

Woolloongabba Priority Development Area

Draft Development Charges and Offset Plan (DCOP)

August 2025

Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper



**Queensland
Government**

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1 Preliminary

1.1 Economic Development Act

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

The main purpose of the ED Act² is to facilitate the following in the State—

- a) economic development
- b) development for community purposes
- c) the provision of diverse housing, including, for example, social housing and affordable housing, and
- d) the provision of premises for commercial or industrial uses.

One way the ED Act³ seeks to achieve this is by providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

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

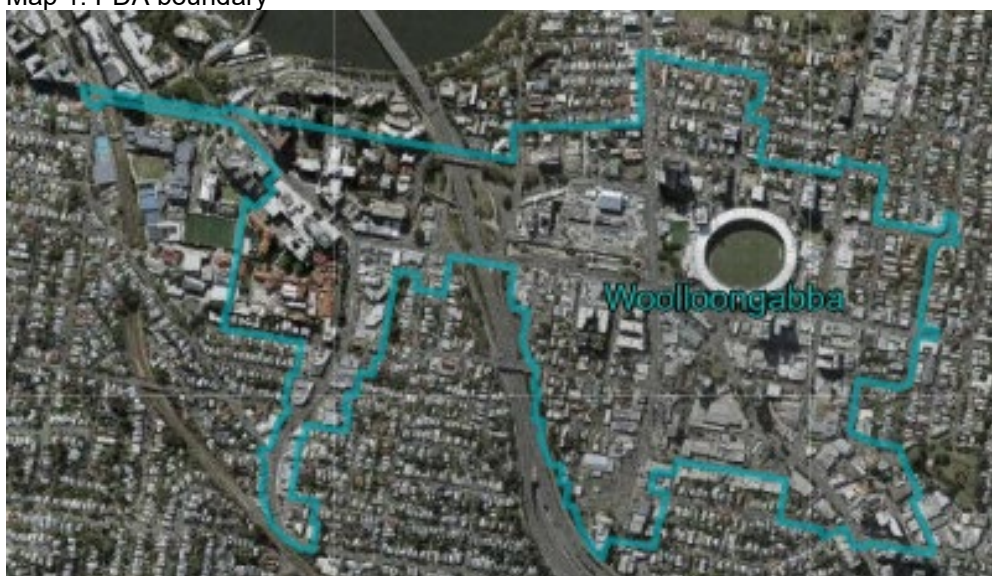
This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ⁵ for the Woolloongabba PDA.

1.2 Woolloongabba Priority Development Area

The Woolloongabba PDA was declared by regulation⁶ on 22 September 2023, and the Woolloongabba PDA Development Scheme came into effect on 20 September 2024.

The PDA is approximately 106 hectares, covering parts of Woolloongabba, Kangaroo Point, East Brisbane, and South Brisbane. The boundaries of the PDA are shown on Map 1.

Map 1: PDA boundary



¹ See section 8 of the Act.

² See section 3 of the Act.

³ See section 4 of the Act.

⁴ See section 10 of the Act.

⁵ See section 10 of the Act.

⁶ See section 37 of the Act.

1.3 Application of the Development Charges and Offset Plan

The Woolloongabba PDA Development Charges and Offset Plan (DCOP) took effect on **DATE** and applies to development in the PDA.

1.4 Purpose of the DCOP

The DCOP provides guidance to the MEDQ on infrastructure matters for development and includes the following information for the PDA:

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

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

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

2 Development Charges

2.1 Charge Categories

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

Where a “use” is not listed in column 2 of Table 1 (including where a “use” is unknown because the PDA development application does not specify a proposed “use” or where a “use” is undefined in the PDA development scheme), the MEDQ will determine the appropriate charge category to apply based on an assessment of the “use” and the demand placed upon the Trunk Infrastructure networks by the development.

Table 1: Charge categories and uses

Column 1 Charge category	Column 2 Use type under the PDA development scheme
Residential development	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long-term)	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
Non-residential development	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Childcare centre, Community care centre, Educational establishment
Entertainment	Hotel (non-residential component), Nightclub, Entertainment facility
Essential services	Emergency services, Health care services, Residential care facility, Veterinary services
Indoor sport and recreational facility	Indoor sport and recreation
Industry	Low impact industry, Research and technology industry, Warehouse
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Other uses	Air services, Animal keeping, Car wash, Crematorium, Environment facility, any other use not listed in this Table, including a use that is unknown or undefined in the PDA development scheme
Minor uses	Home-based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use, Utility installation

2.2 Base Development Charge Rates

The Base Development Charge rates⁷ are:

- i. **Reconfiguring a lot**, as per Table 2.
- ii. **Material change of use**, as per Table 3. Section 2.3

Section 2.3 details the method for calculating the applicable Development Charge

Table 2: Development Charge Rates for reconfiguring a lot

Demand unit	Base Development Charge Rates (per lot created)
Lot	\$36,052.56

Table 3: Development Charge Rates for material change of use

Residential use	Demand unit	Base Development Charge Rates (\$ per demand unit)
Residential		
Dwelling house	1 or 2 bedroom dwelling	\$25,751.84
	3 or more bedroom dwelling	\$36,052.56
Dual occupancy	1 or 2 bedroom dwelling	\$25,751.84
	3 or more bedroom dwelling	\$36,052.56
Caretaker's accommodation	1 or 2 bedroom dwelling	\$25,751.84
	3 or more bedroom dwelling	\$36,052.56
Multiple dwelling	1 or 2 bedroom dwelling	\$25,751.84
	3 or more bedroom dwelling	\$36,052.56
Dwelling unit	1 or 2 bedroom dwelling	\$25,751.84
	3 or more bedroom dwelling	\$36,052.56
Accommodation (short-term)		
Hotel (residential component)	Suite with 1 or 2 bedrooms	\$12,875.92
	Suite with 3 or more bedrooms	\$18,026.14
	Bedroom that is not part of a suite	\$12,875.92
Short-term accommodation	Suite with 1 or 2 bedrooms	\$12,875.92
	Suite with 3 or more bedrooms	\$18,026.14
	Bedroom that is not part of a suite	\$12,875.92
Accommodation (long-term) charge category		
Community residence	Suite with 1 or 2 bedrooms	\$25,751.84
	Suite with 3 or more bedrooms	\$36,052.56
	Bedroom that is not part of a suite	\$25,751.84
Hostel	Suite with 1 or 2 bedrooms	\$25,751.84
	Suite with 3 or more bedrooms	\$36,052.56
	Bedroom that is not part of a suite	\$25,751.84

⁷ Utility provider's proportion of prescribed amount is as prescribed by Brisbane Infrastructure Charges Resolution 2025

Residential use	Demand unit	Base Development Charge Rates (\$ per demand unit)
Retirement facility	Suite with 1 or 2 bedrooms	\$36,052.56
	Suite with 3 or more bedrooms	\$36,052.56
	Bedroom that is not part of a suite	\$25,751.84
Rooming accommodation	Suite with 1 or 2 bedrooms	\$24,334.98
	Suite with 3 or more bedrooms	\$36,052.56
	Bedroom that is not part of a suite	\$25,751.84

Table 4: Development Charge Rates for material change of use – Non-residential

Non-residential use	Development Charge Rates for Trunk Infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)	Development Charge Rates for stormwater Trunk Infrastructure network (\$ per demand unit of m ² of impervious area)
Places of assembly		
Function facility	\$90.18	\$12.87
Club	\$90.18	\$12.87
Community use	\$90.18	\$12.87
Funeral parlour	\$90.18	\$12.87
Place of worship	\$90.18	\$12.87
Commercial (bulk goods)		
Agricultural supplies store	\$180.24	\$12.87
Bulk landscape supplies	\$180.24	\$12.87
Garden centre	\$180.24	\$12.87
Hardware and trade supplies	\$180.24	\$12.87
Outdoor sales	\$180.24	\$12.87
Showroom	\$180.24	\$12.87
Commercial (retail)		
Adult store	\$231.78	\$12.87
Food and drink outlet	\$231.78	\$12.87
Service industry	\$231.78	\$12.87
Service station	\$231.78	\$12.87
Shop	\$231.78	\$12.87
Shopping centre	\$231.78	\$12.87
Commercial (office)		
Office	\$180.24	\$12.87
Sales office	\$180.24	\$12.87
Educational facility		
Childcare centre	\$180.24	\$12.87
Community care centre	\$180.24	\$12.87

Non-residential use	Development Charge Rates for Trunk Infrastructure networks other than stormwater (\$ per demand unit of m² of GFA)	Development Charge Rates for stormwater Trunk Infrastructure network (\$ per demand unit of m² of impervious area)
Educational establishment	\$180.24	\$12.87
Entertainment		
Hotel (non-residential component)	\$257.47	\$12.87
Nightclub entertainment facility	\$257.47	\$12.87
Theatre	\$257.47	\$12.87
Resort complex	\$257.47	\$12.87
Indoor sport and recreational facility		
Indoor sport and recreation facility	\$257.47	\$12.87
	\$25.68 for court areas	\$12.87
Industry		
Low impact industry	\$64.32	\$12.87
Research and technology industry	\$64.32	\$12.87
Warehouse	\$64.32	\$12.87
Essential services		
Emergency services	\$180.24	\$12.87
Health care services	\$180.24	\$12.87
Residential care facility	\$180.24	\$12.87
Veterinary services	\$180.24	\$12.87
Minor uses		
Uses in the minor uses charge category	The Development Charge Rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.	
Other uses		
Uses in the other uses charge category	The Development Charge Rate is that which is applicable to the charge category that the MEDQ decides should apply for the use having regard to the use and the demand placed upon the Trunk Infrastructure networks by the use.	

2.3 Calculating a Development Charge Rate

The Development Charge Rate for each use type is equal to the sum of the indexed Base Development Charge Rates for the use type. Base Development Charge Rates are indexed in accordance with section 4.

2.4 Calculating the Development Charge

The Development Charge payable will be calculated by:

- i. multiplying the proposed development demand for each relevant use type by the Development Charge Rate in accordance with section 2.3; and then
- ii. subtracting from it the applicable credit calculated in accordance with section 2.5, as follows:

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

Where:

DC = the Development Charge, which cannot be less than zero.

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

DCR = the applicable Development Charge Rate.

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

2.5 Credits for Development Charges

A Credit may be applied to the calculation of a Development Charge.

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

- i. the Development Charge for each existing lot, calculated using Table 2
- ii. if the premises are subject to an Existing Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Existing Lawful Use calculated using Table 3, or
- iii. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Previous Lawful Use calculated using Table 3.

However, a Credit is not available where:

- i. the Existing Lawful Use or Previous Lawful Use commenced since the declaration of the PDA as accepted development, and charges were not levied
- ii. the Existing Lawful Use or Previous Lawful Use was an interim use approved by the MEDQ and charges were not levied.

An applicant seeking a credit must provide evidence of the Existing Lawful Use, Previous Lawful Use, creation of the lot or payment of charges for accepted development or an interim use.

The sum of the Credits for the Development Charges cannot exceed the sum of the Development charges for the approved development.

2.6 Development Exemption from Development Charges

Development Charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- i. education or a community use where located on state school land
- ii. emergency services
- iii. health care services, and
- iv. social housing.

2.7 Deferred Development Charges

On application, the MEDQ may defer Development Charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

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

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

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

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be prepared⁸ to defer the payment of Development Charges.

If an infrastructure agreement is proposed, it may include clauses which stipulate that the levied Development Charges will become due and payable if:

- i. the development or organisation no longer provides a public benefit
- ii. the development ceases being used by the not-for-profit or charitable organisation, or
- iii. the property is transferred or otherwise disposed of.

2.8 Payment of Development Charges

A Development Charge is payable at the following times:

- i. If the charge applies for development that is reconfiguring a lot, when the MEDQ approves a plan of subdivision under section 104 of the ED Act.
- ii. If the charge applies for development that is a material change of use, prior to the earlier of when:
 - a. the MEDQ approves a building format plan
 - b. when the change of use happens, or
 - c. when the certificate of classification or final inspection certificate is issued for a building or structure.

⁸ The requirements set out in section 6.2 are not intended to be an exclusive list of requirements. The MEDQ retains ultimate discretion as to the terms and execution of any infrastructure agreement.

3 Offsets and Refunds

3.1 Application of an Offset

This section applies where an applicant:

- i. is required to provide a Trunk Infrastructure land or works contribution, or implementation works contribution in accordance with conditions of a PDA development approval issued under the ED Act 19, and
- ii. requests the value of that Trunk Infrastructure land or works or implementation works contribution to be offset against Development Charges (a Trunk Infrastructure offset).

An applicant may request the following types of offset claim:

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

3.2 Infrastructure Works Contribution – Cost Estimate

The value of a planned Trunk Infrastructure works contribution is established in Section 5.1. An offset claim for a works contribution may include the following:

- i. the construction cost for the works
- ii. construction on-costs for the work which do not exceed a total of 13 per cent of the construction cost for the following:
 - a. detailed design for the work, including but not limited to Registered Professional Engineer of Queensland (RPEQ) certification, survey, geotechnical, architectural, environmental and landscape design
 - b. project management fees, including but not limited to procurement and contract administration, and
 - c. portable long service leave payment for a construction contract for the work.
- iii. 2% of the total value of the construction works at the Final Offset assessment stage, which will be invoiced by MEDQ to recover MEDQ's infrastructure planning costs for the PDA. The applicant is entitled to claim an offset of that 2% against the Final Offset project owner's costs
- iv. For a Provisional offset, the identified contingency percentage for the relevant infrastructure item within Section 4.1

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

- i. master planning of the work
- ii. carrying out temporary or sacrificial infrastructure works unless it is an agreed part of the works contribution
- iii. carrying out other infrastructure works which is not part of the agreed works contribution
- iv. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the works
- v. additional costs for the Trunk Infrastructure that have not been previously agreed with MEDQ
- vi. part of the works contribution provided by another party
- vii. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work
- viii. a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work
- ix. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- x. a cost of carrying out Non-Trunk infrastructure works which is only made necessary by the development and does not contribute to the function of the Trunk Infrastructure item
- xi. a cost of carrying out Trunk Infrastructure works which relates to another infrastructure network
- xii. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant

⁹ See section 94 of the ED Act.

- xiii. a cost of carrying out infrastructure works in excess of the standard of service for the network of development infrastructure in the infrastructure plan, and
- xiv. a cost of maintaining an infrastructure asset where required by a condition of approval.

3.3 Infrastructure Land Contribution – Cost Estimate

To determine the value of a Land Contribution, the MEDQ will attribute the Valuer-General's annual valuations (rate per sqm basis) (in accordance with the *Land Valuation Act 2010*), which is current at the time the offset is to be granted.

The Valuer General's annual land valuations will be used in circumstances where the lot affected by the Land Contribution requirement is vacant or under redevelopment. If the identified site has improvements on the land and the improvements are unlikely to be adversely affected by the infrastructure project, a market valuation will be undertaken for the site, which may result in a different rate compared to the Valuer General's annual valuation.

3.4 Provisional Offset Claim

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

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

A provisional offset claim is required where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in Section 4.1.

In assessing the provisional offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against development charges
- ii. for a works contribution, determine the provisional works offset value at the lesser of either:
 - a. the schedule cost (or its proportion) in the schedule of works in section 4, or
 - b. on the basis of the applicant's' cost of works contribution pursuant to section 3.2.
- iii. for a land contribution, determine the provisional land offset value to be offset against Development Charges with reference to the process outlined in section 3.3 based on the area of land to be contributed.
- iv. for implementation works, determine the provisional offset value as the applicant's costs detailed in an Implementation Plan.

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

- i. whether a provisional offset will be given for the contribution
- ii. if a provisional offset is to be given:
 - a. the provisional works offset value
 - b. the provisional land offset value, or
 - c. the provisional implementation works offset value under an Implementation Plan.

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

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

3.5 Final Offset Claim

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

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

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

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against development charges
- ii. determine the final offset value which will be equal to the lesser of:
 - a. an approved provisional offset claim; or
 - b. the value listed in the schedule of works in section 4 where no Provisional Offset was given; or
 - c. for an infrastructure works contribution, the certified actual costs;
 - d. for a Land Contribution, the actual land offset value determined by the MEDQ at the time of the application for a final offset, on the basis of the amount of land actually contributed in accordance with the PDA development approval
 - e. the balance of any relevant development charges which are payable and the time that this payment must be made, and
 - f. the amount of any unused offset.

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

- i. whether a final offset will be given for the contribution
- ii. if a final offset is to be given:
 - a. the infrastructure works offset value,
 - b. the infrastructure land offset value, or
- iii. Where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

3.6 Trunk Infrastructure Refunds

A refund (Trunk Infrastructure refund) may apply where a notice has been issued by the MEDQ stating the amount of an unused offset in accordance with section 3.8 and the stated amount (or part thereof) remains unused.

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

- i. that the Trunk Infrastructure contribution has been lawfully completed
- ii. that the applicant seeks a refund of the unused Trunk Infrastructure offset, and
- iii. the value of the unused Trunk Infrastructure offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for a refund.

The applicant must comply with any request for further information from the MEDQ.

3.7 Entitlement to a Refund

Where the Offset Value exceeds the value of Development Charges the applicant may be entitled to a refund (Infrastructure Refund). A refund may apply where a Final Infrastructure Offset has been accepted by the MEDQ and an amount of the offset remains unused (Unused Infrastructure Offset).

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

- i. the refund is not to exceed the value of the Unused Infrastructure Offset
- ii. the refund will only be made available when sufficient Development Charges have been collected by the MEDQ for the infrastructure item which is the subject of the Infrastructure Refund, and
- iii. the Trunk Infrastructure refund may be made over a series of payments.

3.8 Determining a Request for a Refund

The MEDQ shall decide within 30 business days of receiving a properly made application for an Trunk Infrastructure refund or upon receiving the further information requested under section 3.6 and shall issue a notice advising the applicant:

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

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4 Indexation

Base Development Charge Rates, Development Charges, Trunk Infrastructure Estimated Costs and Unused Infrastructure Offsets will be subject to indexation. Indexation occurs on 1 July each year. Indexation is to be calculated in accordance with the indexation rates. Values should be indexed from the base rate for every period up to the current FY.

The 3-yearly PPI average variance from March of the current calendar year to March of the previous calendar year will be used as the indexation rate. The 3-yearly PPI average has the meaning given to it by the Planning Act 2016. A PPI calculation spreadsheet is available on the Queensland Government's planning website.

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5 Trunk Infrastructure Plans

5.1 Schedules of Works

The schedule of works¹⁰ outlines future Trunk land and works which are required to service the projected development within the PDA.

Table 7: Schedule of future Trunk Infrastructure works - Transport

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
I02	Map 1	Intersection	Pedestrian Crossings	2026	\$926,954
I03	Map 1	Intersection	Pedestrian and Cyclist Crossings	2036+	\$349,207
I06	Map 1	Intersection	Signalised Intersection	2026+	\$804,691
I08	Map 1	Intersection	Cyclist Crossing	2031+	\$369,862
I09	Map 1	Intersection	Active Transport Improvement	2031	\$788,195
I10	Map 1	Intersection	Signals Upgrade	2031	\$630,101
I11	Map 1	Intersection	Active Transport Improvement	2031	\$48,474
I13	Map 1	Intersection	Access Reconfiguration	2031	\$9,501
I14	Map 1	Intersection	Cyclist Crossing and Bus Jump	2031	\$1,114,015
I15	Map 1	Intersection	Cyclist Crossing	2031+	\$683,267
I20	Map 1	Intersection	Mid Block Crossing	2031+	\$526,824
I21	Map 1	Intersection	Remove Left Slip Lane	2031+	\$810,480
I22	Map 1	Intersection	Upgrade Intersection	2031+	\$601,191
I23	Map 1	Intersection	Access Reconfiguration	2031	\$123,916
I24	Map 1	Intersection	Cyclist Crossing	2031+	\$362,426
I25	Map 1	Intersection	Cyclist Crossing	2031+	\$362,977
I26	Map 1	Intersection	Cyclist Crossing	2036+	\$362,977
I28	Map 1	Intersection	Cyclist Crossing	2036+	\$458,816
RD03a	Map 1	Road	Shared zone with Active Transport Improvement	2031	\$1,467,841
RD03b	Map 1	Road	Shared zone with Active Transport Improvement	2031	\$980,099
RD04	Map 1	Road	Road widening	2031+	\$1,603,293
AT04	Map 2	Active Transport	Shared Footpath	2031+	\$1,264,339
AT06a ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2041+	\$1,255,334
AT06b ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2041+	\$6,175,129
AT06c ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2041+	\$3,127,973
AT06d ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2041+	\$4,915,131
AT07a ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2041+	\$1,930,461
AT07b ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$1,255,122
AT07c ²	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$1,888,713

¹⁰ The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to service the PDA is reviewed and/or becomes available.

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
AT10²	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$4,505,930
AT11	Map 2	Active Transport	One-way on-road cycle lane	2036+	\$23,413,131
AT13²	Map 2	Active Transport	One-way on-road cycle lanes	2036+	\$2,807,152
AT14	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$1,163,189
AT15a	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$2,820,947
AT15b	Map 2	Active Transport	Two-way cycle track and wide footpath	2031	\$2,589,231
AT19	Map 2	Active Transport	Two-way cycle track	2036+	\$935,465
AT20	Map 2	Active Transport	Cycle Street	2036+	\$147,719
AT21³	Map 2	Active Transport	Streetscape Improvement	2041+	\$613,636
AT22³	Map 2	Active Transport	Streetscape Improvement	2031	\$2,246,102
PT03	Map 3	Public Transport	Type 1B Upgrade	2026	\$963,391
PT04	Map 3	Public Transport	Type 1B New/Upgrade	2026	\$973,010
PT05	Map 3	Public Transport	Type 1B Upgrade	2032	\$477,406

Notes:

- 1 The estimated cost represents the total works cost which is the sum of the following: construction cost, construction on-costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
- 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.
- 2 Total Estimated Cost includes the cost of Active Transport Improvement, including sub-tropical boulevard delivery.
- 3 Total Estimated Cost includes the cost of Streetscape Improvement only.

Table 8: Schedule of future Trunk infrastructure works - Parks and open spaces

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
OPC-O1²	Map 4	Recreation (Urban)	Central Park	2026-2036	\$16,930,439
OPC-O2	Map 4	Recreation (Urban)	Woolloongabba Place Park (Existing)	2031	\$2,461,199
OPC-O4	Map 4	Recreation (Natural)	Jurgens Street, between Stanley Street and Trafalgar Street (Existing)	2041+	\$1,498,669
OPC-O7	Map 4	Recreation (Urban)	Balaclava Street	2041+	\$1,152,214
OPC-O8	Map 4	Recreation (Natural)	Watt Park (Existing)	2026+	\$1,714,979

Notes:

- 1 The estimated cost represents the total works cost which is the sum of the following: construction cost, construction on-costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
- 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.
- 2 The location of Central Park is indicative and will be finalised once the precinct 1 context plan/master plan is approved.

Table 9: Schedule of future Trunk Infrastructure works – Community Facilities

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
OPC-CF-O1 ³	Map 4	Community service/leisure	Community service/group space (Principal)	2026+	\$9,369,000

Notes:

- 1 The estimated cost represents the total works cost, which is the sum of the following: construction cost, construction on-costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
 - 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.
- 2 With the projected increase in population within the Woolloongabba PDA and surrounding areas, it is anticipated that there will be demand for a new State primary school. The Department of Education (DoE) will commence investigations for the identification of a suitable site and or alternative solution to facilitate a new State primary school within the Woolloongabba PDA.
- 3 The location of Community service/leisure is indicative and will be finalised once the precinct 1 context plan/master plan is approved.

Table 10: Schedule of future Trunk Infrastructure works – Stormwater

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
STW-01-F	Map 5	RCP	Trench	2036	\$869,059
STW-02	Map 5	RCBC	Trench	2031	\$968,655
STW-03	Map 5	RCBC	Trench	2031	\$2,685,716
STW-04	Map 5	RCBC	Trench	2031	\$1,691,386
STW-05	Map 5	RCP	Trench	2036	\$1,026,364
STW-06	Map 5	RCP	Trench	2036	\$2,464,653
STW-08	Map 5	RCP	Trench	2066	\$2,413,607
STW-09	Map 5	RCP	Trench	2036	\$874,801
STW-10	Map 5	RCBC	Trench	2031	\$669,436
STW-11	Map 5	RCBC	Trench	2031	\$1,972,192
STW-12	Map 5	RCBC	Trench	2031	\$1,461,217
STW-13	Map 5	RCBC	Trench	2031	\$812,141
STW-14	Map 5	RCBC	Trench	2031	\$720,073
STW-15	Map 5	RCBC	Trench	2031	\$2,473,960
STW-16	Map 5	RCP	Trench	2036	\$637,617
STW-17-F	Map 5	RCP	Trench	2036	\$5,921,855
STW-18-F	Map 5	RCP	Trench	2036	\$4,863,513
STW-19	Map 5	RCP	Trench	2036	\$1,918,179
STW-20	Map 5	RCBC	Trench	2031	\$1,221,869
STW-21	Map 5	RCBC	Trench	2031	\$1,294,012
STW-22	Map 5	RCBC	Trench	2031	\$1,189,806
STW-23	Map 5	RCBC	Trench	2031	\$2,440,281
STW-24	Map 5	RCBC	Trench	2031	\$2,320,043
STW-25	Map 5	RCBC	Trench	2031	\$703,662
STW-26	Map 5	RCP	Trench	2031	\$500,321
STW-27	Map 5	RCP	Trench	2031	\$1,162,362
STW-28	Map 5	RCP	Trench	2031	\$1,577,929
STW-29	Map 5	RCP	Trench	2031	\$929,125
STW-30	Map 5	RCP	Trench	2031	\$762,531
STW-31	Map 5	RCP	Trench	2066	\$2,298,396
STW-32	Map 5	RCP	Trench	2066	\$1,234,112

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
STW-33	Map 5	RCP	Trench	2066	\$3,290,461
STW-34	Map 5	RCP	Trench	2066	\$3,735,179
STW-35	Map 5	RCP	Trench	2066	\$1,325,336
STW-36	Map 5	RCP	Trench	2046	\$2,352,160
STW-37	Map 5	RCP	Trench	2046	\$761,799
STW-38	Map 5	RCP	Trench	2046	\$3,051,467
STW-39	Map 5	RCP	Trench	2046	\$1,795,721
STW-40	Map 5	RCP	Trench	2046	\$11,461,955
STW-41	Map 5	RCP	Trench	2041	\$1,376,522
STW-42	Map 5	RCP	Trench	2041	\$1,711,441
STW-43	Map 5	RCP	Trench	2041	\$1,094,233
STW-44	Map 5	RCP	Trench	2041	\$640,948
STW-45	Map 5	RCP	Trench	2041	\$484,332
STW-46	Map 5	RCP	Trench	2041	\$755,068
STW-47	Map 5	RCP	Trench	2041	\$2,964,305
STW-48	Map 5	RCP	Trench	2041	\$4,290,746
STW-49	Map 5	RCP	Trench	2041	\$1,219,704
STW-50	Map 5	RCP	Trench	2041	\$1,425,456

Notes:

- The estimated cost represents the total works cost which is the sum of the following: construction cost, construction on-costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
- 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.

Table 11 - Schedule of future Trunk Infrastructure works – Water

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
WAT-45	Map 6	Water Main	MSCL	2036	\$27,209,621
WAT-46	Map 6	Water Reservoir		2051	\$15,795,000

Notes:

- The estimated cost represents the total works cost which is the sum of the following: construction cost, construction on-costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
- 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.

Table 12: Schedule of future Trunk Infrastructure works – Sewer

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
SEW-01	Map 7	Gravity Main	Trench	2026	\$1,073,952
SEW-02	Map 7	Gravity Main	Trench	2026	\$1,609,030
SEW-03	Map 7	Gravity Main	Trench	2026	\$367,333
SEW-04	Map 7	Gravity Main	Trench	2026	\$1,409,275
SEW-05	Map 7	Gravity Main	Trench	2026	\$619,992
SEW-06	Map 7	Gravity Main	Trench	2031	\$1,474,559
SEW-07	Map 7	Gravity Main	Trench	2036	\$312,084
SEW-08	Map 7	Gravity Main	Trench	2036	\$779,585
SEW-09	Map 7	Gravity Main	Trench	2036	\$928,661

DCOP ID	Map ref	Infrastructure type	Infrastructure description	Estimated timing	Estimated cost ¹
SEW-10	Map 7	Gravity Main	Trench	2036	\$205,980
SEW-11	Map 7	Gravity Main	Trench	2041	\$452,052
SEW-12	Map 7	Gravity Main	Trench	2041	\$1,143,432
SEW-13	Map 7	Gravity Main	Trench	2041	\$3,238,231
SEW-14	Map 7	Gravity Main	Trench	2046	\$733,451
SEW-15	Map 7	Gravity Main	Trench	2046	\$318,421
SEW-16	Map 7	Gravity Main	Trench	2046	\$161,394
SEW-17	Map 7	Gravity Main	Trench	2051	\$437,701
SEW-18	Map 7	Gravity Main	Trench	2056	\$701,931
SEW-19	Map 7	Gravity Main	Trench	2056	\$968,754
SEW-20	Map 7	Gravity Main	Trench	2056	\$1,236,945
SEW-21	Map 7	Gravity Main	Trench	2066	\$899,474
SEW-22	Map 7	Gravity Main	Trench	2066	\$501,190
SEW-23	Map 7	Gravity Main	Trench	2066	\$902,931
SEW-24	Map 7	Gravity Main	Tunnel	2066	\$1,618,652
SEW-25	Map 7	Gravity Main	Trench	2066	\$1,410,147
SEW-26	Map 7	Gravity Main	Trench	2066	\$3,277,589
SEW-27	Map 7	Gravity Main	Trench/Tunnel	2036	\$2,539,605
SEW-28	Map 7	Gravity Main	Trench	2041	\$1,093,766
SEW-201	Map 8	Gravity Main	Trench/Tunnel	2036	\$9,767,847
SEW-202	Map 8	Gravity Main	Trench	2036	\$3,541,075
SEW-203	Map 8	SP011 Upgrade		2036	\$28,350,000
SEW-204	Map 8	Wet Weather Treatment		2032	\$31,893,750

Notes:

- 1 The estimated cost represents the total works cost which is the sum of the following: construction cost, construction on costs and construction contingency. This is expressed in current cost terms as at the base date (FY 2024/25).
- 2% of the 15% Project Management & Design Cost is allocated to MEDQ strategic infrastructure planning costs.

5.2 Trunk Infrastructure Maps

Map 1: Transport (Roads and Intersections) – Trunk Infrastructure

Woolloongabba Priority Development Area DCOP Road Infrastructure

LEGEND

Woolloongabba PDA Boundary

DCOP Intersection Scheme

Intersection Upgrade

DCOP and PDA Associated Road Scheme

Local widening for turn lane extension

On road cycle lane (protected) - remove lane/parking

Shared zone

Two-way cycle track (protected) - remove lane/parking

Cycle Street (outside PDA, included in DCOP)

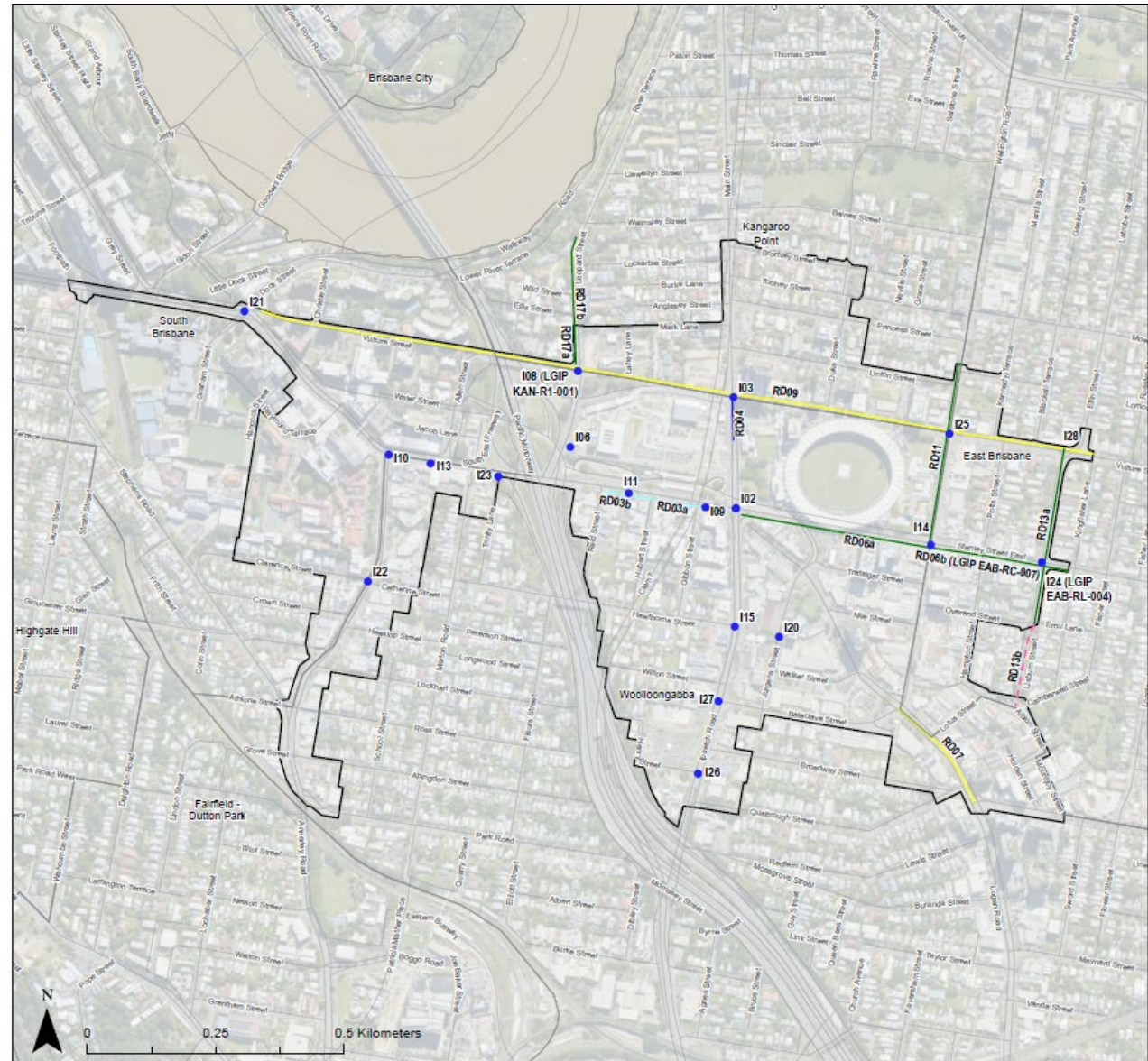
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Data Sources:
QLD Government 2023, Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METU/NASA, USGS

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Note- Road Elements (RD06a, RD06b, RD07b, RD09a, RD11a, RD17a, RD17b, and RD013b) shown on the map and impacting road cross sections to support AT network were costed as part of AT elements (AT10, AT13, AT15b, AT07, AT11, and AT20).

Map 2: Transport (Active Transport) – Trunk Infrastructure

Woolloongabba Priority Development Area DCOP Active Transport Infrastructure

LEGEND

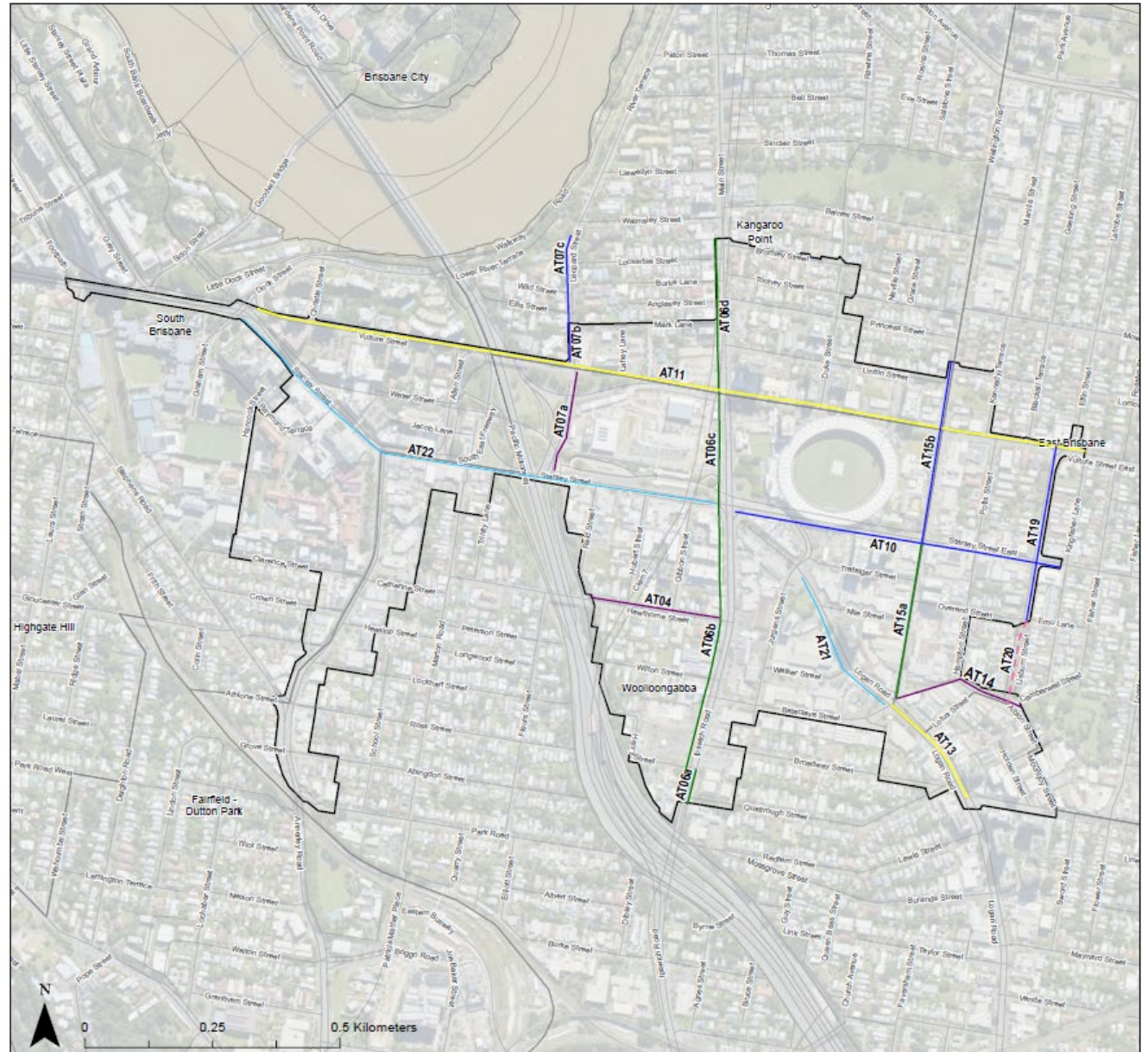
-  Woolloongabba PDA Boundary
- DCOP Scheme**
-  Shared Path
-  Two-way cycle track (protected) - remove lane/parking
-  Two-way cycle track (protected) - on verge
-  On road cycle lane (protected) - remove lane/parking
-  Cycle Street (Outside PDA, included in DCOP)
-  Streetscape works
- ATM** DCOP ID Label

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Data Sources:
QLD Government 2023

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Map 3: Public Transport – Trunk Infrastructure

Woolloongabba Priority Development Area

DCOP Public Transport

LEGEND

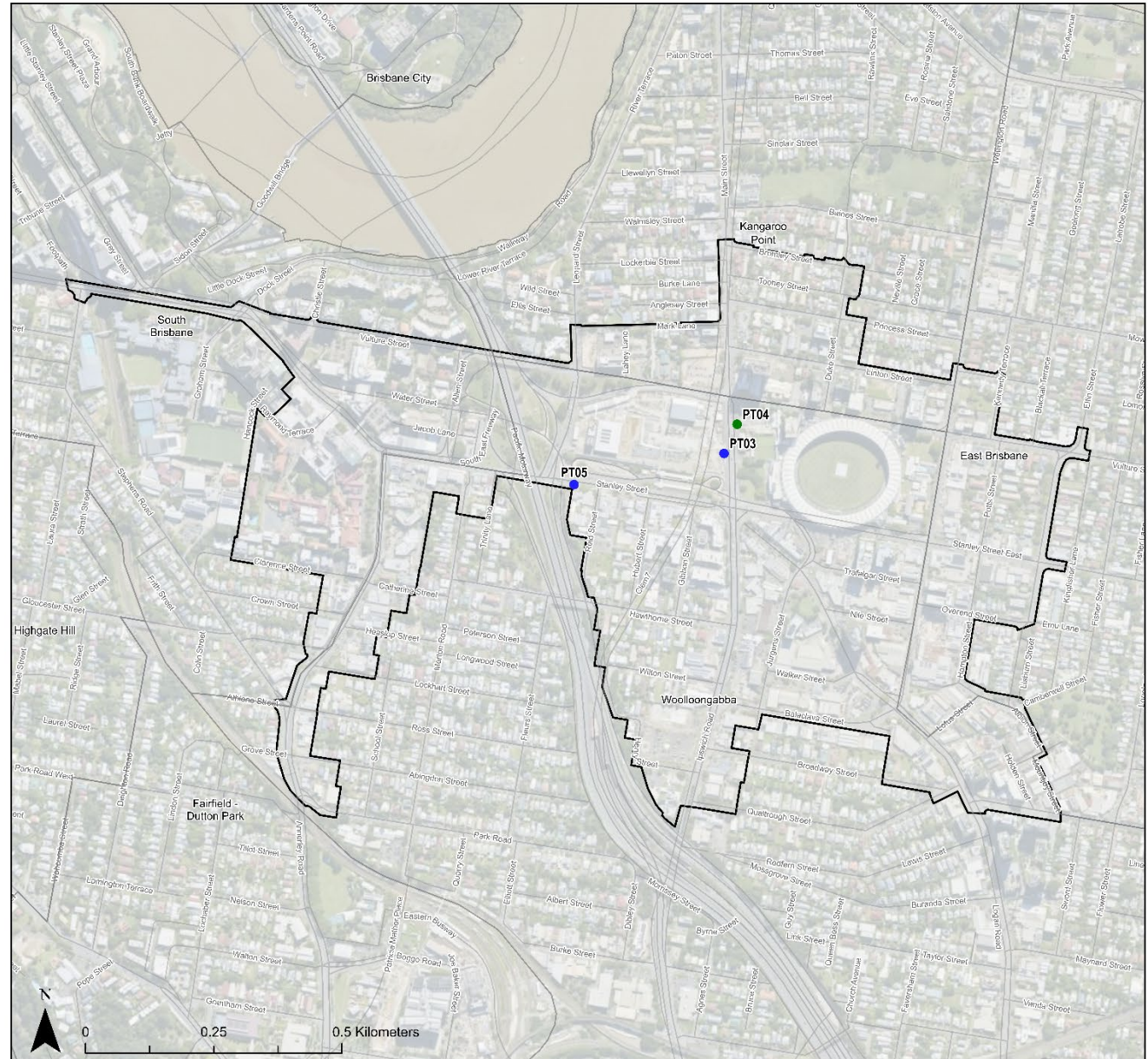
-  Woolloongabba PDA Boundary
-  Upgraded Bus Stop
-  New Bus Stop
- PT03** DCOP ID Label

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Map 4: Parks and Community Facilities – Trunk Infrastructure

Woolloongabba Priority Development Area DCOP Social Infrastructure

LEGEND

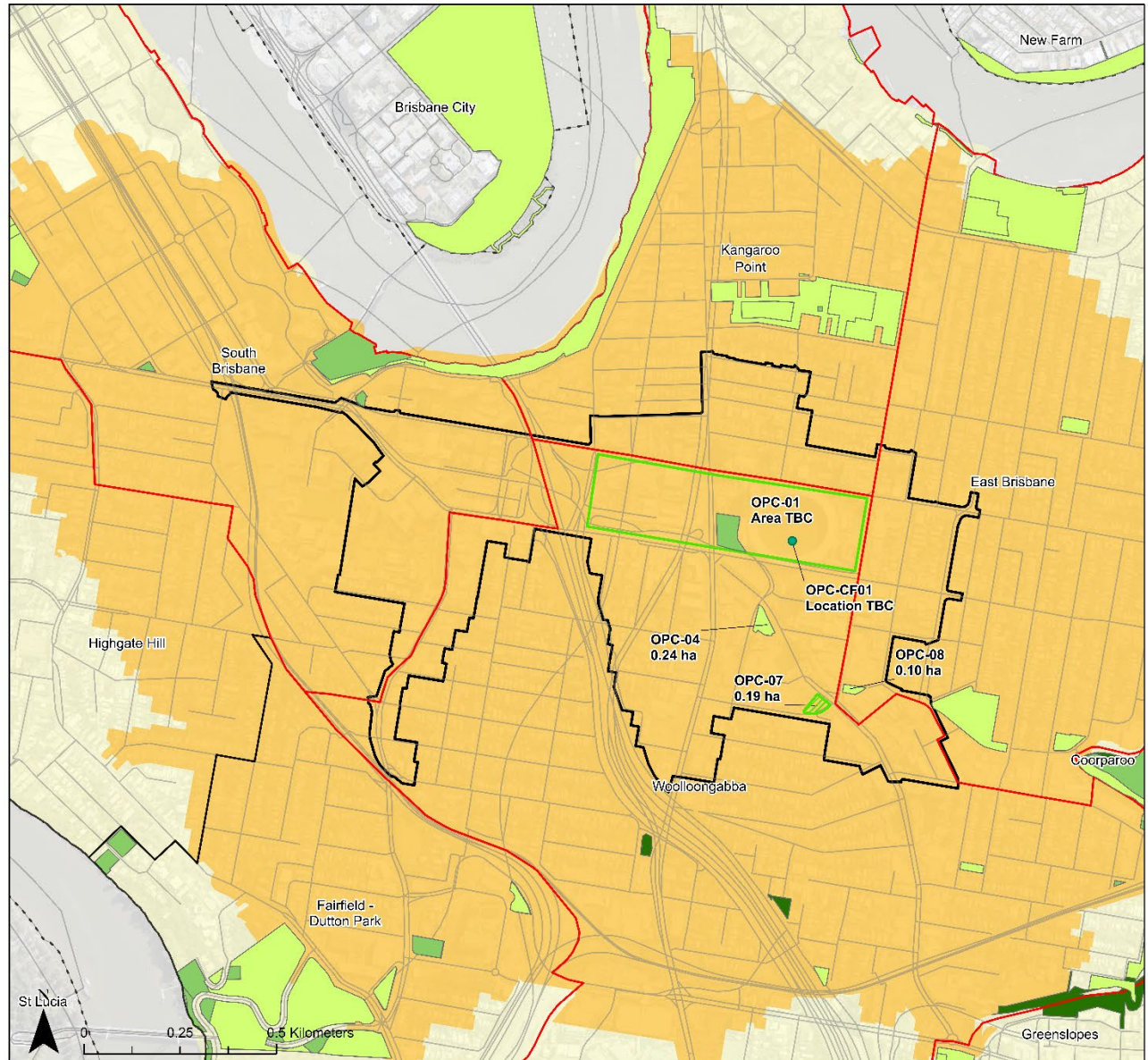
- Woolloongabba PDA Boundary
- DCOP Trunk Open Space
- DCOP Trunk Community Facility
- Park (Trunk)
- Park (Non-Trunk)
- Park (Unclassified)
- Transport Network
- 750m Service Area (Walking, Riding Only)
- 3000m Service Area (All Transport Modes)
- SA2 Boundary
- Local Catchment
- District (Primary) Catchment
- District (Secondary) Catchment
- DCOP ID Label

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Data Sources:
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Map 5: Stormwater – Trunk Infrastructure Woolloongabba Priority Development Area DCOP Stormwater Infrastructure

LEGEND

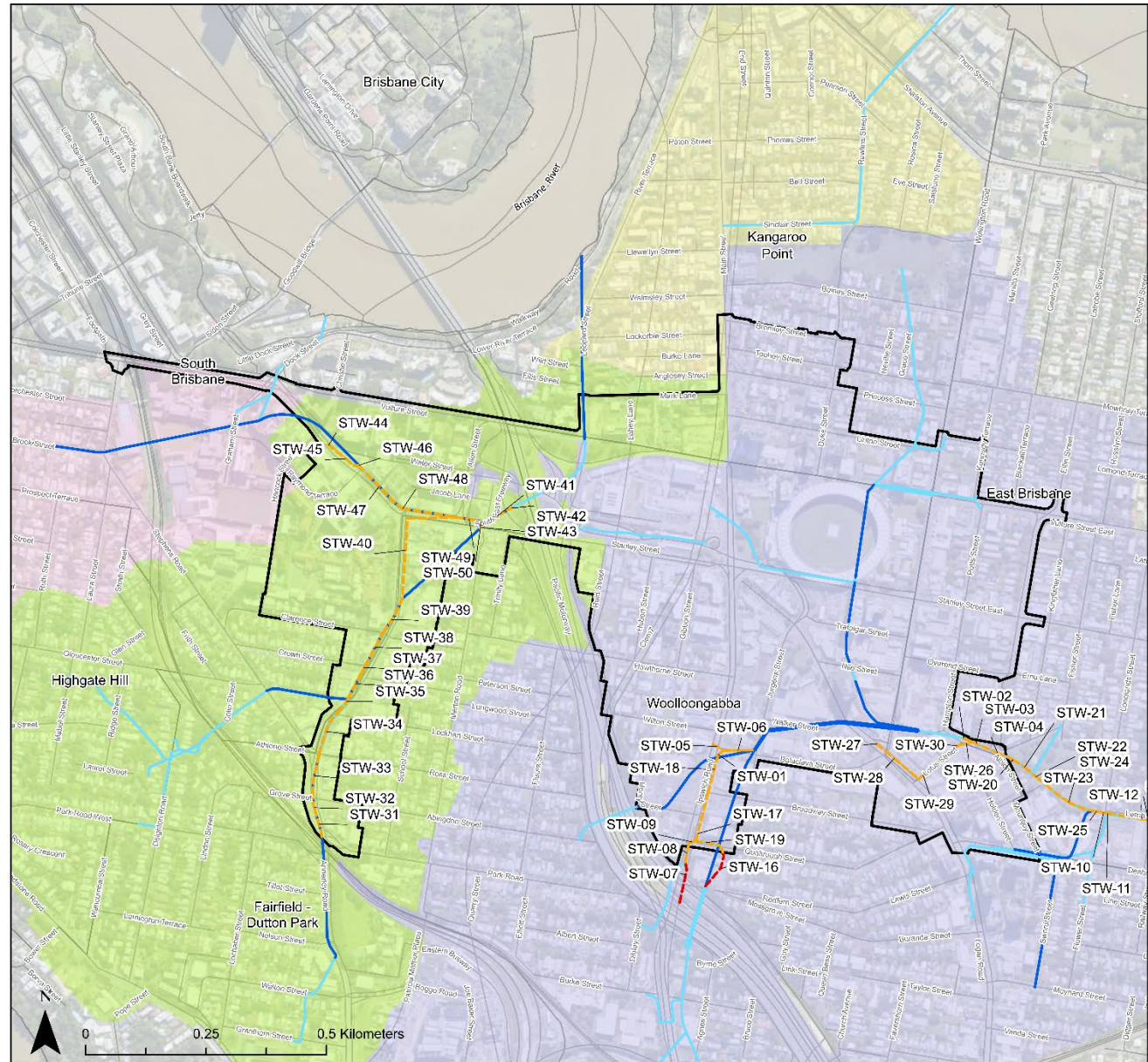
- Woolloongabba PDA Boundary
- Transport Network
- DCOP Trunk Stormwater
- Brisbane City Council future LTIP
- Existing Historic Brick Pipe or Arch
- Existing Trunk Stormwater (Diameter ≥ 900 mm)
- Major Discharge Points (Subcatchments)**
- Dry Dock
- Shafston College
- Cliffs Park
- Kingfisher Creek
- STW-44 DCOP ID Label

DOCUMENT CONTROL
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Map 6: Water – Trunk Infrastructure
Woolloongabba Priority Development
Area
DCOP Water Infrastructure

LEGEND

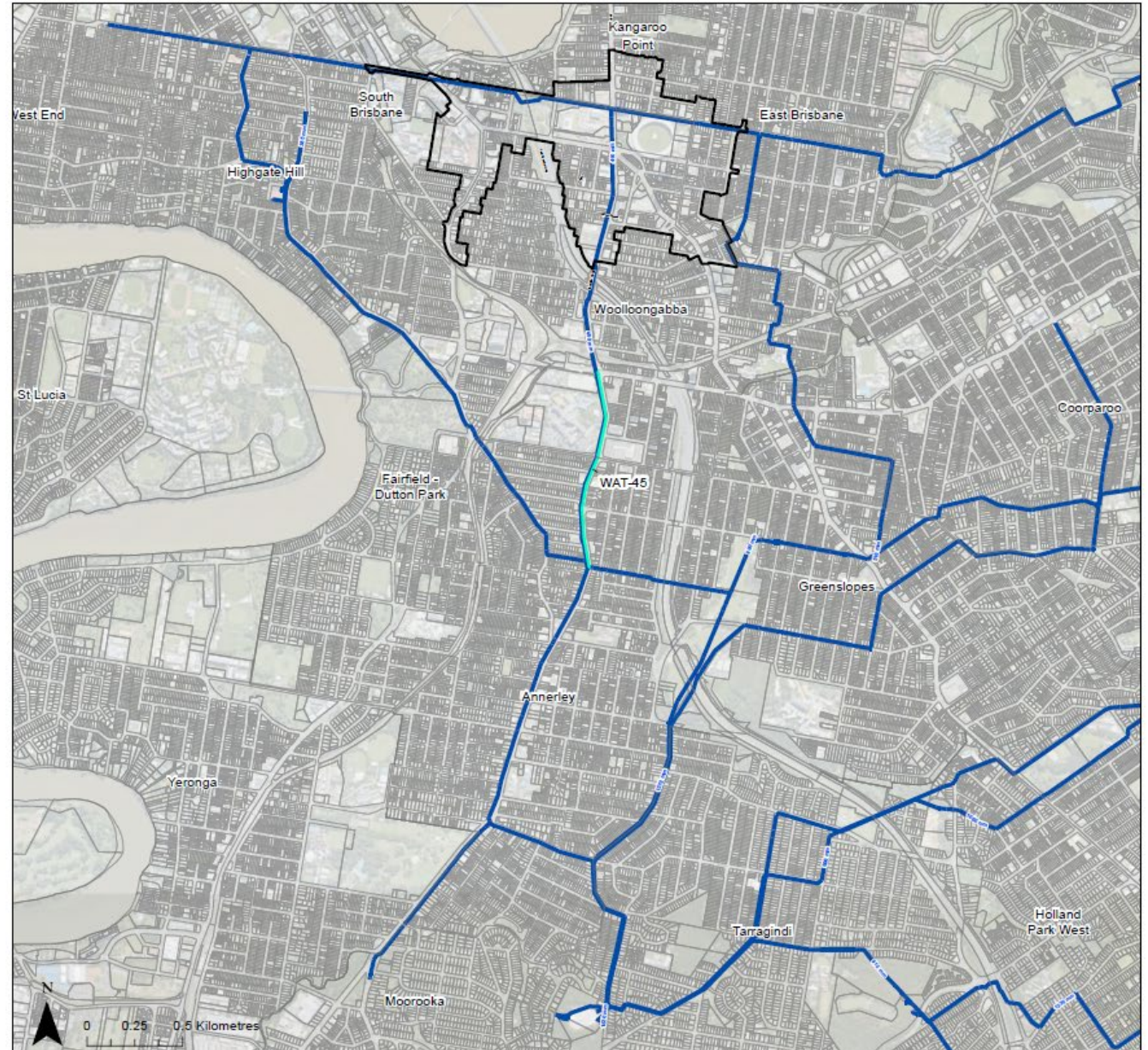
-  Woolloongabba PDA Boundary
-  Existing Trunk Water Main
-  DCOP Trunk Water Main
- WAT-45 DCOP ID Label

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Map 7: Sewer – Trunk Infrastructure Woolloongabba Priority Development Area DCOP Sewer Infrastructure

LEGEND

- Woolloongabba PDA Boundary
- Existing Trunk Sewer Main
- DCOP Trunk Sewer Main
- SEW-01 DCOP ID Label

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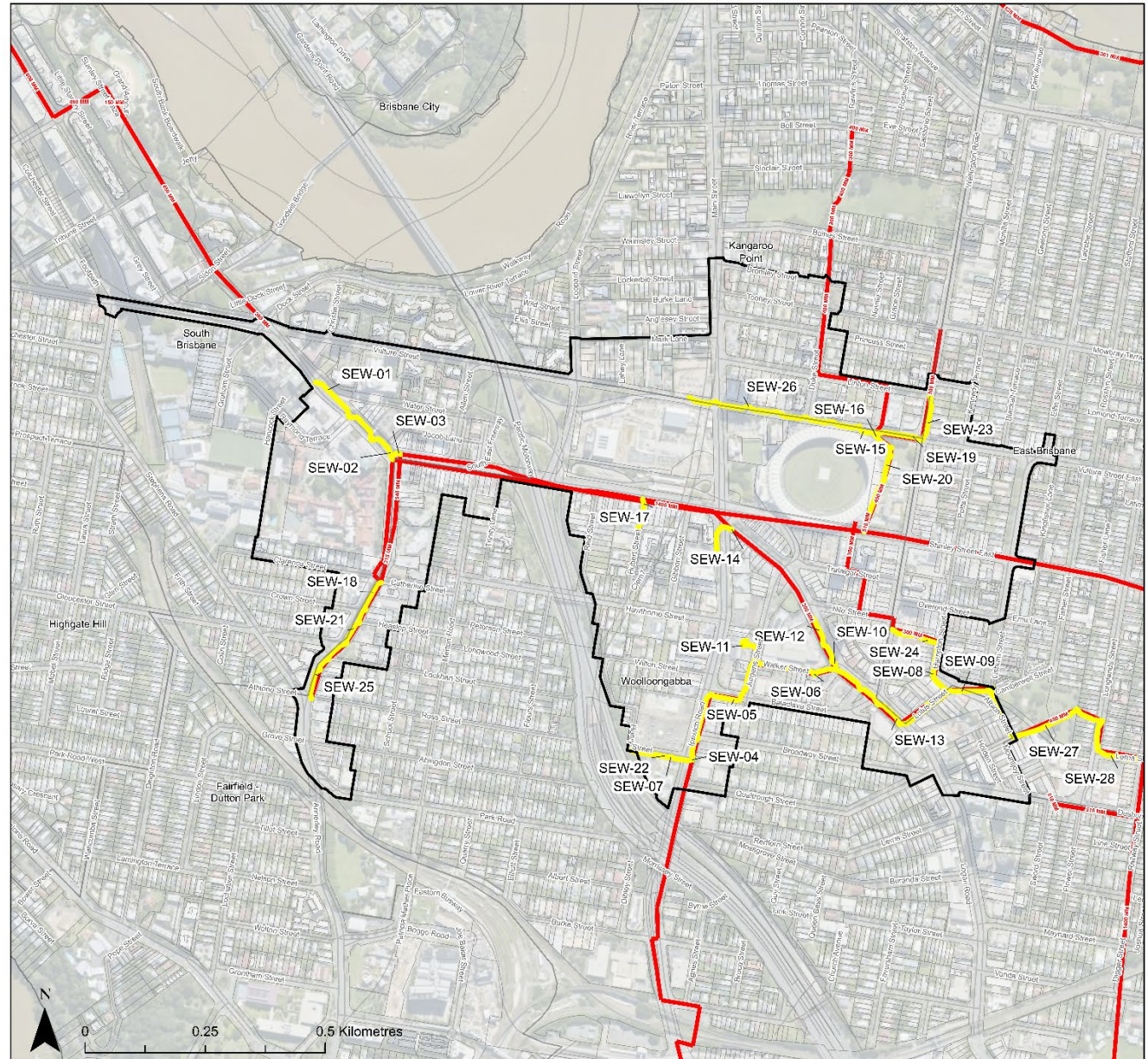
Data Sources:
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Government



Map 8: Sewer – Trunk Infrastructure **Woolloongabba Priority Development** **Area** **DCOP Sewer Infrastructure**

LEGEND

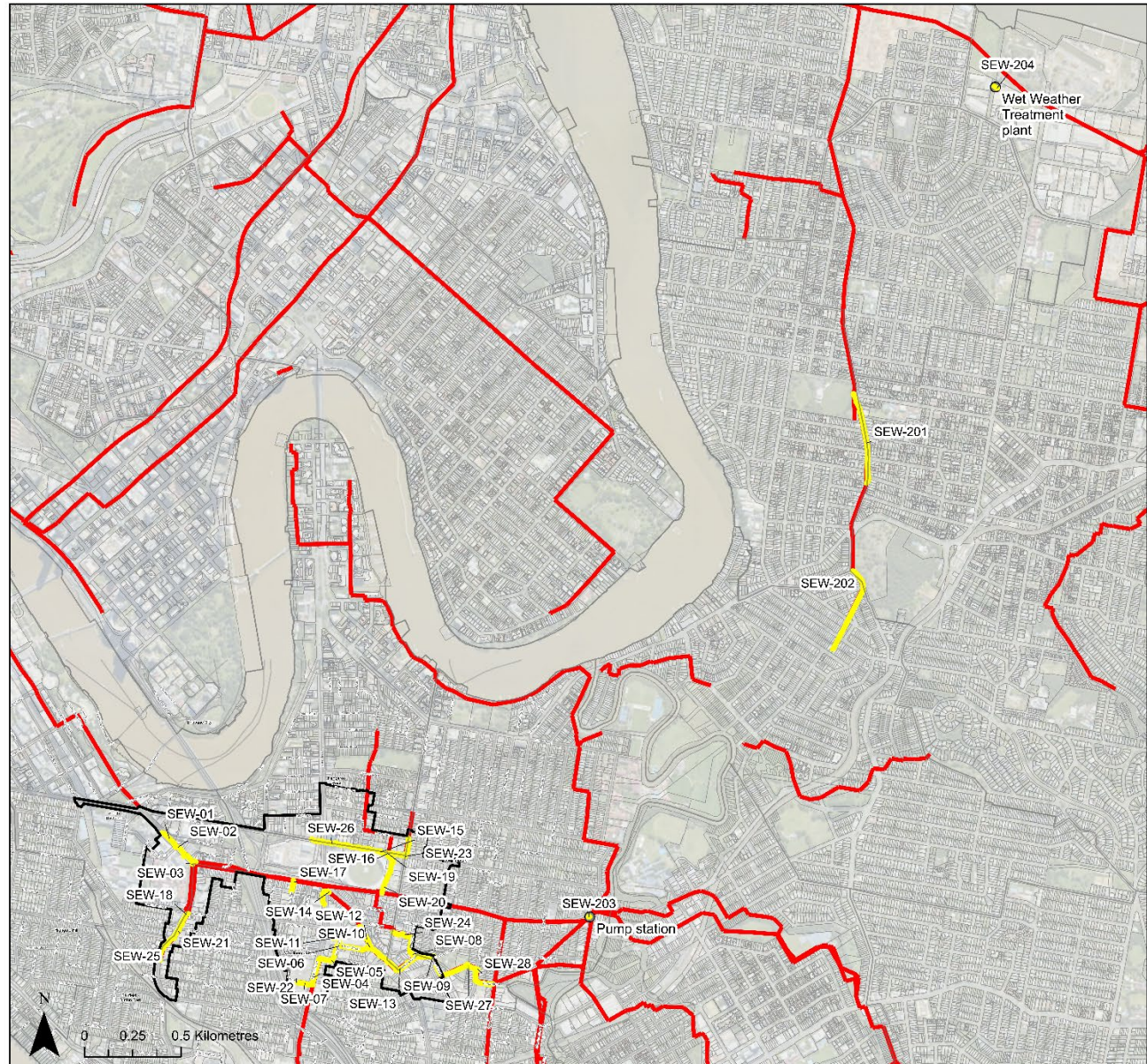
-  Woolloongabba PDA Boundary
-  Existing Trunk Sewer Main
-  DCOP Trunk Sewer Main
- SEW-01 DCOP ID Label

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Data Sources:
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6 Definitions

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

- i. Table 13 of this DCOP
- ii. if not defined in this DCOP, the ED Act
- iii. if not defined in the ED Act, the Woolloongabba PDA Development Scheme
- iv. if not defined in any of the above documents, the *Planning Act 2016*, or the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*.

Table 13: Defined terms

Column 1 Term	Column 2 Definition
Applicant	An individual or entity who submits a development application to the MEDQ or their delegate, such as EDQ.
Base Development Charge Rate	The rate, for each use type, as outlined in Tables 2 and 3.
Credit	The monetary amount used in the calculation of a Development Charge, which is determined in accordance with section 2.5.
Development Charge	The monetary amount of the charge for development in the PDA or PDA-associated development calculated in accordance with section 2.
ED Act	The <i>Economic Development Act 2012</i> .
EDQ	Economic Development Queensland (EDQ) is the Queensland Government's land use planning and property development agency, operating under the Economic Development Act 2012, and often acts as the delegate of the MEDQ.
Existing Lawful Use	An existing use which is lawful and already taking place on premises.
Final Offset Value	The offset value for a Land Contribution issued by notice from MEDQ to an applicant in accordance with section 3.5.
Infrastructure Contribution	A Land Contribution or Works Contribution.
Infrastructure Offset	An offset for an Infrastructure Contribution referred to in section 3.
Infrastructure Refund	A refund for an Infrastructure Contribution referred to in section 3.6.
Land Contribution	An Infrastructure Contribution that is land referred to in section 3.3.
Management Lot	A lot that is intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or intended for further subdivision.
MEDQ	The Minister for Economic Development Queensland (MEDQ) holds powers under the ED Act to assess and decide PDA development applications, which may be delegated to entities such as local governments or agencies. Economic Development Queensland (EDQ), operating under the ED Act, often acts as MEDQ's delegate. In this document, MEDQ refers to both the Minister and EDQ.
Provisional Offset Value	The offset value for an Infrastructure Contribution stated in a notice from MEDQ to an applicant in accordance with section 3.4
Trunk Infrastructure	Infrastructure which the MEDQ has identified in section 5.
Unused Infrastructure Offset	An Infrastructure Offset, or the portion of an Infrastructure Offset, that has not been used to offset Development Charges.
Works Contribution	An Infrastructure Contribution which is works.
Works Offset Value	The offset value for a Works Contribution determined by the MEDQ in accordance with the process in section 3.
Valuer-General's Valuation	Land valuations for all rateable properties provided by the Valuer-General in accordance with the <i>Land Valuation Act 2010</i> .



More information

Further information can be obtained from EDQ via:

- website: www.edq.qld.gov.au
- email: infrastructureplanning@edq.qld.gov.au