



Gladstone Regional Council Infrastructure Charge Resolution 2025

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Part 1 – Introduction

1.1 This Document

This document (resolution) is a charges resolution made by Council under Section 113 of the *Planning Act 2016*.

1.2 Citation

This resolution may be cited as the *Gladstone Regional Council Infrastructure Charge Resolution 2025*.

1.3 Commencement

The resolution has effect on and from 2 March 2026 and applies to any development application lodged on and from this date.

Part 2 - Application

2.1 Application to the Local Government Area

- (a) This resolution applies to the entire Gladstone Regional Council local government area except as detailed in (b) below.
- (b) The adopted charges do not apply to the following areas:
 - (i) 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
 - (ii) Development in a priority development area under the *Economic Development Act 2012*; or
 - (iii) Development by a department, or part of a department, under a designation; or
 - (iv) Development for a non-State school under a designation.

2.2 Application to Particular Development

- (a) This resolution adopts charges for providing trunk infrastructure for development, which are no more than the applicable maximum adopted charge, for development that is:
 - (i) Reconfiguring a lot;
 - (ii) Material change of use; or
 - (iii) Building work.

Part 3 – Adopted Charge

3.1 Calculation

The adopted charge for development is the applicable infrastructure charge calculated on the approved use, in accordance with Section 5.2, at the time the decision is made. The infrastructure charge will be recalculated at the time of payment as per Section 5.3 – Automatic Indexation.

3.2 Relationship with Maximum Adopted Charge

- (a) Section 3.1 is intended to have the effect that, at any given time, the adopted charge under this resolution is no more than the maximum adopted charge.
- (b) If, in any case, this resolution would have the purported effect of adopting a charge that is higher than the maximum adopted charge, this resolution is to be construed and read down as necessary to ensure that the adopted charge is equal to the maximum adopted charge.

3.3 Trunk Infrastructure Networks

The adopted charge is a charge for providing trunk infrastructure for development for all trunk infrastructure networks in the Local Government Infrastructure Plan (LGIP), being the following networks: water supply, sewerage, stormwater, transport and parks and land for community facilities (excluding, open space or reserves or similar land types).

3.4 Charge Areas

The adopted 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:

- (a) 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 and land for community facility trunk infrastructure. These areas contribute to both the existing and future trunk infrastructure.
- (b) Charge Area 2 - Industrial area of Yarwun that can be serviced with sewer, transport and parks and land for community facility trunk infrastructure and rural residential type areas that can be serviced with water, transport and parks and land for community facility trunk infrastructure. These areas contribute to both the existing and future trunk infrastructure.
- (c) Charge Area 3 - Rural and small rural townships that can be serviced with transport, parks and land for community facility trunk infrastructure. These areas only contribute to the existing trunk infrastructure.

Note: Council's online mapping system contains the Charge Area boundaries.

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 to.

Part 4 – Variations

4.1 Variation to Adopted Charges

This section establishes the criteria and eligibility to allow Council to vary the adopted 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 2, less any variation identified in this section.

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

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

Part 5 - Administration of Adopted Charges

5.1 Adopted Charge

- (a) The adopted charge is:
- (i) For reconfiguring a lot as stated in Appendix 1; and
 - (ii) For a material change of use or building work as stated in Appendix 2.

- (b) Other uses are to be determined by the Chief Executive Officer (or delegate) utilising the charging categories in Appendix 2.
- (c) A service discount of 25% has been applied to Charge Area 2 as there is no access to reticulated water infrastructure.
- (d) A service discount of 50% has been applied to Charge Area 3 as there is no access to reticulated water infrastructure or reticulated sewer infrastructure.

Note: From 1 July 2027, Area 1 will be 100% of the maximum allowable charge, Area 2, 75% of the maximum allowable charge and Area 3, 50% of the maximum allowable charge as contained in Schedule 16 of the Planning Regulation 2017.

5.2 Calculation

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

$$TAC = [(AC \times U) - (C)] \times I - EC$$

TAC	Is the total adopted charge that may be levied by the local government.
AC	Is the adopted charge as identified in Appendix 1 and 2.
U	Is the unit of calculation as identified in Appendix 1 and 2
C	Is the credit as set out in Part 6.
I	Is the indexation rate as stated in Section 5.3.
EC	The establishment cost of trunk infrastructure mentioned in Part 10 and calculated in accordance with section 10.2 and/or 10.3.

Note: If a development is subject to more than one use, Council will levy an adopted charge on each approved use type.

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 charge is only to be applied on the part of the development which is the subject of the intensification or extension.

Council may apply an Adopted Charge for Assessable and Self-assessable development that require a material change of use, reconfiguring a lot and/or building works approval.

5.3 Automatic Indexation

- (a) The adopted charge is indexed by the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.
- (b) Indexed Adopted Charge Capping:

- (i) Charge Area 1 - if at the time of payment of the charge, the indexed charge amount payable is more than the *maximum adopted charge, then the adopted charge payable is the *maximum adopted charge.
- (ii) Charge Area 2 - if at the time of payment of the charge, the indexed charge amount payable is more than 75% of the *maximum adopted charge, then the adopted charge payable will be 75% of the *maximum adopted charge.
- (iii) Charge Area 3 - if at the time of payment of the charge, the indexed charge amount payable is more than 50% of the *maximum adopted charge, then the adopted charge payable will be 50% of the *maximum adopted charge.

Note: In this section, '3-yearly PPI average' has the meaning given in section 114(6) of the Planning Act 2016.

** Refer to the definition of 'Maximum Adopted Charge'.*

5.4 Time of Payment of an Adopted Infrastructure Charge

An adopted charge is payable at the following time:

- (a) If the charge applies to reconfiguring a lot, when Council approves the plan of subdivision for the reconfiguration; or
- (b) If the charge applies to building work, when the certificate of occupancy or final inspection certificate for the building work is given; or
- (c) If the charge applies to a material change of use – when the change happens (see below **Note); or
- (d) If the charge applies to other development, on the day stated in the infrastructure charge notice; or
- (e) As agreed in an infrastructure agreement.

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

- (i) *Receipt of a final inspection certificate or certificate of occupancy is obtained for building and/or plumbing works; or*
- (ii) *An inspection has been undertaken by an Authorised Officer and the use has substantially commenced.*

Part 6 – Credits

6.1 Application of Credits

- (a) In accordance with Section 120 of the *Planning Act 2016* a credit will apply if:
 - (i) There is an existing, lawful use already taking place on the premises;
 - (ii) There is a previous use that is no longer taking place on the premises that was lawful at the time the use was carried out; or

- (iii) There is other development on the premises that may be lawfully carried out without the need for a further development permit.
- (b) Despite section 6.1(a), a credit will not apply for a use or development mentioned in Part 6 if:
 - (i) An infrastructure requirement that applies, or applied, to the use or development has not been complied with; or
 - (ii) For development mentioned in section 6.1(a)(iii) – an infrastructure requirement applies to the premises on which the development will be carried out and was imposed on the basis of development of a lower scale or intensity being carried on the premises.

6.2 Calculation

- (a) If a credit applies, the value of the credit is to be calculated in accordance with the following formula:

Credit (C) = AC (Existing Lawful Use or Vacant Lot)

Note: The maximum value of a credit for each site will not exceed the adopted charge for the approved land use of the existing site.

- (b) Where an existing lawful use exists, the credit will be calculated based on the relevant adopted charges in Appendix 2.
- (c) For mixed use developments, the total credit will be calculated on each lawful use and added together.
- (d) Where an existing lawful use does not exist (ie. vacant land), the credit will be calculated based on the relevant adopted charges in Appendix 1.
- (e) Where the premises was subject to a lawful use that is no longer taking place, the applicant is to provide satisfactory evidence as to the extent and lawfulness of any claim for a credit for a previous use no longer taking place. The lawful use must have been in existence within 10 years of the making of the development application.
- (f) If a credit is calculated to be higher than the adopted charge a nil charge will result.

Part 7 - Trunk Infrastructure Networks

7.1 Trunk Infrastructure Identification and Establishment Cost

- (a) The adopted charge is a charge for providing trunk infrastructure for development for all trunk infrastructure networks in the Local Government Infrastructure Plan (LGIP), being the following networks:
 - (i) Water supply
 - (ii) Sewerage;
 - (iii) Transport; and

- (iv) Parks and land for community facilities (excluding, open space or reserves or similar land types).
- (b) The adopted charge is for trunk infrastructure for all of the above networks, and no part of the adopted charge is earmarked to any particular network.
- (c) the Local Government Infrastructure Plan identifies the priority trunk infrastructure for the local government area and the establishment cost of trunk infrastructure items.

Part 8 - Offsets

8.1 Application of Offsets

In accordance with section 129(2) of the *Planning Act 2016*, an offset will apply if:

- (a) The relevant development is subject to one or more necessary infrastructure conditions;
- (b) The trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service premises other than the subject premises; and
- (c) The total establishment cost of the trunk infrastructure is equal to or less than the levied charge that would otherwise apply to the development.

8.2 Levied Charge

If an offset applies, the levied charge will be the difference between:

- (a) The levied charge that would otherwise apply to the development; and
- (b) The total establishment cost of the trunk infrastructure.

Part 9 – Refunds

9.1 Application of Refunds

In accordance with section 129(3) of the *Planning Act 2016*, a refund will apply if:

- (a) The relevant development is subject to one or more necessary infrastructure conditions;
- (b) The trunk infrastructure that is the subject of the necessary infrastructure condition/s services, or is planned to service, premises other than the subject premises; and
- (c) The total establishment cost of the trunk infrastructure is more than the levied charge that would otherwise apply to the development.

9.2 Levied Charge

If a refund applies:

- (a) No levied charge is payable; and
- (b) Council will refund to the applicant the difference between:
 - (i) The levied charge that would otherwise apply to the development; and
 - (ii) The total establishment cost of the trunk infrastructure.

Note: If a refund is payable, the relevant infrastructure charges notice will state when the refund will be given, in accordance with section 121(1)(f) of the Planning Act 2016.

Part 10 – Establishment Costs

10.1 Establishment Costs

For trunk infrastructure subject of a necessary infrastructure condition that is the same as infrastructure identified in the LGIP, the establishment cost will be as identified in the LGIP or as recalculated in accordance with Section 10.3 of this resolution.

Where the trunk infrastructure subject of a necessary trunk infrastructure condition is different to the infrastructure identified in the LGIP or is not identified, the establishment cost will be calculated in accordance with section 10.3 of this resolution.

The establishment cost will be stated in the infrastructure charges notice, except where the applicant has notified Council in writing under section 121(2) of the *Planning Act 2016* that the information stated in section 121(1)(f) of the *Planning Act 2016* is not required.

10.2 Method for Calculating Establishment Cost – Default Position

By default, the establishment cost of trunk infrastructure is:

- (a) For trunk infrastructure that is the whole of an item in a table in Section 4.2.7 of the LGIP – the establishment cost for the item stated in the applicable table, increased using the PPI, adjusted according to the 3-yearly PPI average, for the period:
 - (i) Starting on the base date in the LGIP; and
 - (ii) Ending on the date that the charge is levied.
- (b) For trunk infrastructure that is part of an item in a table in Section 4.2.7 of the LGIP – a proportion of the amount described in section 10.4(a) for the relevant part; or
- (c) In any case – an amount estimated by Council as reasonable reflecting the approximate costs of land acquisition, financing, and design and construction, for the infrastructure.

10.3 Recalculation of Establishment Cost

- (a) If an applicant disagrees with the default establishment cost in Section 4.2.7 of the LGIP, the applicant may give Council a notice under section 137 of the *Planning Act 2016* requiring the establishment cost to be recalculated.

- (b) If a notice is given under section 137 of the *Planning Act 2016* in relation to trunk infrastructure that is land, the establishment cost is to be recalculated in accordance with:
 - (i) The method set out in Appendix 4, Table 1; or
 - (ii) Another method agreed in writing between Council and the applicant.
- (c) If a notice is given under section 137 of the *Planning Act 2016* in relation to trunk infrastructure that is works, the establishment cost is to be recalculated in accordance with:
 - (i) The method set out in Appendix 4, Table 2; or
 - (ii) Another method agreed in writing between Council and the applicant.
- (d) Where the establishment cost is recalculated under this section, the establishment cost is to be increased using the PPI, adjusted according to the 3-yearly PPI average, for the period (if any) between:
 - (i) The date as at which the establishment cost is recalculated; and
 - (ii) The date on which the amended infrastructure charges notice is given.
- (e) To avoid any doubt:
 - (i) Appendix 4, Table 1 and 2 state this resolution's method for working out the cost of infrastructure that is the subject of an offset or refund, in accordance with section 116 of the *Planning Act 2016*.
 - (ii) For section 137(2) of the *Planning Act 2016*, the method for recalculating establishment cost is set out in Appendix 4, Table 1 and 2.
 - (iii) If a notice is given under section 137 of the *Planning Act 2016* in relation to trunk infrastructure that includes both land and works: Appendix 4, Table 1 applies to the extent that the trunk infrastructure is land; and Appendix 4, Table 2 applies to the extent that the trunk is works; and
 - (iv) At any time, Council and an applicant may agree in writing that a stated amount is to be the recalculated establishment cost for the purposes of this section.

Part 11 – Conversion Criteria

11.1 Application of Section

- (a) This section applies if the applicant for a development approval applies to convert non-trunk infrastructure to trunk infrastructure.
- (b) 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.

- (c) In accordance with Section 139 of the *Planning Act 2016*, the application must be made to Council in writing and within 1 year after the development approval starts to have effect.

11.2 Criteria for Determining an Application

- (a) For infrastructure to be considered trunk infrastructure, each of the following criteria must be met:
 - (i) The relevant infrastructure has been specifically designed (i.e. has the capacity) to service other developments in the area;
 - (iii) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in a Local Government Infrastructure Plan (LGIP);
 - (iv) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with Section 145 of the *Planning Act 2016*;
 - (v) The infrastructure delivers the desired standard of service;
 - (vi) Must be consistent with the planning assumptions in terms of scale, type, timing and location outlined in the Local Government Infrastructure Plan (LGIP); and
 - (vii) The type, size and location of the infrastructure is the most cost-effective option for servicing multiple users in the area. The most cost-effective option means the least cost option based upon the lifecycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

11.3 Notice of Decision

- (a) The local government will decide the application in accordance with Section 140 of the *Planning Act 2016*.
- (b) 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.
- (c) If the decision is not to convert non-trunk infrastructure to trunk infrastructure, the notice must be an information notice about the decision.

11.4 Effect of the Decision

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

APPENDIX 1

Table 1 - Adopted Charge for Reconfiguring a Lot

Development Type	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
		Area 1	Area 2	Area 3
		<p>Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the <i>Planning Regulation 2017</i>.</p>		
Reconfiguring a Lot	\$ per lot	\$32,490.95	\$24,368.20	\$16,245.50

APPENDIX 2

Table 1 – Adopted Charge for Material Change of Use

Note: Council’s online mapping system contains the Charge Area boundaries.

Column 1 Use Category (Planning Regulation 2016)	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the Planning Regulation 2017.		
Residential	<ul style="list-style-type: none"> Dwelling House Dual Occupancy Multiple dwelling 	\$ per dwelling with 2 or less bedrooms	\$23,207.85	\$17,405.90	\$11,603.90
		\$ per dwelling with 3 or more bedrooms	\$32,490.95	\$24,368.20	\$16,245.50
Accommodation (short term)	<ul style="list-style-type: none"> Tourist park – tent/caravan sites Nature-based tourism (accommodation component) 	\$ per group of 2 or less sites	\$11,603.90	\$8,702.90	\$5,802.00
		\$ per group of 3 sites	\$16,245.40	\$12,184.10	\$8,122.70
	<ul style="list-style-type: none"> Tourist park – cabins Nature-based tourism (accommodation component) 	\$ per cabin with 2 or less bedrooms	\$11,603.90	\$8,702.90	\$5,802.00
		\$ per cabin with 3 or more bedrooms	\$16,245.40	\$12,184.10	\$8,122.70
	<ul style="list-style-type: none"> Hotel (accommodation component) Short-term accommodation Resort Complex (accommodation component) 	\$ per suite with 2 or less bedrooms	\$11,603.90	\$8,702.90	\$5,801.95
		\$ per suite with 3 or more bedrooms	\$16,245.40	\$12,184.10	\$8,122.70
	<ul style="list-style-type: none"> Rural workers’ accommodation 	\$ per bedroom that is not part of a suite	\$11,603.90	\$8,702.90	\$5,802.00
		\$ per bedroom that is not part of a suite	\$11,603.90	\$8,702.90	\$5,802.00

Column 1 Use Category <i>(Planning Regulation 2016)</i>	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the <i>Planning Regulation 2017</i>.		
Accommodation (long term)	<ul style="list-style-type: none"> Relocatable Home Park 	\$ per relocatable dwelling site for 2 or less bedrooms	\$23,207.85	\$17,405.90	\$11,603.90
		\$ per relocatable dwelling site for 3 or more bedrooms	\$32,490.95	\$24,368.20	\$16,245.50
	<ul style="list-style-type: none"> Community residence Retirement facility Rooming accommodation 	\$ for each suite with 2 or less bedrooms	\$23,207.85	\$17,405.90	\$11,603.90
		\$ for each suite with 3 or more bedrooms	\$32,490.95	\$24,368.20	\$16,245.50
		\$ per bedroom that is not part of a suite	\$23,207.85	\$17,405.90	\$11,603.90
Places of Assembly	<ul style="list-style-type: none"> Club Community use Function facility Funeral parlour Place of worship 	\$ per m ² GFA	\$81.30	\$61.00	\$40.65
Commercial (bulk goods)	<ul style="list-style-type: none"> Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom 	\$ per m ² GFA	\$162.45	\$121.80	\$81.20
Commercial (retail)	<ul style="list-style-type: none"> Adult store Carwash Food and drink outlet 	\$ per m ² GFA	\$188.65	\$141.50	\$94.30

Column 1 Use Category (Planning Regulation 2016)	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the Planning Regulation 2017.		
	<ul style="list-style-type: none"> • Service industry • Service station • Shop • Shopping centre 				
Commercial (office)	<ul style="list-style-type: none"> • Office • Sales office 	\$ per m ² GFA	\$162.45	\$121.80	\$81.20
Educational facility	<ul style="list-style-type: none"> • Childcare centre • Community care centre • Educational establishment 	\$ per m ² GFA	\$127.10	\$95.30	\$63.55
Entertainment	<ul style="list-style-type: none"> • Bar • Hotel (non-accommodation component) • Nightclub entertainment facility • Theatre 	\$ per m ² GFA	\$201.70	\$151.30	\$100.85
Indoor sport and recreation	<ul style="list-style-type: none"> • Indoor sport and recreation 	\$ per m ² GFA, other than court areas	\$201.70	\$151.30	\$100.85
		\$ per m ² GFA that is a court area	\$20.10	\$15.10	\$10.05
High impact industry or special industry	<ul style="list-style-type: none"> • High impact industry • Special industry 	\$ per m ² GFA	\$71.15	\$53.40	\$35.60
Other industry	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Research and technology industry 	\$ per m ² GFA	\$58.00	\$43.50	\$29.00

Column 1 Use Category <i>(Planning Regulation 2016)</i>	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the <i>Planning Regulation 2017</i>.		
	<ul style="list-style-type: none"> Rural industry Warehouse Marine industry Transport depot 				
High impact rural	<ul style="list-style-type: none"> Aquaculture Intensive animal industry Intensive horticulture Wholesale nursery Winery 	\$ per m ² GFA	\$23.20	\$17.40	\$11.60
Low impact rural	<ul style="list-style-type: none"> Animal husbandry Cropping Permanent plantation 	N/A	N/A	N/A	N/A
Essential services	<ul style="list-style-type: none"> Detention facility Emergency services Health care service Hospital Residential care facility Veterinary service 	\$ per m ² GFA	\$127.10	\$95.30	\$63.55
Minor Uses	<ul style="list-style-type: none"> Cemetery Home-based business Landing Market Park Roadside stall Telecommunications facility 	N/A	Nil	Nil	Nil

Column 1 Use Category <i>(Planning Regulation 2016)</i>	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the <i>Planning Regulation 2017</i>.		
	<ul style="list-style-type: none"> • Secondary Dwelling • Caretaker’s accommodation 				
Other uses	<ul style="list-style-type: none"> • Air service • Animal keeping • Brothel • Parking station • Crematorium • Environment facility • Extractive industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Motor sport facility • Nature-based tourism (non-accommodation component) • Outdoor sport and recreation • Outstation • Port service • Renewable energy facility • Resort complex (non-accommodation component) 	That the local government determines appropriately reflects the use at the time of assessment.			

Column 1 Use Category <i>(Planning Regulation 2016)</i>	Column 2 Use	Column 3 (U) Unit of Calculation	Infrastructure Charge (AC)		
			Area 1	Area 2	Area 3
			Note: From 1 July 2027, Area 1 will be 100% of the maximum charge, Area 2, 75% of the maximum charge and Area 3, 50% of the maximum charge as per Schedule 16 of the <i>Planning Regulation 2017</i>.		
	<ul style="list-style-type: none"> • Substation • Tourist attraction • Utility installation • Non-resident workforce accommodation • Any other use not listed in column 1, including a use that is unknown 				

APPENDIX 3

Table 1 - Method for Calculating Establishment Cost – Land

Where section 10.3 applies, the establishment cost of trunk infrastructure that is land is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in section 5.3.

Step	Description	Details	Timing
1	Valuation	<p>The applicant must, at its own cost, obtain and provide Council with a valuation of the land, which must:</p> <ul style="list-style-type: none"> (a) Be prepared by a certified practicing valuer, who must act professionally and as a neutral and independent expert; (b) Assess the market value of the land using a before-and-after methodology, by: <ul style="list-style-type: none"> i. Determining the value of the original land, before any land is transferred to Council; ii. Determining the value of the remaining land that will not be transferred to Council; and iii. Subtracting the amount in (ii) from the amount in (i), with the value being the difference between those two amounts. (c) Assess the value as at the following date, as applicable: <ul style="list-style-type: none"> i. If the land is identified in a table in Schedule 3, SC3.3 of the Planning Scheme – the day the development application which is the subject of the relevant necessary infrastructure condition first became properly made; or ii. Otherwise – the day that the development application which is the subject of the relevant necessary infrastructure condition was approved. (d) Include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value; (e) Identify the area of land that is above the Q100 flood level and the area that is below the Q100 floor level; 	<p>Within 10 business days after the Applicant gives a notice under section 10.3.</p>

Step	Description	Details	Timing
		<p>(f) Identify and consider all other relevant constraints, including vegetation protection; ecological values, including riparian buffers and corridors; stormwater or drainage corridors; slope; bushfire and landslide hazards; heritage; airport environs; coastal erosion; extractive resources; flooding; land use buffer requirement; tenure related constraints; and restrictions such as easements, leases, licenses and other dealings, whether or not registered on title; and</p> <p>(g) Contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.</p>	
2	Response to valuation	<p>Council must consider the valuation report provided under step 1 and give the applicant a notice stating either:</p> <p>(a) That Council accepts the applicant's valuation – in which case the establishment cost will be the amount stated in the valuation report provided under step 1; or</p> <p>(b) That Council does not accept the applicant's valuation – in which case, step 3 applies.</p>	Within 15 business days step 1
3	Council valuation	<p>Council must, at its own cost:</p> <p>(a) Obtain a further valuation report for the land, in accordance with the parameters set out in step 1; and</p> <p>(b) Provide a notice to the applicant stating Council's proposed valuation and attaching a copy of Council's valuation report.</p>	Within 20 business days after step 2
4	Response to Council valuation	<p>The applicant must give a notice to Council stating either:</p> <p>(a) That the applicant accepts Council's valuation – in which case the establishment cost will be the amount stated in Council's notice under step 3; or</p> <p>(b) That the applicant does not accept the applicant's valuation – in which case, step 5 applies.</p>	Within 10 business days after step 3.
5	Further valuation	<p>Council must obtain a further valuation report in accordance with the parameter set out in step 1. The valuer is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the valuation. If this step applies, the establishment cost will be the amount stated in the valuation report.</p>	Within 20 business days after step 4.

Table 2 - Method for calculating Establishment Cost – Works

Where section 10.3 applies, the establishment cost of trunk infrastructure that is works is to be recalculated in accordance with the method set out in the below table, and subject to indexation as provided for in section 5.3.

Step	Description	Details	Timing										
1	Scope of Works	<p>The applicant must, at its own cost, prepare and provide to Council a scope of works for the works which must include:</p> <p>(a) Specifications for the works; (b) The standard to which the works are to be provided; and (c) The location of the works.</p>	<p>Within 10 business days after the Applicant gives a notice under section 10.3.</p>										
2	Approval of scope of works	<p>Council must review the scope of works provided under step 1 and give the applicant a notice stating either:</p> <p>(a) That Council approves the scope of works – in which case, step 3 applies; or (b) That Council requires changes to the scope of works – in which case, the applicant must submit a revised scope of works under step 1.</p>	<p>Within 10 business days after step 1.</p>										
3	Bill of quantities and cost estimate	<p>The applicant must, at their own cost, obtain and provide to Council the following, prepared by a suitably qualified person:</p> <p>(a) A bill of quantities for the design, construction and commissioning of the works, in accordance with the approved scope of works; and (b) A first principles estimate for the cost of designing, constructing and commissioning the works in accordance with that bill of quantities.</p> <p>The first principles estimate may include allowances for:</p> <p>(a) Project owner’s costs, which must be reasonable in circumstances, and not exceed the following maximum rates:</p> <table border="1" data-bbox="510 1273 1787 1385"> <thead> <tr> <th>Expense type</th> <th>Water supply</th> <th>Wastewater</th> <th>Transport (roads)</th> <th>Other networks</th> </tr> </thead> <tbody> <tr> <td>Master planning</td> <td>1%</td> <td>1%</td> <td>2%</td> <td>2%</td> </tr> </tbody> </table>	Expense type	Water supply	Wastewater	Transport (roads)	Other networks	Master planning	1%	1%	2%	2%	<p>Within 15 business days after step 2.</p>
Expense type	Water supply	Wastewater	Transport (roads)	Other networks									
Master planning	1%	1%	2%	2%									

Step	Description	Details				Timing	
		Survey	2%	2%	2%	2%	
		Geotechnical investigation	1%	1%	2%	1%	
		Design	8%	8%	7%	7%	
		Project management & administration	5%	5%	5%	5%	
		Environmental	1%	1%	1%	1%	
		<p>(b) Contingency, which must be reasonable in the circumstances and not exceed whichever of the following maximum rates is applicable (depending on the phase of the relevant works):</p> <ul style="list-style-type: none"> i. Project delivery (0-5 years) – 7.5% ii. Project development (5-10 years) – 15% iii. Project scoping (10-20 years) – 20%; and iv. Project identification (20+ years) – 25%. 					
4	Response to bill of quantities and cost estimate	<p>Council must consider the bill of quantities and cost estimate provided under step 3 and give the applicant a notice stating either:</p> <p>(a) That Council accepts the applicant’s bill of quantities and cost estimate – in which case, the establishment cost will be the amount stated in the applicant’s cost estimate; or</p> <p>(b) That Council does not accept the applicant’s bill of quantities and cost estimate and either:</p> <ul style="list-style-type: none"> i. That the revised cost estimate process in Steps A1 to A3 is to apply; or ii. That the tender process in steps B1 to B10 is to apply. 				Within 10 business days after step 3.	

Step	Description	Details	Timing
Option A – Revised Cost Estimate Process			
A1	Council bill of quantities and cost estimate	Council must, at its own cost, obtain and provide to the applicant a revised bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in step 3.	Within 20 business days after step 4.
A2	Response to Council bill of quantities and cost estimate	The applicant must give a notice to Council stating either: (a) That the applicant accepts Council’s bill of quantities and cost estimate – in which case the establishment cost will be the amount stated in Council’s cost estimate; or (b) That the applicant does not accept Council’s bill of quantities and cost estimate – in which case, step A3 applies.	Within 10 business days after step A1.
A3	Further bill of quantities and cost estimate	Council must obtain a bill of quantities and cost estimate, prepared by a suitably qualified person, in accordance with the parameters set out in step 3. The suitably qualified person is to be chosen by Council, in consultation with the applicant. Council and the applicant are to share equally in the costs of the suitably qualified person. If this step applies, the establishment cost will be the amount stated in the suitably qualified person’s cost estimate.	Within 20 business days after step A2.

Step	Description	Details	Timing
Option B – Tender Process			
B1	Submission of design material	The applicant must obtain and provide to Council, designs and specifications for the works, which must comply with all relevant standards and be prepared by a suitably qualified person.	Within 20 business days after Step 4.
B2	Approval of design material	Council must give a notice to the applicant stating either: (a) That Council approves the applicant’s design material – in which case, step B3 applies; or (b) That Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under step B1.	Within 10 business days after step B1.

Step	Description	Details	Timing
B3	Submission of draft tender material	The applicant must prepare and provide to Council draft tender documentation for the works.	Within 20 business days after step B2.
B4	Approval of draft tender material	Council must give a notice to the applicant stating either: (a) That Council approves the applicant's draft tender material – in which case, step B5 applies; or (b) That Council requires specified changes to the design material – in which case, the applicant must resubmit the design material under step B3.	Within 10 business days after step B3.
B5	Conduct of tender and submission of recommendation	The applicant must: (a) Conduct a tender process in accordance with the approved documentation, which must include a requirement that prospective tenders state a dollar figure for the construction cost of the works, which must be exclusive of any costs for: <ul style="list-style-type: none"> i. Project management services; ii. Superintendent fees; iii. Planning; iv. Construction administration; and v. Supervision. <p><i>Note – for the approved tenderer, the dollar figure stated under this paragraph will form part of the establishment cost, as specified in step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the establishment cost but are included in the allowance mentioned in paragraph (c) of step B10.</i></p> (b) Undertake an analysis of the properly submitted tenders; and (c) Give Council a notice that states: <ul style="list-style-type: none"> i. The applicant's recommendation as to the award of the works contract; ii. The tender documents distributed to prospective tenderers; 	Within 20 business days after step B4.

Step	Description	Details	Timing
		<ul style="list-style-type: none"> iii. Each tender submitted; iv. The applicant's analysis of the tenders; and v. Any other relevant information. 	
B6	Approval of tenderer	<p>Council must give a notice to the applicant stating:</p> <ul style="list-style-type: none"> (a) That Council approves of the applicant's recommendation as to the award of the works contract – in which case, the contractor is to be appointed in accordance with the applicant's recommendation; or (b) That Council requires a different specified tenderer to be appointed – in which case, the contractor specified by Council is to be appointed. 	Within 10 business days after step B5.
B7	Notice of proposed variation	<p>If, during the works contract, the contractor proposes a variation that will increase the cost of the works, the applicant must give a notice to Council that:</p> <ul style="list-style-type: none"> (a) Describes the proposed variation; and (b) States a dollar value figure for the additional costs arising from the variation, which must be exclusive of any additional costs for: <ul style="list-style-type: none"> i. Project management services; ii. Superintendent fees; iii. Planning; iv. Construction administration; and v. Supervision. <p><i>Note – If the variation is approved under step B8, the dollar figure stated under this paragraph will form part of the establishment cost, as specified in step B10. The costs mentioned in sub-paragraphs (i) to (v) do not directly form part of the establishment cost but are included in the allowance mentioned in paragraph (e) of step B10.</i></p>	Within 5 business days of any variation being proposed by the Contractor.
B8	Approval of proposed variation	<p>Council must consider the proposed variation and give notice to the applicant stating either:</p> <ul style="list-style-type: none"> (a) That Council approves the proposed variation; or (b) That Council does not approve the proposed variation, and the reasons why. 	Within 5 business days of receiving a notice under step B7.

Step	Description	Details	Timing
B9	Request for confirmation of Establishment Cost	The applicant must give a notice to Council requesting that Council confirm the establishment cost of the works.	Not before step B6, and within 10 business days after the works are completed.
B10	Confirmation of Establishment Cost	<p>Council must give the applicant a notice stating the amount of the establishment cost, which is to be the sum of the following (each of which must also be stated in the notice):</p> <ul style="list-style-type: none"> (a) The construction cost of the works, being the dollar value amount stated under paragraph (a) of step B5; (b) The associated QLeave¹ levy amount, being 0.575% of the amount in paragraph (a) above; (c) An allowance for project management, superintended, planning, construction administration and supervision costs, being: <ul style="list-style-type: none"> i. For works for the parks and land for community facilities infrastructure networks – 10.5% of the amount in paragraph (a) above; or ii. Otherwise – 16% of the amount in paragraph (a) above; (d) The total additional costs for any approved variations, being the total of the amounts stated under paragraph (b) of step B7 for all approved variations; and (e) An allowance for project management, superintendent, planning, construction administration and supervision costs relating to approved variations, being 4% of the amount in paragraph (d) above. <p>The establishment cost is to be amount stated in Councils notice.</p>	Within 10 business days after step B9.

¹ QLeave provides long service leave to workers in Queensland's building and construction industry.

APPENDIX 4

Definitions

Words and terms used in this resolution have the meaning given in the *Planning Act 2016* (PA). If a word or term used in this resolution is not defined in the PA, it has the meaning given in this section.

Term	Acronym	Definition
Council		Gladstone Regional Council
Gross floor area	GFA	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not. http://www.statedevelopment.qld.gov.au/planning/state-planning-instruments/queensland-planning-provisions.html
Local government		Gladstone Regional Council
Local government area		Gladstone Regional Council area
Maximum adopted charge		The charge limit set out in the maximum charging framework established in the <i>Planning Act 2016</i> .
Not-for-Profit Organisations	NFP	As defined by the Australian Taxation Office https://www.ato.gov.au/Non-profit/Getting-started/
Offsets		An amount offset against the adopted charge for the relevant infrastructure network to recognise the value (less any contingency amounts) of land or items of trunk infrastructure supplied as part of a development.
Planning Scheme		Gladstone Regional Council Planning Scheme 2015
Suite		A single room or a set of connecting rooms that can operate as a single occupancy or single tenancy.
Vacant Land		Land that does not contain a substantial and permanent structure.

APPENDIX 5

Document Control - Adoption and Amendment History

Version	Reason/Change	Take Effect Date	Council Resolution
1	Adoption	2/3/2026	02/12/2025 GM/25/5588