



**Gladstone Regional Council Adopted
Infrastructure
Charges Resolution (No. 1) - 2015
Amendment No. 3**

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 4 June 2025**.

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 | <ul 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 | <ul 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 | 1. Material Change of Use application is not required; and 2. Proposed development utilises an existing commercial or industrial building; and 3. 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

- (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 3 and/or 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

- (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) Parks Credit (Cp) = AIC (Residential lot) x Calculated Parks Percentage (Cpp)
- (ii) Credit (C) = 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:

- (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 Yaroon Street | Paterson Zone Internal Trunk Connection | 2020 | \$60,000 |
| WTM_PAT_049 | Yaroon 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 | Yaroon 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 Rill 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 |

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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 | Strokarch Street | Emergency Storage Upgrade for SPS A02 - Strokarch 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 (Emdale) | Emergency Storage Upgrade for SPS S06 - Parksville Estate (Emdale) | 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 |

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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 Tintersection) | 2019 | \$637,500 |
| R-CAL-004 | Red Rover Road / Benstead Street South Intersection | Intersection upgrade (major unsignalised Tintersection) | 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 (Kirkwood 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 |

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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 |

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| 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) | Accommodation (Long Term) |
| 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 | Residential |
| 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 Minor use (Secondary Dwelling) | Residential Minor Use |
| Dwelling unit | A single dwelling within a premise containing non-residential use(s). | Residential | Residential |
| 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 |

| Gladstone Regional Council Planning Scheme Uses | Definition | State Adopted Infrastructure Charge Schedule | Council Charging Category |
|--|---|---|--------------------------------------|
| 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 |
| High 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"> • 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-accommodation component) | Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities. | Entertainment | Commercial |

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| Gladstone Regional Council Planning Scheme Uses | Definition | State Adopted Infrastructure Charge Schedule | Council Charging Category |
|--|---|---|--------------------------------------|
| Hotel (accommodation 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) | Accommodation (Short Term) |
| Indoor sport and recreation | Premises used for leisure, sport or recreation conducted wholly or mainly indoors. | Indoor Sport & Recreational Facility | Commercial |
| 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 | <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"> • 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 |

| Gladstone Regional Council Planning Scheme Uses | Definition | State Adopted Infrastructure Charge Schedule | Council Charging Category |
|--|---|--|---------------------------|
| 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 |
| 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 | Residential |
| Nature-based tourism | 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. Nature-based tourism activities typically: <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. | Specialised Use | Specialised Use |
| 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 | 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: <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) | Accommodation (Short Term) |
| 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 |

| Gladstone Regional Council Planning Scheme Uses | Definition | State Adopted Infrastructure Charge Schedule | Council Charging Category |
|---|---|--|---------------------------|
| Resort complex (non-accommodation component) | 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 |
| Resort complex (accommodation component) | | Accommodation (Short Term) | |
| 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) | Accommodation (Long Term) |
| 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) | Accommodation (Long Term) |
| 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) | Accommodation (Short Term) |
| 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 |

| 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) | Accommodation (Short Term) |
| 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 |

| 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 | 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. | Essential Services | Community Services |
| Warehouse | 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. | Industry | Industry |
| Wholesale nursery | 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. | High Impact Rural | Rural |
| Winery | Premises used for manufacturing of wine, which may include the sale of wine manufactured on site. | 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

| Column 1 Use Category (<i>Planning Regulation 2016</i>) | Column 2 Use | Column 3 (U) Unit of Calculation | Infrastructure Charge (AIC) | | | | | |
|---|---|---|-----------------------------|-------------|----------|----------|----------|----------|
| | | | Area 1 | Area 2 | Area 3 | Area 4 | Area 5 | Area 6 |
| Residential | <ul style="list-style-type: none"> Dwelling House Dual Occupancy Multiple dwelling | \$ per dwelling with 2 or less bedrooms | \$20,222.30 | \$20,222.30 | \$19,300 | \$12,850 | \$11,800 | \$12,700 |
| | | \$ per dwelling with 3 or more bedrooms | \$28,311.20 | \$28,311.20 | \$27,000 | \$18,000 | \$16,500 | \$17,800 |
| Accommodation (short term) | <ul style="list-style-type: none"> Tourist park & Outstation – tent/caravan sites | \$ per group of 2 or less sites | \$10,111.15 | \$10,111.15 | \$9,650 | \$6,450 | \$5,900 | \$6,350 |
| | | \$ per group of 3 sites | \$14,155.60 | \$14,155.60 | \$13,500 | \$9,000 | \$8,250 | \$8,900 |
| | <ul style="list-style-type: none"> Tourist park & Outstation – cabins | \$ per cabin with 2 or less bedrooms | \$10,111.15 | \$10,111.15 | \$9,650 | \$6,450 | \$5,900 | \$6,350 |
| | | \$ per cabin with 3 or more bedrooms | \$14,155.60 | \$14,155.60 | \$13,500 | \$9,000 | \$8,250 | \$8,900 |
| | <ul style="list-style-type: none"> Hotel (accommodation component) Short-term accommodation Resort Complex (accommodation component) | \$ per suite with 2 or less bedrooms | \$10,111.15 | \$10,111.15 | \$9,650 | \$6,450 | \$5,900 | \$6,350 |
| | | \$ per suite with 3 or more bedrooms | \$14,155.60 | \$14,155.60 | \$13,500 | \$9,000 | \$8,250 | \$8,900 |
| | | \$ per bedroom that is not part of a suite | \$10,111.15 | \$10,111.15 | \$9,650 | \$6,450 | \$5,900 | \$6,350 |
| | | | | | | | | |
| Accommodation (long term) | <ul style="list-style-type: none"> Relocatable Home park | \$ per relocatable dwelling site for 2 or less bedrooms | \$20,222.30 | \$20,222.30 | \$19,300 | \$12,850 | \$11,800 | \$12,700 |
| | | \$ per relocatable dwelling site for 3 or more bedrooms | \$28,311.20 | \$28,311.20 | \$27,000 | \$18,000 | \$16,500 | \$17,800 |
| | <ul style="list-style-type: none"> Community residence Retirement facility Rooming accommodation | \$ for each suite with 2 or less bedrooms | \$20,222.30 | \$20,222.30 | \$19,300 | \$12,850 | \$11,800 | \$12,700 |
| | | \$ for each suite with 3 or more bedrooms | \$28,311.20 | \$28,311.20 | \$27,000 | \$18,000 | \$16,500 | \$17,800 |
| | | \$ per bedroom that is not part of a suite | \$20,222.30 | \$20,222.30 | \$19,300 | \$12,850 | \$11,800 | \$12,700 |
| | | | | | | | | |

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 (AIC) | | |
|--|---|---|---------------------------|--|--|-------------------|
| | Charge excluding Impervious \$/m2 GFA (a) | Impervious Charge \$/m2 impervious area (b) | | Charge Area (see map) | Gladstone Regional Council Charge excluding Impervious \$/m2 GFA (U) | 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 (AIC) | | |
|--|---|---|---------------------------|--|--|-------------------|
| | Charge excluding Impervious \$/m2 GFA (a) | Impervious Charge \$/m2 impervious area (b) | | Charge Area (see map) | Gladstone Regional Council Charge excluding Impervious \$/m2 GFA (U) | 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 | \$50.55 | Nil |
| 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 (AIC) | | |
|-----------------------------|--|---|---------------------------|--|--|-------------------|
| | Charge excluding Impervious \$/m2 GFA (a) | Impervious Charge \$/m2 impervious area (b) | | Charge Area (see map) | Gladstone Regional Council Charge excluding Impervious \$/m2 GFA (U) | 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 prescribed amount for another similar use that the local government decides to apply to the use. | | Specialised Uses | Areas 1-6 | A charge in Appendix 3 and/or 4 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/stateplanning-instruments/queensland-planningprovisions.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/lawspolicies/current-state-planning-regulatoryprovisions.html |
| <i>Suite</i> | | Means a single room or a set of connecting rooms that can operate as a single occupancy or single tenancy. |
| <i>Vacant Land</i> | | Land that does not contain a substantial and permanent structure |

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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 |
| Amendment No. 3 – Appendix 3 amended to ensure alignment with the Planning Regulation 2017 in terms of unit of calculation, Nature Based Tourism use moved to the charging category of Specialised Use, removed 'N/A' from the Council Charging Category column in Appendix 1 and updated to reflect the actual charge category, added Dictionary definitions of Suite & Vacant Land, updated reference for Specialised Use in Section 3.1(2) and Appendix 4. | 3 June 2025 | 4 June 2025 |