-CPS-002	Pujolas Street (Bloomfield Street - Sutherland Street)	Road upgrade (provide 2 lane collector road standard)	2029	\$229,500
R-CPS-003	Archer Street (Pujolas Street - Stowe Road)	Road upgrade (provide 2 lane collector road standard)	2029	\$1,360,000
R-CPS-004	Stowe Road (Archer Street - Ninganga Court)	Road upgrade (provide 2 lane collector road standard)	2021	\$2,307,750
R-CPS-005	Archer Street / Bloomfield Street / Pujolas Street Intersection	Intersection upgrade (roundabout)	2029	\$459,000
R-CPW-001	Drynan Drive West (Dawson Highway - Elliot Drive)	Road upgrade (provide 2 lane collector road standard)	2029	\$1,147,500
R-CPW-002	Elliot Drive (Drynan Drive - Dawson Highway)	Road upgrade (provide 2 lane collector road standard) and new road	2029	\$943,500
R-CPW-003	Liffey Way (Drynan Drive - end of existing formation)	Road upgrade (provide 2 lane collector road standard)	2029	\$629,000
R-CPW-004	Drynan Drive / Liffey Way Intersection	Intersection upgrade (roundabout)	2029	\$348,500
R-CPW-005	Drynan Drive / Capricornia Drive Intersection	Intersection upgrade (upgraded priority control)	2020	\$365,500
R-CPW-006	Drynan Drive / Elliot Drive Intersection	Intersection upgrade (roundabout)	2029	\$348,500
R-KIR-001	Kirkwood Road / Dixon Drive	Intersection Upgrade (signals)	2019	\$1,275,000
R-KIR-002	Kirkwood Road / Forest Springs Drive	Intersection Upgrade (signals)	2027	\$765,000
R-KIR-003	Weegool Road (Kirkwood Road to Carthurbie Creek)	New road (provide 2 lane Collector Road)	2027	\$705,500
R-KIR-004	Forest Springs Drive Extension (Kirwood Road to the west)	New road (provide 2 lane distributor road)	2027	\$1,190,000

Table SC2.4– Parks and Land for Community Services Schedule of Works

Column 1 - Map Reference (LGIP ID)	Asset Name	Description	Column 3 - Est Timing	Column 4 - Establishment Cost
	No Works Scheduled	Infrastructure Charges apply to recover Council's investment to provide current levels of service		

- **Stormwater**

Note: This resolution does not identify stormwater trunk infrastructure and as such, Gladstone Regional Council's Infrastructure Charges do not include a stormwater charge. This is accepted by Council on the basis that all developments are conditioned to provide assets on-site to achieve non-worsening of stormwater quantity, in accordance with Queensland Urban Drainage Manual, and comply with the requirements of the State Planning Policy with respect to Stormwater Quality onsite.

APPENDIX 1

Planning Scheme use types to which *adopted infrastructure charges schedule* apply.

Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Commercial (Retail)	Commercial
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.	Commercial (Bulk Goods)	Commercial
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Specialised Use	Specialised Use
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Low Impact Rural	Minor Use
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Specialised Use	Specialised Use

*Gladstone Regional Council
Adopted Infrastructure Charges Resolution (No. 1) - 2015 - Amendment No. 2*

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	High Impact Rural	Rural
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.	Commercial (Retail)	Commercial
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.	Specialised Use	Specialised Use
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.	Commercial (Bulk Goods)	Commercial
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.	Minor Use	Minor Use
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.	Commercial (Retail)	Commercial
Cemetery	Premises used for interment of bodies or ashes after death.	Minor use	Minor Use
Child care centre	Premises used for minding, education and care, but not residence, of children.	Education Facility	Community Services
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Places of Assembly	Community Services
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Education Facility	Community Services

*Gladstone Regional Council
Adopted Infrastructure Charges Resolution (No. 1) - 2015 - Amendment No. 2*

Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Accommodation (Long Term)	N/A
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Places of Assembly	Community Services
Crematorium	Premises used for the cremation or aquamation of bodies.	Specialised Use	Specialised Use
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Low Impact Rural	Minor Use
Detention facility	Premises used for the confinement of persons committed by a process of law.	Essential Services	Community Services
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households.	Residential	N/A
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic out buildings and works normally associated with a dwelling and may include a secondary dwelling.	Residential (Dwelling House) Minor use (Secondary Dwelling)	N/A
Dwelling unit	A single dwelling within a premise containing non-residential use(s).	Residential	N/A
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Education Facility	Community Services

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	Essential Services	Community Services
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Specialised Use	Specialised Use
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Specialised Use	Specialised Use
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Commercial (Retail)	Commercial
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Places of Assembly	Community Services
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.	Places of Assembly	Community Services
Garden Centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Commercial (Bulk Goods)	Commercial
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.	Commercial (Bulk Goods)	Commercial
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Essential Services	Community Services

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 	High Impact Industry	Industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Minor Use	Minor Use
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.	Essential Services	Community Services
Hotel (non-residential component)	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Entertainment	Commercial
Hotel (residential component)	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Accommodation (Short Term)	N/A
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Indoor Sport & Recreational Facility	Commercial

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Intensive animal husbandry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	High Impact Rural	Rural
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	High Impact Rural	Rural
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Minor Use	Minor Use
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7am to 6pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. 	Industry	Industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994 . The use may include ancillary telecommunication facilities.	Specialised Use	Specialised Use

Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Specialised Use	Specialised Use
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Industry	Industry
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Minor Use	Minor Use
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	Industry	Industry

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Specialised Use	Specialised Use
Multiple Dwelling	Premises containing three or more dwellings for separate households.	Residential	N/A
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Accommodation (Short Term)	N/A
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.	Entertainment	Commercial
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Specialised Use	Specialised Use
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Commercial (Office)	Commercial

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Commercial (Bulk Goods)	Commercial
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Specialised Use	Specialised Use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Accommodation (Short Term)	N/A
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Minor Use	Minor Use
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Specialised Use	Specialised Use
Permanent plantation	Premises used for growing plants not intended to be harvested.	Low Impact Rural	Rural
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Places of Assembly	Community Services

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Port services	Premises used for the following: <ul style="list-style-type: none"> • the arrival and departure of vessels • the movement of passengers or goods on or off vessels • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Specialised Use	Specialised Use
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.	Accommodation (Long Term)	Accommodation (Long Term)
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Low Impact Rural	Minor Use
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Industry	Industry
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Essential Services	Community Services

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Specialised Use	Specialised Use
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Accommodation (Long Term)	N/A
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Minor Use	Minor Use

Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008.</p>	Accommodation (Long Term)	N/A
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.	Industry	Industry
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Low Impact Rural	Minor Use
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Commercial (Office)	Commercial
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Commercial (Retail)	Commercial

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.	Commercial (Retail)	Commercial
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Commercial (Retail)	Commercial
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.	Commercial (Retail)	Commercial
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Accommodation (Short Term)	N/A
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Commercial (Bulk Goods)	Commercial

Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	High Impact Industry	Industry
Substation	<p>Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard, or • communication facilities for 'operating works' as defined under the Electricity Act 1994 or for workforce operational and safety communications. 	Specialised Use	Specialised Use
Telecommunications facility	<p>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</p>	Minor Use	Minor Use

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Theatre	Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises. The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Entertainment	Commercial
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Specialised Use	Specialised Use
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Accommodation (Short Term)	N/A
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Industry	Industry

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Gladstone Regional Council Planning Scheme Uses	Definition	State Adopted Infrastructure Charge Schedule	Council Charging Category
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities, or • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Specialised Use	Specialised Use
Veterinary services	<p>Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.</p>	Essential Services	Community Services
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.</p>	Industry	Industry
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.</p>	High Impact Rural	Rural
Winery	<p>Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.</p>	High Impact Rural	Rural

Other = Any other use not defined above is to considered 'Specialised Use'.

APPENDIX 2

**Table 2 - Adopted charge for reconfiguring a lot
 All Zones excluding Industry zones**

Charge Area	Gladstone Regional Council				Locations
	Infrastructure Charge in all Zones (excluding Industry zones)	Calculated Charge	Trunk Infrastructure Provision	Included Trunk Infrastructure	
Charge Area 1	\$28,311.20/lot	\$31,227-\$38,297	Water, Sewer, Transport, Parks	Existing & Future	Gladstone, Calliope, Boyne Island, Tannum Sands, Agnes Water, Seventeen Seventy
Charge Area 2	\$28,311.20/lot	\$38,297	Sewer, Transport, Parks	Existing & Future	Yarwun Industrial Area
Charge Area 3	\$27,000/lot	\$27,003	Water, Transport, Parks	Existing & Future	Mount Larcom, Miriam Vale, Bororen, Calliope Rural Residential, Beecher, Burua, Wurdong, Benaraby
Charge Area 4	\$18,000/lot	\$18,018	Transport, Parks	Existing	Rural and small townships in Gladstone surrounds
Charge Area 5	\$16,500/lot	\$16,525	Transport, Parks	Existing	Rural and small townships in Calliope surrounds
Charge Area 6	\$17,800/lot	\$17,780	Transport, Parks	Existing	Rural and small townships in Miriam Vale surrounds

* Typical locations for where the charge area applies. See maps for charge area for a specific property.

**Table 3 - Adopted charge for reconfiguring a lot
Industry zones**

Charge Area	Gladstone Regional Council					
	Infrastructure Charge in Low Impact Industry Zone and Industry Investigation Zone	Infrastructure Charge in Medium Impact Industry Zone	Infrastructure Charge in Special Industry Zone	Trunk Infrastructure Provision	Included Trunk Infrastructure	Locations
Charge Area 1	\$20,200/lot	\$80,900/lot	\$92,000/lot	Water, Sewer, Transport, Parks	Existing & Future	Gladstone, Calliope, Boyne Island, Tannum Sands, Agnes Water, Seventeen Seventy
Charge Area 2	\$20,200/lot	\$80,900/lot	\$92,000/lot	Sewer, Transport, Parks	Existing & Future	Yarwun Industrial Area
Charge Area 3	\$19,300/lot	\$77,150/lot	\$87,750/lot	Water, Transport, Parks	Existing & Future	Mount Larcom, Miriam Vale, Bororen, Calliope Rural Residential, Beecher, Burua, Wurdong, Benaraby
Charge Area 4	\$12,850/lot	\$51,400/lot	\$58,500/lot	Transport, Parks	Existing	Rural and small townships in Gladstone surrounds
Charge Area 5	\$11,800/lot	\$47,150/lot	\$53,600/lot	Transport, Parks	Existing	Rural and small townships in Calliope surrounds
Charge Area 6	\$12,700/lot	\$50,850/lot	\$57,850/lot	Transport, Parks	Existing	Rural and small townships in Miriam Vale surrounds

* Typical locations for where the charge area applies. See maps for charge area for a specific property.

APPENDIX 3

Table 4 Adopted charge for residential development

Use Schedule	State Maximum Adopted Infrastructure Charge	Charge Area (see map)	Local Government Adopted Infrastructure Charge
			Gladstone Regional Council
Residential (1 or 2 bedroom)	\$20,222.30	Area 1	\$20,222.30
		Area 2	\$20,222.30
		Area 3	\$19,300
		Area 4	\$12,850
		Area 5	\$11,800
		Area 6	\$12,700
Residential (3+ bedroom)	\$28,311.20	Area 1	\$28,311.20
		Area 2	\$28,311.20
		Area 3	\$27,000
		Area 4	\$18,000
		Area 5	\$16,500
		Area 6	\$17,800
Accommodation (Short Term) (1 or 2 bedroom)	\$10,111.15 per 1 or 2 tent/caravan sites	Area 1	\$10,111.15
	\$10,111.15 per 1 or 2 bedroom cabin	Area 2	\$10,111.15
		Area 3	\$9,650
		Area 4	\$6,450
		Area 5	\$5,900
		Area 6	\$6,350
	Hotel or Short-Term Accommodation \$10,111.15 per suite (with 1 or 2 bedrooms) OR \$10,111.15 per bedroom (for a bedroom that is not within a suite)		

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Use Schedule	State Maximum Adopted Infrastructure Charge	Charge Area (see map)	Local Government Adopted Infrastructure Charge
			Gladstone Regional Council
Accommodation (Short Term) (3+ bedroom)	\$14,155.60 per 3 tent/caravan sites \$14,155.60 per 3 + bedroom cabin Hotel or Short-Term Accommodation \$14,155.60 per suite (with 3+ bedrooms)	Area 1	\$14,155.60
		Area 2	\$14,155.60
		Area 3	\$13,500
		Area 4	\$9,000
		Area 5	\$8,250
		Area 6	\$8,900
Accommodation (Long Term) (1 or 2 bedroom)	\$20,222.30 per 1 or 2 bedroom relocatable dwelling site	Area 1	\$20,222.30
		Area 2	\$20,222.30
		Area 3	\$19,300
		Area 4	\$12,850
		Area 5	\$11,800
		Area 6	\$12,700
Accommodation (Long Term) (3+ bedroom)	\$28,311.20 per 3 + relocatable dwelling site.	Area 1	\$28,311.20
		Area 2	\$28,311.20
		Area 3	\$27,000
		Area 4	\$18,000
		Area 5	\$16,500
		Area 6	\$17,800

APPENDIX 4

Table 5 Adopted charge for non-residential development

Use Schedule	State Maximum Adopted Infrastructure Charge		Council Charging Category	Local Government Adopted Infrastructure Charge		
	Charge excluding Impervious \$/m2 GFA (a)	Impervious Charge \$/m2 impervious area (b)		Charge Area (see map)	Gladstone Regional Council Charge excluding Impervious \$/m2 GFA	Impervious Charge
Commercial (Bulk Goods)	\$141.55	\$10.10	Commercial	Area 1	\$141.55, Court Areas \$14	Nil
Commercial (Retail)	\$182	\$10.10		Area 2	\$141.55, Court Areas \$14	
Commercial (Office)	\$141.55	\$10.10		Area 3	\$135, Court Areas \$13	
Entertainment	\$202.20	\$10.10		Area 4	\$90, Court Areas \$9	
Indoor Sport and Recreational Facility	\$202.20 Court Areas \$20.20	\$10.10		Area 5	\$82, Court Areas \$8	
				Area 6	\$89, Court Areas \$9	

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Use Schedule	State Maximum Adopted Infrastructure Charge		Council Charging Category	Local Government Adopted Infrastructure Charge		
	Charge excluding Impervious \$/m2 GFA (a)	Impervious Charge \$/m2 impervious area (b)		Charge Area (see map)	Gladstone Regional Council Charge excluding Impervious \$/m2 GFA	Impervious Charge
Places of Assembly	\$70.80	\$10.10	Community Services	Area 1	\$70.80	Nil
Education Facility (excluding Flying Start facilities)	\$141.55	\$10.10		Area 2	\$70.80	
Essential Services	\$141.55	\$10.10		Area 3	\$68	
				Area 4	\$45	
				Area 5	\$41	
				Area 6	\$45	
Industry	\$50.55	\$10.10		Industry	Area 1	
High Impact Industry	\$70.80	\$10.10	Area 2		\$50.55	
			Area 3		\$48	
			Area 4		\$32	
			Area 5		\$29	
			Area 6		\$32	

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Use Schedule	State Maximum Adopted Infrastructure Charge		Council Charging Category	Local Government Adopted Infrastructure Charge		
	Charge excluding Impervious \$/m2 GFA (a)	Impervious Charge \$/m2 impervious area (b)		Charge Area (see map)	Gladstone Regional Council Charge excluding Impervious \$/m2 GFA	Impervious Charge
High Impact Rural	\$20.20	\$10.10	Rural	Area 1	\$20.20	Nil
				Area 2	\$20.20	
				Area 3	\$19	
				Area 4	\$13	
				Area 5	\$12	
				Area 6	\$13	
Minor Use, Low Impact Rural	Nil	Nil	Minor Uses	Areas 1-6	Nil	Nil
Specialised Use	The maximum adopted charge is the charge in (a&b) above for the charge category that the local government determines should apply for the use at the time of assessment.		Specialised Uses	Areas 1-10	The maximum adopted charge is a charge above that the local government determines appropriately reflects the use at the time of assessment	

APPENDIX 5

Dictionary

Words and terms used in this resolution have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Queensland Planning Provisions (QPP).

If a word or term used in this resolution is not defined in SPA or QPP, it has the meaning given in this section.

<i>Term</i>	<i>Acronym</i>	<i>Definition</i>
<i>Calculated Parks Percentage</i>	<i>Cpp</i>	The true parks adopted infrastructure charge divided by the total uncapped charge
<i>Gross floor area</i>	<i>GFA</i>	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not. http://www.statedevelopment.qld.gov.au/planning/state-planning-instruments/queensland-planning-provisions.html
<i>local government</i>		means Gladstone Regional Council
<i>local government area</i>		means the Gladstone Regional Council area
<i>maximum adopted charge</i>		means the charge limit set out in the maximum charging framework established in the <i>Sustainable Planning Act 2009</i> and <i>SPRP</i> .
<i>Not-for-Profit Organisations</i>	<i>NFP</i>	as per the requirements of the Australian Taxation Office. https://www.ato.gov.au/Non-profit/Getting-started/
<i>Offsets</i>		An amount offset against the Infrastructure Charge for the relevant infrastructure network to recognise the value (less any contingency amounts) of land or items of trunk infrastructures supplied as part of a development.
<i>Planning Scheme</i>		Means the Gladstone Regional Council Planning Scheme 2015
<i>State Planning Regulatory Provision</i>	<i>SPRP</i>	means the State Planning Regulatory Provision (adopted charges) 2012. http://dilgp.qld.gov.au/resources-ilgp/laws-policies/current-state-planning-regulatory-provisions.html

RESOLUTION FIRST ADOPTED: 3 November 2015

AMENDMENT TABLE

AMENDMENT DESCRIPTION	ADOPTED DATE	EFFECTIVE DATE
Amendment No. 1 – refer Council report 20/12/2016	20 December 2016	21 December 2016
Amendment No. 2 – added Industry Investigation Zone to Table 3.	7 March 2017	8 March 2017