

Economic Development Queensland



Ripley Valley Priority Development Area Development Charges and Offset Plan

Effective July 2022



Queensland
Government

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Contents

1	Preliminary	4
1.1	Economic Development Act	4
1.2	Ripley Valley Priority Development Area	4
1.3	Application of the Development Charges and Offset Plan	5
1.4	Purpose of the DCOP	5
1.5	Transitional provisions.....	5
2	Development Charges	7
2.1	Charge categories	7
2.2	Development Charge Types – Local Charge	7
2.3	Development Charge Types – Other charges	8
2.4	Development Charge Rates for reconfiguring a lot or material change of use	8
2.5	Credits for Development Charges	12
2.6	Reductions for Development Charges	12
2.7	Calculating a Development Charge Rate	12
2.8	Calculating the Development Charge.....	12
2.9	Development exempt from Development Charges.....	13
2.10	Deferral of Development Charges	13
2.11	Payment of Development Charges.....	14
2.12	Special infrastructure levy	14
2.13	Development charges for interim uses	14
3	Infrastructure Offsets and Refunds	15
3.1	Application of an offset	15
3.2	Works Contribution – cost estimate	15
3.3	Land Contribution – cost estimate	17
3.4	Implementation Works Contribution – cost estimate	17
3.5	Provisional offset claim.....	17
3.6	Final offset claim	18
3.7	Using an offset	20
3.8	Trunk infrastructure refunds	20
3.9	Entitlement to a refund	20
3.10	Determining a request for a refund.....	21
4	Indexation of Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets	22
5	Trunk infrastructure plans	23
5.1	Schedules of works	23
5.2	Trunk infrastructure maps	23
6	Definitions	24
	Appendix A – Schedule of Works	27

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 economic development, and development for community purposes, in the state. The ED Act³ seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

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

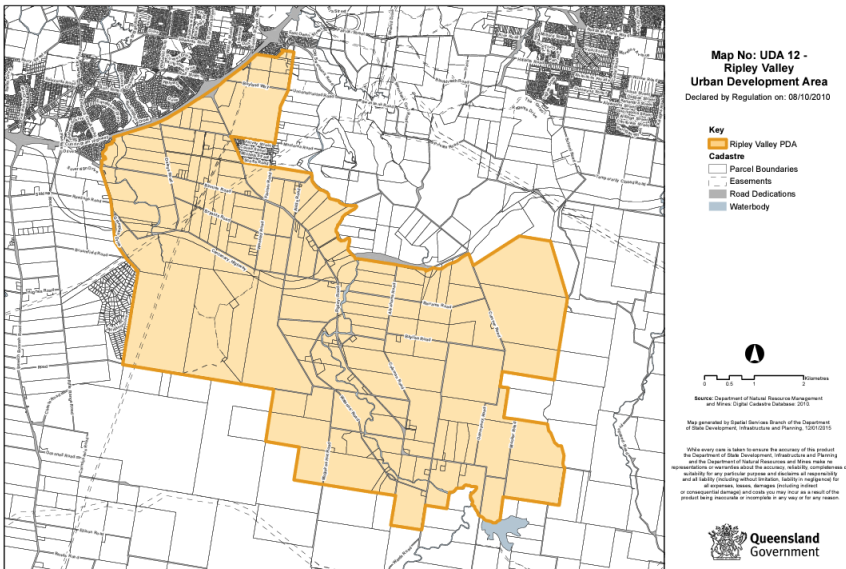
This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ⁵ for the Ripley Valley PDA.

1.2 Ripley Valley Priority Development Area

The Ripley Valley PDA (the PDA) was declared by regulation⁶ on 8 October 2010.

The PDA is approximately 4,680 hectares of land and is located approximately five kilometres south-east of the Ipswich CBD and south of the Cunningham Highway. The boundaries of the PDA are shown on Map 1.

Map 1: PDA boundary



¹ See section 8 of the ED Act.

² See section 3 of the ED Act.

³ See section 4 of the ED Act.

⁴ See section 10 of the ED Act.

⁵ See section 10 of the ED Act.

⁶ See section 37 of the ED Act.

1.3 Application of the Development Charges and Offset Plan

The Ripley Valley PDA DCOP is made by the MEDQ and is applicable to all development on land and water within the boundaries of the PDA.

The DCOP became effective on 1st July 2022.

1.4 Purpose of the DCOP

The DCOP is a policy document which is intended to provide guidance to the MEDQ on infrastructure matters for a development and states the following for the PDA:

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

Development Charges will contribute to funding the cost of Trunk Infrastructure that 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 Ripley Valley PDA. Additionally, to the extent of any inconsistency, the DCOP prevails over other EDQ instruments concerning charges, credits, offsets and refunds.

1.5 Transitional provisions

This section relates to the transition from the Superseded EDQ Instruments to the DCOP.

Where a development approval or approved offset claim (including an approved provisional offset claim) was issued under, or makes reference to a Superseded EDQ Instrument where concerning charges, credits, offsets and refunds, the Superseded EDQ Instrument will continue to apply.

Where an offset claim has been requested (a Provisional Offset or Final Offset) prior to this DCOP taking effect and is yet to be decided, the offset request will continue to be assessed under the Superseded EDQ Instrument.

Any existing Provisional Offset will continue to apply for 24 months after the adoption of this DCOP taking effect. Any subsequent applications will be required to be submitted under this DCOP.

Superseded EDQ Instruments apply where:

1. A development approval was made under the Superseded EDQ Instrument and remains current; and

2. The development approval contained conditions for the payment of charges under the Superseded EDQ Instrument; or
3. The development approval contained conditions for the delivery of trunk infrastructure identified in the Superseded EDQ Instrument.

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	Display home, Home based business, House, Multiple residential, Other residential, Relocatable home park, Short term accommodation
Non-residential development	
Retail	Bulk landscape supplies, Fast food premises, Food premises, Garden centre, Market, Outdoor sales, Service station, Shop, Shopping centre, Showroom
Commercial	Business, Car park, Health care services, Sales office
Industrial	Extractive industry, High impact industry, Low impact industry, Medium impact industry, Noxious and hazardous industry, Research and technology facility, Service industry, Warehouse
Rural category	Agriculture, Agricultural supply store, Animal keeping and husbandry, Intensive animal industries, Intensive horticulture, Wholesale nursery
Tourism category	Tourist attraction, Tourist park
Service, community and other uses category	Cemetery, Child care centre, Community facility, Crematorium, Educational establishment, Emergency services, Funeral parlour, Hospital, Place of assembly, Telecommunications facility, Utility installation, Veterinary hospital
Sport, recreation and entertainment category	Indoor entertainment, Indoor sport and recreation, Outdoor sport and recreation, Park

2.2 Development Charge Types – Local Charge

The following types of charges (the sum of which equal the Local Charge) apply to development in the PDA:

- i. **municipal charge** – covers the Trunk Infrastructure typically contained within and providing service only to the PDA and includes infrastructure such as trunk roads, sewer, water supply, serviced land for municipal community facilities, public transport and parks and open space. The municipal charge comprises the following:
 - a. **catalyst charge** – a component of the municipal charge quarantined to facilitate the early construction of Catalyst Infrastructure for the PDA. This infrastructure will enable the early and more efficient delivery of development within the PDA. Where

Queensland State Government loans are used to fund this infrastructure, they will be required to be repaid over a period of time.

- b. **public transport charge** – a component of the municipal charge used to facilitate the early delivery of public transport services for the PDA. The initial agreement timeframe with Translink for the delivery of the early public transport services is for six years and commenced in 2019.
 - c. **balance municipal charge** – the remaining component of the municipal charge (excluding catalyst and public transport charge) is used to facilitate the construction of Trunk Infrastructure for the PDA.
- ii. **State charge** – covers the provision of serviced land for State community facilities.
 - iii. **implementation charges** – covers employment, community development, ecological sustainability and innovation strategies and programs delivered as part of a development.
 - iv. **sub-regional charges** – provides a contribution towards the sub-regional infrastructure required to service the PDA and provide necessary external connections to the wider infrastructure networks.

2.3 Development Charge Types – Other charges

There are no other charge types applicable to development within the PDA.

2.4 Development Charge Rates for reconfiguring a lot or material change of use

Development Charge Rates are payable for the following development:

- i. Reconfiguring a lot - The Development Charge Rates for reconfiguring a lot are set out in Table 2.
- ii. Material change of use - The Development Charge Rates for a material change of use are set out in Table 3.

Table 2: Development Charge Rates for reconfiguring a lot

Proposed land use	Unit	Local Charges (per unit)						Total Local Charge (per unit)	Total development charge (per unit)
		Municipal charge			State charge	Implement-ation charge	Sub-regional charge		
		Catalyst charge	Public transport charge	Balance municipal charge					
Development category									
Management Lot	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential	Lot	\$6,074	\$1,401	\$16,681	\$2,882	\$1,254	\$7,264	\$35,556	\$0
Non residential	Lot			\$6,672			\$2,179	\$8,851	\$0

Table 3: Development Charge Rates for material change of use

Proposed land use	Unit	Local Charges (per unit)						Total Local Charge (per unit)	Total Development Charge (per unit)
		Municipal charge			State charge	Implement-ation charge	Sub-regional charge		
		Catalyst charge	Public transport charge	Balance municipal charge					
Residential category									
House or display home	Dwelling	\$6,074	\$1,401	\$16,681	\$2,882	\$1,254	\$7,264	\$35,556	\$0
Multiple residential, Other residential, relocatable home park, short term accommodation	Small dwelling	\$6,074	\$1,401	\$4,661	\$1,854	\$807	\$4,669	\$19,466	\$0
	Medium dwelling	\$6,074	\$1,401	\$10,672	\$2,368	\$1,029	\$5,966	\$27,510	\$0
	Large dwelling	\$6,074	\$1,401	\$16,681	\$2,882	\$1,254	\$7,264	\$35,556	\$0
Retail category									
Bulk landscape supplies	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Fast food premises	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Food premises	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Garden centre	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Market	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0

Proposed land use	Unit	Local Charges (per unit)						Total Local Charge (per unit)	Total Development Charge (per unit)
		Municipal charge			State charge	Implementation charge	Sub-regional charge		
		Catalyst charge	Public transport charge	Balance municipal charge					
Service station	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Shop	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Shopping centre	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Showroom	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Commercial category									
Business	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Car park	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Sales office – on a residential lot	Small office	\$6,074	\$1,401	\$4,661	\$1,854	\$807	\$4,669	\$19,466	\$0
	Medium office	\$6,074	\$1,401	\$10,672	\$2,368	\$1,029	\$5,966	\$27,510	\$0
	Large office	\$6,074	\$1,401	\$16,681	\$2,882	\$1,254	\$7,264	\$35,556	\$0
Industrial category									
Extractive industry	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
High impact industry	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Noxious and hazardous industry	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Low impact industry	m ² GFA	\$0	\$0	\$73	\$0	\$0	\$14	\$87	\$0
Medium impact industry	m ² GFA	\$0	\$0	\$73	\$0	\$0	\$14	\$87	\$0
Research and technology facility	m ² GFA	\$0	\$0	\$73	\$0	\$0	\$14	\$87	\$0
Service industry	m ² GFA	\$0	\$0	\$261	\$0	\$0	\$52	\$313	\$0
Warehouse	m ² GFA	\$0	\$0	\$73	\$0	\$0	\$14	\$87	\$0
Rural category									
Agriculture	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	m ² GFA	\$0	\$0	\$73	\$0	\$0	\$14	\$87	\$0
Animal keeping and husbandry	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Intensive animal industries	m ² GFA	\$0	\$0	\$28	\$0	\$0	\$6	\$34	\$0
Intensive horticulture	m ² GFA	\$0	\$0	\$28	\$0	\$0	\$6	\$34	\$0
Wholesale nursery	m ² GFA	\$0	\$0	\$28	\$0	\$0	\$6	\$34	\$0

Proposed land use	Unit	Local Charges (per unit)						Total Local Charge (per unit)	Total Development Charge (per unit)
		Municipal charge			State charge	Implementation charge	Sub-regional charge		
		Catalyst charge	Public transport charge	Balance municipal charge					
Tourism category									
Tourist attraction	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Tourist park	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Service, community and other uses category									
Cemetery	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Child care centre	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Community facility	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Crematorium	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Educational establishment	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Emergency services	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Funeral parlour	m ² GFA	\$0	\$0	\$101	\$0	\$0	\$20	\$121	\$0
Hospital	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Place of assembly	m ² GFA	\$0	\$0	\$101	\$0	\$0	\$20	\$121	\$0
Telecommunications facility	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	m ² GFA	\$0	\$0	\$203	\$0	\$0	\$40	\$243	\$0
Sport, recreation and entertainment category									
Indoor entertainment	m ² GFA	\$0	\$0	\$290	\$0	\$0	\$58	\$348	\$0
Indoor sport and recreation	m ² GFA	\$0	\$0	\$290	\$0	\$0	\$58	\$348	\$0
Outdoor sport and recreation	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0
Park	m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category									
All undefined uses	m ² GFA	\$0	\$0	TBD	\$0	\$0	TBD	TBD	\$0

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 that 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 all relevant 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 infrastructure charges for the approved development.

2.6 Reductions for Development Charges

A Reduction is an amount for which an applicant may be eligible to receive as a reduction to the Development Charges.

There are no Reductions available for development in the Ripley Valley PDA.

2.7 Calculating a Development Charge Rate

The Development Charge Rate for each relevant use type is equal to the sum of the Development Charge Types as identified for the proposed land use in Table 2 and Table 3.

2.8 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 2.4; and then
- ii. subtracting from it the applicable credit calculated in accordance with section 2.7 and any applicable reduction calculated in accordance with section 2.6, as follows:

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

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.

R = the value of any applicable Reduction, represented in dollars.

2.9 Development exempt from Development Charges

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

- i. education
- ii. emergency services
- iii. health care services, and
- iv. social housing.

2.10 Deferral of 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 prepared⁷ to defer the payment of Development Charges.

⁷ 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.

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.

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

2.12 Special infrastructure levy

A special infrastructure levy (SIL) is applied to properties in the Ripley Valley PDA to assist in funding strategies to mitigate potential development impacts on infrastructure outside the PDA (e.g., external road upgrading). The special infrastructure levy is collected by Ipswich City Council and disbursed in accordance with a State and Local Government agreement. This levy is intended to specifically assist in the funding of sub-regional infrastructure.

Generally, the SIL cannot be offset. However, for landowners of very large sites, the SIL may be offset through the construction of significant sub-regional infrastructure and/or with the approval of the MEDQ.

2.13 Development charges for interim uses

Where a PDA development approval includes a use, which is deemed to be an 'interim use', development charges will be applied in accordance with the following principles:

- i. where the approval is for an interim use that has a duration of less than six years, charges will not be levied
- ii. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with Tables 2 and 3
- iii. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with Tables 2 and 3.

3 Infrastructure Offsets and Refunds

Infrastructure Offsets, Unused Infrastructure Offsets, and Refunds are accrued where an applicant provides a Trunk Infrastructure Land Contribution, Works Contribution, and/or Implementation works. Infrastructure Offsets and Unused Infrastructure Offsets may only be used against identified development charge components in Table 4 below.

Table 4: Applicable Development Charge components

Land/Works Type	Applicable Development Charge Component
Sub-regional infrastructure	Sub-regional charge
Land and works within the State Community Facilities network	State charge
Land and works within the Municipal network	Balance municipal charge
Implementation Works Contribution	Implementation charge

3.1 Application of an offset

This section applies where an applicant:

- i. is required to, in accordance with a PDA development approval provide a Land Contribution or Works Contribution, or
- ii. chooses to provide an Implementation Works Contribution, and
- iii. requests the value of that Infrastructure Contribution be offset against Development Charges (an Infrastructure Offset), and/or
- iv. requests a refund for the value of that Infrastructure Contribution that exceeds the Development Charges (an Infrastructure Refund).

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

- i. Provisional Offset (section 3.5), or
- ii. Final Offset (section 3.6).

3.2 Works Contribution – cost estimate

The value of a Works Contribution is established in Section 5.1. An Infrastructure 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 15 per cent of the construction cost for the following:
 - a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
 - b. project management fees including but not limited to procurement and contract administration, and

- c. portable long service leave payment for a construction contract for the work.
 - d. 2% of the total value of the construction works at the Final Offset assessment stage, which will be invoiced by EDQ to recover EDQ's administration costs in assessing offset applications and infrastructure planning for the PDA. The applicant is entitled to claim an offset of that 2% against the Final Offset project owner's costs.
- iii. for a Provisional Offset, the identified contingency percentage for the relevant infrastructure item within Section 5.1

An Infrastructure Offset claim for a Works Contribution may not include the cost of the following:

- i. master planning of the Works Contribution or for the development
- ii. carrying out temporary or sacrificial infrastructure works unless it is an agreed part of the Works Contribution, and it can be demonstrated that temporary or sacrificial works provide a more cost-effective solution than delivery of the ultimate design
- iii. relocation of utilities, unless specifically identified as a cost factor within the Infrastructure Planning Background Report (IPBR) and constructed in the location required for the ultimate infrastructure alignment. Unidentified relocation of works may be considered trunk at the sole discretion of MEDQ
- iv. carrying out other infrastructure works which are not part of the agreed Works Contribution
- v. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the Works Contribution
- vi. additional costs for the Works Contribution that have not been previously agreed with EDQ
- vii. part of the Works Contribution provided by another party
- viii. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work
- ix. 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
- x. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- xi. 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 Works Contribution
- xii. a cost of carrying out trunk infrastructure works which relates to another infrastructure network
- xiii. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant
- xiv. 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
- xv. a cost of maintaining an infrastructure asset where required by a condition of approval, unless specifically identified as an inclusion within the IPBR.

3.3 Land Contribution – cost estimate

The value of a Land Contribution is established in Section 5.1.

The land value to be offset is in accordance with the costing methodology within section 6.4 of the IPBR, based on pre-development flood levels for all assets. Consequently, the rate may vary along the length or across an area if the existing flood immunity varies. The predevelopment levels are to be based on council's flood model or approved flood and stormwater reports. For offset purposes, the land values provided within the DCOP reflect the land value and will apply only where new land is provided to accommodate the DCOP infrastructure. Any existing reserves (e.g., roads, recreation, waterways, etc.) will not attract a land value.

Where relocated or additional State community facilities are required (e.g., as varied from those facilities identified in the Ripley Valley Infrastructure Charging Offset Plan, June 2020), the land value is to contribute to the funding of the additional State facility acquisitions. Any additional funding forming part of a commercial agreement is not offsetable by the developer.

3.4 Implementation Works Contribution – cost estimate

The value of a planned Implementation Works Contribution is established in an approved Implementation Plan and corresponding Annual Monitoring Report. An offset claim for an Implementation Works Contribution may include the following:

- i. Annual Monitoring Report items that are in accordance with the Implementation Plan
- ii. The payment of 2% of the total value of the implementation works in an approved Final Implementation Offset claim, to recover EDQ's administration costs in assessing the Implementation Plans and Annual Monitoring Reports. The applicant is entitled to claim an offset of that 2% against the implementation charge.

An offset claim for an Implementation Works Contribution may not include the cost of the following:

- i. implementation works which involve the sale or marketing of the development
- ii. costs directly or indirectly related to construction or building
- iii. implementation works undertaken prior to MEDQ's endorsement of an Implementation Plan.
- iv. other implementation works which is not in accordance with the endorsed Implementation Plan
- v. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work

3.5 Provisional offset claim

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

A provisional offset claim is required only where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in Section 5.1.

In assessing the provisional offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution
- ii. determine the Development Charge Type (sub-regional, municipal, implementation) which the Works Contribution, Land Contribution or Implementation Works Contribution will be offset against when a Final Offset is approved
- iii. for a Works Contribution, determine the Provisional Offset Value on the basis of the applicant's estimated cost of works pursuant to section 3.2
- iv. for a Land Contribution, determine the Provisional Offset Value with reference to the process outlined in section 3.3 based on the area of land to be contributed.
- v. for an Implementation Works Contribution, determine the Provisional Offset Value as the applicant's costs detailed in an Implementation Plan.

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

- i. whether a Provisional Offset will be given for the contribution
- ii. if a provisional offset is to be given:
 - a. the Provisional Offset Value for the Works Contribution
 - b. the Provisional Offset Value for the Land Contribution, or
 - c. the Provisional Offset Value for the Implementation Works Contribution.

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

The Provisional Offset provides an indicative assessment of offset value based on variations to infrastructure scope, timing or cost, and is not able to be applied against Development Charges until this value is confirmed, and adjusted as necessary, through the final offset claim process in section 3.6.

3.6 Final offset claim

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

- i. for a Works Contribution:
 - a. for a completed Works Contribution, when the works have been accepted as on-maintenance, or
 - b. for a partially completed 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 Infrastructure Contribution has been provided in accordance with the relevant PDA development approval.
- iii. for an Implementation Works Contribution, when the contributions are accepted as part of an Implementation Plan.

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against the relevant component of the Development Charge Type
- ii. determine the timing of the offset accrual
 - a. where trunk infrastructure works are completed by an applicant ahead of when they would normally be required (either by condition or to meet the DSS), the offset value cannot be accrued until such time as that trunk infrastructure would have normally been required
 - b. in all other cases, offsets are accrued at the time the MEDQ issues a notice to the applicant
- iii. determine the Final Offset Value which will be equal to:
 - a. for a Works Contribution, the certified actual costs, consistent with the scope, location and inclusions of the identified DCOP item or an approved Provisional Offset
 - b. for a Land Contribution, the land offset value determined by applying the estimate cost rates to the amount of land actually contributed in accordance with the PDA development approval
- iv. determine the amount of the Final Offset Value that is applicable to the relevant component of the Development Charge Type (the Infrastructure Offset), and if Works and Land Contributions exceeds the Development Charge Type, the amount of any Unused Infrastructure Offset where:
 - a. Unused Infrastructure Offsets are available in accordance with the methodology in Section 3.7
 - b. Indexation applies to Unused Infrastructure Offsets in accordance with the methodology in section 4

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. which Development Charge Type (i.e., sub-regional charge, balance municipal charge, implementation charge) the Final Offset Value will be offset against
- iii. if a Final Offset is to be given:
 - a. the timing of the offset accrual,
 - b. the Final Offset Value for the Works Contribution,
 - c. the Final Offset Value for the Land Contribution,
 - d. the Final Offset Value for the Implementation Works Contribution, or

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

3.7 Using an offset

The offset applied to a development approval cannot exceed the Development Charge Type (i.e., sub-regional charge, balance municipal charge, implementation charge) for that development approval.

Where the offset available for a development approval (the original development approval) exceeds the Development Charge Type for that approval, the excess amount (the unused infrastructure offset) may be applied to reduce the same component of a Development Charge for any future PDA development approval provided the future development approval:

- is for land located in the Ripley Valley PDA; and
- is issued to the applicant for the original development approval.

However, this clause 3.7 does not apply where a refund for the unused infrastructure offset has been given in accordance with clause 3.8 below.

3.8 Trunk infrastructure refunds

A refund (Infrastructure Refund) may apply where a notice has been issued by the MEDQ stating the amount of an Unused Infrastructure Offset in accordance with section 3.6 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 Infrastructure Contribution the subject of the proposed refund:

- i. that the Infrastructure Contribution has been lawfully completed
- ii. that the applicant seeks a refund of the Unused Infrastructure Offset, and
- iii. the value of the Unused Infrastructure Offset.

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

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

3.9 Entitlement to a refund

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

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

3.10 Determining a request for a refund

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

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

4 Indexation of Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets

Development Charges (excluding sub-regional and value capture charges), Trunk Infrastructure estimated costs and Unused Infrastructure Offsets will be subject to indexation. Indexation occurs on 1 July each year. Indexation rates are calculated in accordance with the following formula:

$$= \frac{x}{y} - 1$$

Where:

x is the 3-yearly PPI average index value for March in the current calendar year.

Y is the 3-yearly PPI average index value for the March which is three years prior to the March in the current calendar year.

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](#).

The sub-regional charge and value capture charge are indexed 3% annually. Indexation occurs on 1 July each year.

5 Trunk infrastructure plans

5.1 Schedules of works

The schedule of works⁸ outlines future trunk land and works which are required to service the projected development within the PDA. Refer to Appendix A - Schedule of Works for details.

5.2 Trunk infrastructure maps

- Map 2: Transport (roads) – Trunk infrastructure**
- Map 3: Transport (intersections) – Trunk infrastructure**
- Map 4: Transport (structures) – Trunk infrastructure**
- Map 5: Transport (off-road pathways) – Trunk infrastructure**
- Map 6: Parks and open space – Trunk infrastructure**
- Map 7: Local community facilities – Trunk infrastructure**
- Map 8: State community facilities – Trunk infrastructure**
- Map 9: Water – Trunk infrastructure**
- Map 10: Sewer – Trunk infrastructure**
- Map 11: Sub-regional Trunk Infrastructure**

⁸ The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to service the PDA is reviewed and/or becomes available.

6 Definitions

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

- i. Table 4 of this DCOP
- ii. if not defined in this DCOP, the ED Act
- iii. if not defined in the ED Act, the Ripley Valley 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 5: Defined terms

Column 1 Term	Column 2 Definition
Catalyst Infrastructure	means infrastructure, as determined by MEDQ, that enables the early and more efficient delivery of development within the PDA.
Complete Works Contribution	means a Works Contribution for which MEDQ has accepted as on-maintenance
Credit	means the monetary amount used in the calculation of an infrastructure charge, which is determined in accordance with section 2.5.
Detailed Scope of Works	means a detailed estimated breakdown of elements, materials and quantities required to deliver the infrastructure e.g., drainage, earthworks, landscaping, pavements, relocation of services, retaining walls, signalling, structures.
Development Charge	means the monetary amount of the charge for development in the PDA or PDA-associated development calculated in accordance with section 2.
Development Charge Rate	means the rate, per demand unit, charged for development as calculated in section 2.7.
Development Charge Type	Means the charge type as per section 2.2
ED Act	means the <i>Economic Development Act 2012</i> .
Existing Lawful Use	means an existing use which is lawful and already taking place on premises.
Final Offset	means an Infrastructure Offset stated in a notice from MEDQ to an applicant in accordance with section 3.6.
Final Offset Value	means the value of an offset issued by notice from MEDQ to an applicant in accordance with section 3.6.
Implementation Works Contribution	means an Infrastructure Contribution that is approved by the MEDQ through an Implementation Plan in accordance with section 3.4.
Infrastructure Contribution	means a Land Contribution, Works Contribution or Implementation Works Contribution.
Infrastructure Offset	means an offset for an infrastructure contribution referred to in section 3.
Infrastructure Refund	means a refund for an infrastructure contribution referred to in section 3.8.

Column 1 Term	Column 2 Definition
Land Contribution	means an Infrastructure Contribution that is land referred to in section 3.3.
Local Charge	means the charges required to fund Implementation works and Trunk Infrastructure necessary to service development within the PDA.
Management Lot	means a lot that is: <ul style="list-style-type: none"> i. intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or ii. intended for further subdivision
MEDQ	means the Minister for Economic Development Queensland as defined in the ED Act.
Previous Lawful Use	means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.
Producer Price Index or PPI	means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics. If this index ceases to be published – another similar index.
Provisional Offset	means an Infrastructure Offset stated in a notice from MEDQ to an applicant in accordance with section 3.5.
Provisional Offset Value	means the offset value for an Infrastructure Contribution stated in a notice from MEDQ to an applicant in accordance with section 3.5.
Reduction	means the monetary amount used in the calculation of the Development Charge, which is determined in accordance with section 2.6.
Superseded EDQ Instrument	An EDQ instrument that was in effect prior to the adoption of the DCOP.
Trunk Infrastructure	means infrastructure which the MEDQ has identified in section 5.
Unused Infrastructure Offset	means an Infrastructure Offset, or the portion of an Infrastructure Offset, that has not been used to offset Development Charges.
Unit	has the following meanings for quantifying the Development Charge in accordance with Section 2.4: <ul style="list-style-type: none"> • Dwelling – is defined as per the relevant development instrument. • Residential lot – a lot which is intended to accommodate residential land uses as listed under the residential category in Table 1. • Non-residential lot – a lot which is intended to accommodate non-residential land uses as listed under all other Categories other than the residential category in Table 1, excluding lots created and dedicated for the following purpose: <ul style="list-style-type: none"> ○ telecommunications facility ○ utility installation ○ park • GFA – means gross floor area and is defined as per the relevant development instrument. • Small dwelling or small sales office – has a GFA of less than 60 m² • Medium dwelling or medium sales office – has a GFA of between 60 m² to 100 m². • Large dwelling or large sales office – has a GFA of greater than 100 m².
Works Contribution	means an Infrastructure Contribution that is works referred to in section 3.2.

Appendix A – Schedule of Works

Ripley Valley Priority Development Area

Municipal Water Supply Network
Ripley Valley Existing Assets

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
EXWPS01	Water Pump Station	Complete	\$1,053,875	\$0
EXWM01	Water Main	Complete	\$135,768	\$0
EXWM01	Water Main	Complete	\$226,128	\$0
EXWM02	Water Main	Complete	\$127,487	\$0
EXWM03	Water Main	Complete	\$60,954	\$0
EXWM04	Water Main	Complete	\$76,733	\$0
EXWM05	Water Main	Complete	\$87,680	\$0
EXWM06	Water Main	Complete	\$38,108	\$165,896
EXWM07	Water Main	Complete	\$45,320	\$0
EXWM07	Water Main	Complete	-\$788	\$0
EXWM08	Water Main	Complete	\$84,329	\$0
EXWM09	Water Main	Complete	-\$22,897	\$0
EXWM09	Water Main	Complete	\$20,758	\$0
EXWM09	Water Main	Complete	\$75,042	\$0
EXWM11	Water Main	Complete	\$161,038	\$0
EXWM12	Water Main	Complete	\$9,178	\$0
EXWM13	Water Main	Complete	\$7,650	\$0
EXWM13	Water Main	Complete	\$82,805	\$0
EXWM13	Water Main	Complete	\$19,635	\$0
EXWM13	Water Main	Complete	\$3,442	\$0
EXWM13	Water Main	Complete	\$41,420	\$0
EXWM13	Water Main	Complete	\$32,207	\$0
EXWM13	Water Main	Complete	\$43,632	\$0
EXWM14	Water Main	Complete	\$43,149	\$0
EXWM15	Water Main	Complete	\$41,743	\$0
EXWM15	Water Main	Complete	\$27,184	\$0
EXWM16	Water Main	Complete	\$268,947	\$1,170,801
WM039	Water Main	Partial	\$8,925	\$0
WM039	Water Main	Partial	\$50,904	\$0
WM123	Water Main	Partial	\$50,273	\$0
WM130	Water Main	Partial	\$44,522	\$0
			\$ 2,945,153	\$ 1,336,698

Ripley Valley Priority Development Area

DCOP ID	ASSET TYPE	ASSET SUB TYPE	TIMING FOR FINANCIAL MODEL	TIMING FOR CONSTRUCTION / ACQUISITION	DIAMETER (mm)	LENGTH (m)	CONSTRUCTION METHOD	LAND VALUATION CATEGORY	LAND ACQUISITION RATE (\$/ha)	LAND COST	WORKS UNIT RATE (\$/m)	WORKS RAW COST	SOIL FACTOR	TRAFFIC FACTOR	TUNNELLING FACTOR	SOIL FACTOR VALUE	TRAFFIC FACTOR VALUE	TUNNELLING FACTOR VALUE	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION)	ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT)	ESTABLISHMENT COST (CATALYST FUNDING)		
GM050	Gravity Main	GRP	2027	2021 - 2026	400	479	Trench		\$0	\$0	\$791	\$378,994	Y			1.400	1.000	1.000	\$530,592	15%	\$79,589	20%	\$122,036	\$732,217	\$0	\$732,217	\$0
GM052	Gravity Main	GRP	2027	2021 - 2026	400	817	Trench		\$0	\$0	\$791	\$646,823	Y			1.400	1.000	1.000	\$905,552	15%	\$135,833	20%	\$208,277	\$1,249,662	\$0	\$1,249,662	\$0
GM053	Gravity Main	PVC	2027	2021 - 2026	300	515	Trench		\$0	\$0	\$724	\$372,944	Y			1.400	1.000	1.000	\$522,121	15%	\$78,318	20%	\$120,088	\$720,527	\$0	\$720,527	\$0
GM054	Gravity Main	GRP	2027	2021 - 2026	600	408	Trench		\$0	\$0	\$1,209	\$493,462	Y			1.400	1.000	1.000	\$690,846	15%	\$103,627	20%	\$158,895	\$953,368	\$0	\$953,368	\$0
GM055	Gravity Main	GRP	2027	2021 - 2026	450	125	Bridge		\$0	\$0	\$958	\$222,173				1.000	1.000	1.000	\$222,173	15%	\$33,326	20%	\$51,100	\$306,598	\$0	\$306,598	\$0
GM056	Gravity Main	PVC	2027	2021 - 2026	300	882	Trench		\$0	\$0	\$724	\$638,471	Y			1.400	1.000	1.000	\$893,860	15%	\$134,079	20%	\$205,588	\$1,233,526	\$0	\$1,233,526	\$0
GM057	Gravity Main	PVC	2027	2021 - 2026	375	1,350	Trench		\$0	\$0	\$752	\$1,015,854	Y			1.400	1.000	1.000	\$1,422,195	15%	\$213,329	20%	\$327,105	\$1,962,630	\$0	\$1,962,630	\$0
GM058	Gravity Main	PVC	2027	2021 - 2026	300	387	Trench		\$0	\$0	\$724	\$280,022	Y			1.400	1.000	1.000	\$392,031	15%	\$58,805	20%	\$90,167	\$541,002	\$0	\$541,002	\$0
GM059	Gravity Main	GRP	2027	2021 - 2026	600	3,205	Trench		\$0	\$0	\$1,209	\$3,876,142	Y			1.400	1.000	1.000	\$5,426,598	15%	\$813,990	20%	\$1,248,118	\$7,488,706	\$0	\$7,488,706	\$0
GM060	Gravity Main	PVC	2027	2021 - 2026	300	130	Trench		\$0	\$0	\$724	\$94,052	Y			1.400	1.000	1.000	\$131,673	15%	\$19,751	20%	\$30,285	\$181,708	\$0	\$181,708	\$0
GM061	Gravity Main	GRP	2027	2021 - 2026	600	193	Trench		\$0	\$0	\$1,209	\$233,820	Y			1.400	1.000	1.000	\$327,348	15%	\$49,102	20%	\$75,290	\$451,740	\$0	\$451,740	\$0
GM062	Gravity Main	PVC	2041	2031 - 2036	300	363	Trench		\$0	\$0	\$724	\$262,636	Y			1.400	1.000	1.000	\$367,690	15%	\$55,154	20%	\$84,569	\$507,412	\$0	\$507,412	\$0
GM063	Gravity Main	GRP	2027	2021 - 2026	450	736	Trench		\$0	\$0	\$958	\$705,244	Y			1.400	1.000	1.000	\$987,341	15%	\$148,101	20%	\$227,088	\$1,362,531	\$0	\$1,362,531	\$0
GM064	Gravity Main	PVC	2027	2021 - 2026	300	127	Trench		\$0	\$0	\$724	\$91,850	Y			1.400	1.000	1.000	\$128,589	15%	\$19,288	20%	\$29,576	\$177,453	\$0	\$177,453	\$0
GM065	Gravity Main	PVC	2027	2021 - 2026	375	512	Trench		\$0	\$0	\$752	\$385,398	Y			1.400	1.000	1.000	\$539,557	15%	\$80,934	20%	\$124,098	\$744,589	\$0	\$744,589	\$0
GM066	Gravity Main	PVC	2027	2021 - 2026	300	849	Trench		\$0	\$0	\$724	\$614,988	Y			1.400	1.000	1.000	\$860,984	15%	\$129,148	20%	\$198,026	\$1,188,158	\$0	\$1,188,158	\$0
GM067	Gravity Main	PVC	2027	2021 - 2026	375	1,088	Trench		\$0	\$0	\$752	\$818,141	Y			1.400	1.000	1.000	\$1,145,397	15%	\$171,810	20%	\$263,441	\$1,580,648	\$0	\$1,580,648	\$0
GM068	Gravity Main	PVC	2027	2021 - 2026	300	353	Trench		\$0	\$0	\$724	\$255,685	Y			1.400	1.000	1.000	\$357,959	15%	\$53,694	20%	\$82,331	\$493,984	\$0	\$493,984	\$0
GM069	Gravity Main	PVC	2027	2021 - 2026	300	308	Trench		\$0	\$0	\$724	\$223,347	Y			1.400	1.000	1.000	\$312,685	15%	\$46,903	20%	\$71,918	\$431,506	\$0	\$431,506	\$0
GM070	Gravity Main	PVC	2027	2021 - 2026	300	335	Trench		\$0	\$0	\$724	\$242,264	Y			1.400	1.000	1.000	\$339,169	15%	\$50,875	20%	\$78,009	\$468,054	\$0	\$468,054	\$0
GM071	Gravity Main	GRP	2027	2021 - 2026	560	468	Trench		\$0	\$0	\$1,178	\$551,329	Y			1.400	1.000	1.000	\$771,861	15%	\$115,779	20%	\$177,528	\$1,065,168	\$0	\$84,332	\$980,836
GM072	Gravity Main	PVC	2027	2021 - 2026	300	37	Trench		\$0	\$0	\$724	\$26,640	Y			1.400	1.000	1.000	\$37,296	15%	\$5,594	20%	\$8,578	\$51,468	\$0	\$4,075	\$47,393
GM073	Gravity Main	GRP	2027	2021 - 2026	500	1,364	Trench		\$0	\$0	\$944	\$1,287,313	Y			1.400	1.000	1.000	\$1,802,238	15%	\$270,336	20%	\$414,515	\$2,487,089	\$0	\$2,487,089	\$0
GM074	Gravity Main	PVC	2027	2021 - 2026	300	444	Trench		\$0	\$0	\$724	\$321,785	Y			1.400	1.000	1.000	\$450,499	15%	\$67,575	20%	\$103,615	\$621,689	\$0	\$621,689	\$0
GM075	Gravity Main	PVC	2027	2021 - 2026	300	809	Trench		\$0	\$0	\$724	\$585,647	Y			1.400	1.000	1.000	\$819,906	15%	\$122,986	20%	\$188,578	\$1,131,471	\$0	\$1,131,471	\$0
GM076	Gravity Main	PVC	2021	2021 - 2026	315	365	Trench		\$0	\$0	\$724	\$264,213	Y			1.400	1.000	1.000	\$369,898	15%	\$55,485	20%	\$85,076	\$510,459	\$0	\$510,459	\$0
GM077	Gravity Main	PVC	2041	2026 - 2031	300	189	Trench		\$0	\$0	\$724	\$137,103	Y			1.400	1.000	1.000	\$191,944	15%	\$28,792	20%	\$44,147	\$264,883	\$0	\$264,883	\$0
										\$0		\$32,124,881								\$6,893,626		\$10,570,226		\$63,421,358	\$602,381	\$61,790,748	\$1,028,229

Ripley Valley Priority Development Area

**Municipal Sewerage Network
Ripley Valley Existing Assets**

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
EXGM01	Gravity Main	Complete	\$304,037	\$0
EXGM02	Gravity Main	Complete	\$63,454	\$0
EXGM03	Gravity Main	Complete	-\$18,588	\$0
EXGM03	Gravity Main	Complete	\$185,703	\$0
EXGM04	Gravity Main	Complete	-\$16,483	\$0
EXGM04	Gravity Main	Complete	\$163,904	\$0
EXGM05	Gravity Main	Complete	\$17,014	\$0
EXGM05	Gravity Main	Complete	\$322,885	\$0
EXGM06	Gravity Main	Complete	\$135,608	\$0
EXGM06	Gravity Main	Complete	\$370,474	\$0
EXGM07	Gravity Main	Complete	\$292,574	\$0
EXGM08	Gravity Main	Complete	\$346,760	\$0
EXGM09	Gravity Main	Complete	\$8,161	\$0
EXGM09	Gravity Main	Complete	\$31,473	\$0
EXGM10	Gravity Main	Complete	\$116,811	\$330,481
EXGM11	Gravity Main	Complete	\$17,101	\$48,382
EXGM12	Gravity Main	Complete	\$15,346	\$0
EXGM12	Gravity Main	Complete	\$61,777	\$0
EXGM13	Gravity Main	Complete	\$12,733	\$36,023
EXGM13	Gravity Main	Complete	\$44,781	\$126,695
EXGM14	Gravity Main	Complete	\$164,002	\$463,993
EXGM15	Gravity Main	Complete	\$114,282	\$323,327
EXPS01	Pump Station	Complete	\$348,871	\$987,024
EXPS02	Pump Station	Complete	\$348,871	\$987,024
EXRM01	Rising Main	Complete	\$160,764	\$454,834
EXRM02	Gravity Main	Complete	\$113,329	\$320,631
EXRM02	Rising Main	Complete	\$160,764	\$454,834
GM002	Gravity Main	Partial	\$602,381	\$0
			\$4,488,789	\$4,533,248

Ripley Valley Priority Development Area

DCDP ID	ASSET TYPE	ASSET SUB TYPE	ROAD CROSS SECTION	TIMING FOR FINANCIAL MODEL	TIMING FOR CONSTRUCTION / ACQUISITION	WIDTH (m)	AREA (ha, roads) (sq m, bridges/culverts)	LENGTH (m)	LAND VALUATION CATEGORY	LAND ACQUISITION RATE (\$/sq)	LAND COST	WORKS UNIT RATE (\$/m, roads) (\$/m ² , off road path, bridge and culverts)	WORKS RAW COST	RELOCATION FACTOR	TRAFFIC FACTOR	RELOCATION FACTOR VALUE	TRAFFIC FACTOR VALUE	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	OFFSETS PROVIDED (EXISTING PRACTICAL CONSTRUCTION)	ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT)	ESTABLISHMENT COST (CATALYST FUNDING)	EXTERNAL FUNDING (OTHER ENTITIES)	
RC026A	Culvert	Trunk Connector	2Lj	2041	2026 - 2031	20.0	200	10		\$0	\$0	\$2,460	\$491,905					\$491,905	15%	\$73,786	20%	\$113,138	\$678,829	\$0	\$678,829	\$0
RC026B	Culvert	Trunk Connector	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
RC027A	Culvert	Trunk Connector	2Lj	2041	2026 - 2031	20.0	200	10		\$0	\$0	\$2,460	\$491,905					\$491,905	15%	\$73,786	20%	\$113,138	\$678,829	\$0	\$678,829	\$0
RC027B	Culvert	Trunk Connector	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
RC028A	Culvert	Trunk Connector	2Lj	2041	2026 - 2031	20.0	200	10		\$0	\$0	\$2,460	\$491,905					\$491,905	15%	\$73,786	20%	\$113,138	\$678,829	\$0	\$678,829	\$0
RC028B	Culvert	Trunk Connector	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
RC029A	Culvert	Urban Arterial	2Lj	2027	2021 - 2026	20.0	100	5		\$0	\$0	\$2,460	\$245,952					\$245,952	15%	\$36,893	20%	\$56,569	\$339,414	\$0	\$339,414	\$0
RC029B	Culvert	Urban Arterial	4Lu	2041	2031 - 2041	13.0	65	5		\$0	\$0	\$2,460	\$159,869					\$159,869	15%	\$23,980	20%	\$36,770	\$220,619	\$0	\$220,619	\$0
RC030A	Culvert	Urban Arterial	2Lj	2027	2021 - 2026	20.0	240	12		\$0	\$0	\$2,460	\$590,286					\$590,286	15%	\$88,543	20%	\$135,766	\$814,594	\$0	\$814,594	\$0
RC030B	Culvert	Urban Arterial	4Lu	2041	2031 - 2041	13.0	156	12		\$0	\$0	\$2,460	\$383,686					\$383,686	15%	\$57,553	20%	\$88,248	\$529,486	\$0	\$529,486	\$0
RC031A	Culvert	Urban Arterial	2Lj	2027	2021 - 2026	20.0	200	10		\$0	\$0	\$2,460	\$491,905					\$491,905	15%	\$73,786	20%	\$113,138	\$678,829	\$0	\$678,829	\$0
RC031B	Culvert	Urban Arterial	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
RC032A	Culvert	Trunk Connector	2Lj	2027	2021 - 2026	20.0	200	10		\$0	\$0	\$2,460	\$491,905					\$491,905	15%	\$73,786	20%	\$113,138	\$678,829	\$0	\$678,829	\$0
RC032B	Culvert	Trunk Connector	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
RC033A	Culvert	Urban Arterial	2Lj	2027	2021 - 2026	20.0	240	12		\$0	\$0	\$2,460	\$590,286					\$590,286	15%	\$88,543	20%	\$135,766	\$814,594	\$0	\$814,594	\$0
RC033B	Culvert	Urban Arterial	4Lu	2041	2031 - 2041	13.0	156	12		\$0	\$0	\$2,460	\$383,686					\$383,686	15%	\$57,553	20%	\$88,248	\$529,486	\$0	\$529,486	\$0
RC034B	Culvert	Urban Arterial	4LBu	2041	2031 - 2041	18.0	270	15		\$0	\$0	\$2,460	\$664,071					\$664,071	15%	\$99,611	20%	\$152,736	\$916,419	\$0	\$916,419	\$0
RC035	Culvert	Urban Arterial	4Lu	2027	2021 - 2026	33.5	436	13		\$0	\$0	\$2,460	\$1,072,352					\$1,072,352	15%	\$160,853	20%	\$246,641	\$1,479,846	\$0	\$293,031	\$1,186,815
RC036	Culvert	Urban Arterial	4Lu	2027	2021 - 2026	34.0	238	7		\$0	\$0	\$2,460	\$585,367					\$585,367	15%	\$87,805	20%	\$134,634	\$807,806	\$0	\$159,957	\$647,849
RC037	Culvert	Urban Arterial	2Lj	2021	2021 - 2026	42.0	252	6		\$0	\$0	\$2,460	\$619,800					\$619,800	15%	\$92,970	20%	\$142,554	\$855,324	\$0	\$855,324	\$0
RC038	Culvert	Trunk Connector	2L	2021	2021 - 2026	12.5	250	20		\$0	\$0	\$2,460	\$614,881					\$614,881	15%	\$92,232	20%	\$141,423	\$848,536	\$0	\$397,130	\$451,405
RC039A	Culvert	Urban Arterial	2Lj	2021	2021 - 2026	20.0	200	10		\$0	\$0	\$7,823	\$1,564,696					\$1,564,696	15%	\$234,704	20%	\$359,880	\$2,159,281	\$0	\$714,954	\$1,444,326
RC039B	Culvert	Urban Arterial	4Lu	2041	2031 - 2041	13.0	130	10		\$0	\$0	\$2,460	\$319,738					\$319,738	15%	\$47,961	20%	\$73,540	\$441,239	\$0	\$441,239	\$0
									TOTAL		\$38,925,363		\$349,113,794						\$54,681,098		\$66,190,897	\$524,338,014	\$10,153,231	\$482,139,277	\$26,788,214	\$5,257,293

Ripley Valley Priority Development Area

**Municipal Transport Network
Ripley Valley Existing Assets**

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
EXC01	Culvert	Complete	\$113,447.16	\$0.00
EXC01	Culvert	Complete	\$555,580.92	\$0.00
EXC02	Culvert	Complete	\$273,035.62	\$0.00
EXC03	Culvert	Complete	\$154,169.73	\$0.00
EXC03	Culvert	Complete	\$365,960.71	\$0.00
EXC04	Bridge	Complete	\$729,884.68	\$4,278,815.60
EXC05	Culvert	Complete	\$113,634.88	\$666,163.73
EXR1	Road	Complete	\$176,284.98	\$1,033,438.48
EXR2	Intersection	Complete	\$0.00	\$0.00
EXR2	Intersection	Complete	\$0.00	\$0.00
EXR2	Road	Complete	\$4,369,184.26	\$0.00
EXR3	Road	Complete	\$1,126,576.22	\$0.00
EXR3	Road	Complete	\$492,921.19	\$0.00
EXR3	Road	Complete	\$811,397.19	\$0.00
EXR3	Road	Complete	\$766,787.80	\$0.00
EXR3	Road	Complete	\$741,925.85	\$0.00
EXR3	Road	Complete	\$421,827.34	\$0.00
EXR3	Road	Complete	\$1,641,192.72	\$0.00
EXR4	Road	Complete	\$2,739,311.30	\$0.00
EXR4	Road	Complete	\$328,784.31	\$0.00
EXR4	Road	Complete	\$1,478,065.55	\$0.00
EXR5	Road	Complete	\$120,271.67	\$705,070.69
R003	Road	Partial	\$454,741.77	\$0.00
R004A	Road	Partial	\$1,130,293.07	\$0.00
R004A	Road	Partial	\$16,693.98	\$0.00
R004A	Road	Partial	\$960,486.36	\$0.00
R004A	Road	Partial	\$5,853.49	\$0.00
R004A	Road	Partial	\$16,800.60	\$0.00
R004A	Road	Partial	\$257,031.57	\$0.00
R004B	Road	Partial	\$16,695.02	\$0.00

Ripley Valley Priority Development Area

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
R004B	Road	Partial	\$16,800.60	\$0.00
R007A	Road	Partial	\$11,827.96	\$0.00
R007A	Road	Partial	\$11,753.00	\$0.00
R007A	Road	Partial	\$672,609.59	\$0.00
R007B	Road	Partial	\$11,753.00	\$0.00
R007B	Road	Partial	\$11,827.96	\$0.00
R010A	Road	Partial	\$16,343.58	\$0.00
R010A	Road	Partial	\$16,239.98	\$0.00
R010A	Road	Partial	\$1,254,177.18	\$0.00
R010A	Road	Partial	\$853,466.41	\$0.00
R010A	Road	Partial	\$321,561.88	\$0.00
R010B	Road	Partial	\$16,239.98	\$0.00
R010B	Road	Partial	\$16,343.58	\$0.00
R011A	Road	Partial	\$170,426.37	\$0.00
R011A	Road	Partial	\$153,521.79	\$0.00
R011A	Road	Partial	\$11,443.89	\$0.00
R011A	Road	Partial	\$2,241,680.97	\$0.00
R012	Road	Complete	\$700,662.24	\$0.00
R012	Road	Complete	\$568,929.83	\$0.00
R012	Road	Complete	\$237,101.15	\$0.00
R012	Road	Complete	\$18,025.63	\$0.00
R012	Road	Complete	\$4,378,778.10	\$0.00
R013A	Road	Partial	\$402,413.28	\$0.00
R013A	Road	Partial	\$495,590.29	\$0.00
R032A	Road	Partial	\$446,496.64	\$0.00
RI016A	Intersection	Partial	\$73,476.56	\$0.00
RI035A	Intersection	Partial	\$10,240.00	\$0.00
RI035A	Intersection	Partial	\$58,400.66	\$0.00
			\$ 33,576,972	\$ 6,683,489

Ripley Valley Priority Development Area

Municipal Parks and Open Space Network

Ripley Valley Existing Assets

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
EXPOS01	Local Park	Complete	\$1,954,451.64	\$0.00
EXPOS02	Local Park	Complete	\$1,954,451.64	\$0.00
EXPOS03	Local Park	Complete	\$438,208.29	\$0.00
EXPOS03	Local Park	Complete	\$19,742.17	\$0.00
EXPOS04	Local Park	Complete	\$534,843.78	\$0.00
EXPOS05	Local Park	Complete	\$769,620.65	\$0.00
EXPOS06	District Recreation	Complete	\$59,224.57	\$0.00
EXPOS06	District Recreation	Complete	\$3,601,942.71	\$0.00
POS003	District Recreation	Partial	\$384,532.51	\$0.00
POS063	Regional Sport	Partial	\$428,509.05	\$0.00
POS063	Regional Sport	Partial	\$3,605,124.91	\$0.00
			\$13,750,651.92	\$0.00

Ripley Valley Priority Development Area

Municipal Local Community Facilities Network

Ripley Valley Future Assets

DCOPI ID	ASSET TYPE	ASSET SUB TYPE	TIMING FOR FINANCIAL MODEL	TIMING FOR CONSTRUCTION / ACQUISITION	AREA (m2)	LAND VALUATION CATEGORY	LAND ACQUISITION RATE (\$/m2)	LAND COST	WORKS UNIT RATE (\$/m2)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION)	ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT)	ESTABLISHMENT COST (CATALYST FUNDING)			
CF001	Community Facility	Citywide	2041	2041 - 2066	30,000	> Q100	\$30.40	\$911,899	\$30.23	\$906,795	15%	\$136,019	10%	\$104,281	\$2,058,995	\$0	\$2,058,995	\$0	
CF002	Community Facility	District	2041	2031 - 2041	15,000	> Q100	\$30.40	\$455,949	\$35.42	\$531,321	15%	\$79,698	10%	\$61,102	\$1,128,071	\$0	\$1,128,071	\$0	
CF003	Community Facility	District	2041	2031 - 2041	15,000	> Q100	\$30.40	\$455,949	\$35.42	\$531,321	15%	\$79,698	10%	\$61,102	\$1,128,071	\$0	\$1,128,071	\$0	
CF004	Community Facility	Local	2027	2021 - 2026	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF005	Community Facility	Local	2027	2021 - 2026	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF006	Community Facility	Local	2041	2026 - 2031	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF007	Community Facility	Local	2041	2026 - 2031	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF008	Community Facility	Local	2041	2031 - 2041	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF009	Community Facility	Local	2041	2031 - 2041	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF011	Community Facility	Local	2041	2041 - 2066	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF012	Community Facility	Local	2041	2041 - 2066	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
CF013	Community Facility	District	2041	2026 - 2031	15,000	> Q100	\$30.40	\$455,949	\$35.42	\$531,321	15%	\$79,698	10%	\$61,102	\$1,128,071	\$0	\$1,128,071	\$0	
CF014	Community Facility	Local	2041	2031 - 2041	4,000	> Q100	\$30.40	\$121,587	\$53.00	\$211,989	15%	\$31,798	10%	\$24,379	\$389,752	\$0	\$389,752	\$0	
						TOTAL		\$3,374,026		\$4,408,657		\$661,299		\$506,996	\$8,950,977	\$0	\$8,950,977	\$0	

Ripley Valley Priority Development Area

**Municipal Local Community Facilities Network
Ripley Valley Existing Assets**

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
			\$ -	\$ -

Ripley Valley Priority Development Area

State Community Facilities Network
Ripley Valley Future Assets

DCOP ID	ASSET TYPE	ASSET SUB TYPE	TIMING FOR FINANCIAL MODEL	TIMING FOR CONSTRUCTION / ACQUISITION	AREA (m ²)	LAND VALUATION CATEGORY	LAND ACQUISITION RATE (\$/m ²)	LAND COST	WORKS UNIT RATE (\$/m ²)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION)	ESTABLISHMENT COST (STATE CHARGE COMPONENT)	ESTABLISHMENT COST (CATALYST FUNDING)	
AMB001	Community Facility	Ambulance	2041	2031 - 2041	6,000	> Q100	\$30.40	\$182,380	\$40.62	\$243,698	15%	\$36,555	\$490,658	\$0	\$490,658	\$0	
AMB002	Community Facility - Additional	Ambulance	2041	2026 - 2031	6,000	> Q100	\$30.40	\$182,380	\$40.62	\$243,698	15%	\$36,555	\$490,658	\$0	\$490,658	\$0	
AMB003	Community Facility - Additional	Ambulance	2027	2021 - 2026	10,000	> Q100	\$30.40	\$303,966	\$40.62	\$406,163	15%	\$60,924	\$817,763	\$0	\$817,763	\$0	
FR001	Community Facility	Fire & Rescue	2027	2021 - 2026	6,000	> Q100	\$30.40	\$182,380	\$40.62	\$243,698	15%	\$36,555	\$490,658	\$0	\$490,658	\$0	
FR002	Community Facility - Additional	Fire & Rescue	2041	2031 - 2041	6,000	> Q100	\$30.40	\$182,380	\$40.62	\$243,698	15%	\$36,555	\$490,658	\$0	\$490,658	\$0	
HCC001	Community Facility	Health Care Centre	2041	2031 - 2041	32,000	> Q100	\$30.40	\$972,692	\$40.62	\$1,299,722	15%	\$194,958	\$2,616,841	\$0	\$2,616,841	\$0	
HCC002	Community Facility	Health Care Centre	2027	2021 - 2026	27,000	> Q100	\$30.40	\$820,709	\$40.62	\$1,096,641	15%	\$164,496	\$2,207,960	\$0	\$2,207,960	\$0	
HCC003	Community Facility - Additional	Health Care Centre	2041	2031 - 2041	32,000	> Q100	\$30.40	\$972,692	\$40.62	\$1,299,722	15%	\$194,958	\$2,616,841	\$0	\$2,616,841	\$0	
HP001	Community Facility	Health Precinct	2041	2026 - 2031	40,000	> Q100	\$30.40	\$1,215,865	\$40.62	\$1,624,653	15%	\$243,698	\$3,271,051	\$0	\$3,271,051	\$0	
P001	Community Facility	Police	2027	2021 - 2026	10,000	> Q100	\$30.40	\$303,966	\$40.62	\$406,163	15%	\$60,924	\$817,763	\$0	\$817,763	\$0	
PS001	Community Facility	Primary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS002	Community Facility	Primary School	2041	2026 - 2031	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS003	Community Facility	Primary School	2027	2021 - 2026	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS004	Community Facility - Additional	Primary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS005	Community Facility - Additional	Primary School	2041	2026 - 2031	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS006	Community Facility	Primary School	2027	2021 - 2026	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS007	Community Facility	Primary School	2041	2031 - 2041	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS008	Community Facility - Additional	Primary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS009	Community Facility	Primary School	2041	2026 - 2031	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS010	Community Facility - Additional	Primary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS011	Community Facility	Primary School	2027	2021 - 2026	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS012	Community Facility	Primary School	2041	2031 - 2041	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS013	Community Facility	Primary School	2041	2026 - 2031	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS014	Community Facility	Primary School	2041	2031 - 2041	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
PS015	Community Facility - Additional	Primary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$27.69	\$1,938,329	15%	\$290,749	\$4,579,751	\$0	\$4,579,751	\$0	
SS001	Community Facility - Additional	Secondary School	2041	2031 - 2041	120,000	> Q100	\$30.40	\$3,647,596	\$22.00	\$2,640,096	15%	\$396,014	\$6,987,317	\$0	\$6,987,317	\$0	
SS002	Community Facility	Secondary School	2041	2026 - 2031	120,000	> Q100	\$30.40	\$3,647,596	\$22.00	\$2,640,096	15%	\$396,014	\$6,987,317	\$0	\$6,987,317	\$0	
SS003	Community Facility - Additional	Secondary School	2041	2041 - 2066	60,000	> Q100	\$30.40	\$1,823,798	\$22.00	\$1,320,048	15%	\$198,007	\$3,493,658	\$0	\$3,493,658	\$0	
SS004a	Community Facility	Secondary School	2041	2041 - 2066	70,000	> Q100	\$30.40	\$2,127,764	\$22.00	\$1,540,056	15%	\$231,008	\$4,075,935	\$0	\$4,075,935	\$0	
SS004b	Community Facility - Additional	Secondary School	2041	2041 - 2066	50,000	> Q100	\$30.40	\$1,519,832	\$22.00	\$1,100,040	15%	\$165,006	\$2,911,382	\$0	\$2,911,382	\$0	
SS005	Community Facility	Secondary School	2041	2031 - 2041	120,000	> Q100	\$30.40	\$3,647,596	\$22.00	\$2,640,096	15%	\$396,014	\$6,987,317	\$0	\$6,987,317	\$0	
SS006	Community Facility	Secondary School	2041	2041 - 2066	120,000	> Q100	\$30.40	\$3,647,596	\$22.00	\$2,640,096	15%	\$396,014	\$6,987,317	\$0	\$6,987,317	\$0	
RCW001	Rail Corridor Widening	Ripley Valley	2041	2021 - 2066	282,000	> Q100	\$30.40	\$8,571,850	\$0.00	\$0	\$0	\$0	\$8,571,850	\$0	\$8,571,850	\$0	
						TOTAL		\$65,869,499		\$50,703,322		\$7,605,498	\$5,830,882	\$130,009,202	\$0	\$130,009,202	\$0

Ripley Valley Priority Development Area

State Community Facilities Network

Ripley Valley Existing Assets

DCOP ID	ASSET TYPE	DELIVERY STATUS	OFFSET AMOUNT	CATALYST FUNDING
EXCF01	Existing School Primary and Secondary School	Complete	\$2,107,240.15	\$0.00
EXCF01	Existing School Primary and Secondary School	Complete	\$3,612,410.59	\$0.00
EXCF01	Existing School Primary and Secondary School	Complete	\$2,316,467.17	\$0.00
EXCF01	Existing School Primary and Secondary School	Complete	\$1,351,272.88	\$0.00
			\$9,387,390.80	\$0.00

Ripley Valley Priority Development Area

Municipal Other Provisions

Ripley Valley Future Assets

ASSET ID	ASSET TYPE	TOTAL ESTABLISHMENT COST
Other Provisions		
PY01	Public Transport Allowance	\$ 7,081,413
	TOTAL	\$ 7,081,413

Ripley Valley Priority Development Area

Sub regional Infrastructure Networks

Ripley Valley Assets

DCOP ID	ASSET TYPE	ASSET SUB TYPE	TIMING FOR FINANCIAL MODEL	TIMING FOR CONSTRUCTION / ACQUISITION	AREA (m2)	LAND VALUATION CATEGORY	LAND ACQUISITION RATE (\$/m2)	LAND COST	WORKS UNIT RATE (\$/m2)	WORKS BASE COST	PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND)	CONTINGENCY COST (EXCLUDING LAND)	TOTAL ESTABLISHMENT COST	ESTABLISHMENT COST (SUB REGIONAL COMPONENT)	ESTABLISHMENT COST (CATALYST FUNDING)
Transport															
SRT01	Sub-Arterial	Road Upgrade	2026	2021 - 2026	0			\$0		\$21,502,832	0%	\$0	\$21,502,832	\$21,502,832	\$0
SRT02	Sub-Arterial	Road Upgrade	2031	2026 - 2031	0			\$0		\$11,460,300	0%	\$0	\$11,460,300	\$11,460,300	\$0
SRT03	Sub-Arterial	Road Upgrade	2031	2026 - 2031	0			\$0		\$17,013,229	0%	\$0	\$17,013,229	\$17,013,229	\$0
SRT04	Sub-Arterial	Intersection Upgrade	2031	2026 - 2031	0			\$0		\$1,890,359	0%	\$0	\$1,890,359	\$1,890,359	\$0
SRT05	Sub-Arterial	Road Upgrade	2031	2026 - 2031	0			\$0		\$23,038,748	0%	\$0	\$23,038,748	\$23,038,748	\$0
Sewerage															
SRS01	Gravity Main		TBC	TBC				\$0		\$74,292,101	0%	\$0	\$74,292,101	\$74,292,101	\$0
SRS02	Gravity Main		TBC	TBC				\$0		\$43,383,926	0%	\$0	\$43,383,926	\$43,383,926	\$0
SRS03	Treatment Plant Capacity		TBC	TBC				\$0		\$55,487,658	0%	\$0	\$55,487,658	\$55,487,658	\$0
SRS04	Environmental		TBC	TBC				\$0		\$42,202,463	0%	\$0	\$42,202,463	\$42,202,463	\$0
Water Supply															
SRW01	Redbank PST		TBC	TBC				\$0		\$2,091,450	0%	\$0	\$2,091,450	\$2,091,450	\$0
SRW02	Redbank Res		TBC	TBC				\$0		\$20,065,333	0%	\$0	\$20,065,333	\$20,065,333	\$0
SRW03	Redbank Supply Main		TBC	TBC				\$0		\$6,474,240	0%	\$0	\$6,474,240	\$6,474,240	\$0
SRW04	Ripley HLZ Distribution Main		TBC	TBC				\$0		\$0	0%	\$0	\$0	\$0	\$0
SRW05	Ripley LLZ Res		TBC	TBC				\$0		\$10,673,050	0%	\$0	\$10,673,050	\$10,673,050	\$0
SRW06	Swanbank PST		TBC	TBC				\$0		\$4,508,221	0%	\$0	\$4,508,221	\$4,508,221	\$0
SRW07	Swanbank to Ripley LLZ Main		TBC	TBC				\$0		\$23,392,234	0%	\$0	\$23,392,234	\$23,392,234	\$0
								\$0		\$357,476,145		\$0	\$357,476,145	\$357,476,145	\$0

Contact Us

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