



Economic Development Queensland

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Infrastructure Funding Framework

DELIVERING
FOR QUEENSLAND



Queensland
Government

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Summary

In accordance with section 10 of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) may fix charges and other terms for the provision of infrastructure in a priority development area (PDA) and do anything necessary or convenient to be done in the performance of its functions, or exercise of its powers, under the Act. In addition, under section 115 of the *Economic Development Act 2012*, MEDQ may make and levy a special rate or charge.

The aim of the Infrastructure Funding Framework (IFF) is to establish a funding framework that:

- encourages development
- maintains affordability for the end consumer, community, State and Council
- ensures new development in the PDAs fairly contributes towards the cost of providing the infrastructure required to service the PDAs, and
- provides landowners with certainty about future infrastructure charges.

Appendix 1 identifies the infrastructure charging framework and timing for payment for each PDA.

Appendices 2 and 3 set out the infrastructure charging framework for the greenfield PDAs of Yarrabilba and Caloundra South.

Appendix 4 sets out the interim infrastructure charging framework, including charges, offsets, refunds and infrastructure mapping for the Waraba PDA.

Appendix 5 outlines the process for exemption of infrastructure charges for not-for-profit or charitable organisations.

Appendix 6 describes how charges are indexed.

Appendix 7 identifies when and how infrastructure charges apply to interim uses. The IFF should be read in conjunction with:

- the interim land use plan or relevant development instrument and, in particular, the infrastructure plan for the PDA
- the Infrastructure Funding Framework, Crediting and Offset Arrangements (IFFCOA) for greenfield PDAs only
- any applicable Infrastructure Charges and Offset Plan (ICOP) for the PDA
- any applicable Development Charges and Offset Plan (DCOP) for the PDA¹.

¹ Where a DCOP is in effect for a PDA, the DCOP prevails over the IFF and IFFCOA where they differ.

Definitions

Term	Definition
Applicable charging document	for all other references within this document, the local government's adopted infrastructure charges resolution as amended or replaced from time to time.
Applicant	is an individual or entity who submits a PDA development application to MEDQ or their delegate
GFA	is defined as per the relevant development instrument.
Land uses	are defined as per the relevant development instrument.
Large dwelling or large sales office	has a GFA of greater than 100 m ² .
Management Lot	means a lot that is: 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.
Medium dwelling or medium sales office	has a GFA of between 60 m ² to 100 m ² .
MEDQ	Is defined in the <i>Economic Development Act 2012</i>
Part A Charge (Waraba PDA)	Infrastructure charges associated with Part A Infrastructure
Part A Infrastructure (Waraba PDA)	Network infrastructure and activities including: Catalyst (low interest loan) costs, land for state government community facilities, implementation works and activities
Part B Charge (Waraba PDA)	Infrastructure charges associated with Part B Infrastructure
Part B Infrastructure (Waraba PDA)	Network infrastructure and activities including: Municipal and sub-regional transport (road, pathway, passenger transport), stormwater, open space, land for local government community facilities, water supply, wastewater infrastructure and services.
Small dwelling or small sales office	has a gross floor area (GFA) of less than 60 m ² .
TBD	denotes a charge rate or unit that is to be determined by MEDQ at the time of assessment.

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

- I. the above *Definitions* section of this IFF
- II. if not defined in this IFF, the *Economic Development Act 2012* (ED Act)
- III. if not defined in the ED Act, the relevant development instrument or relevant local government's applicable charging document
- 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*
- V. the ordinary meaning where that term is not otherwise defined.

In the event of any inconsistency, the meaning assigned to the term in a document higher on the above list prevails, to the extent of any inconsistency.

A reference in this IFF to any Act includes any regulation made under it, and where amended or replaced, if the context permits, means the amended or replacement Act.

A reference in this IFF to a specific document or standard, means the latest version of the document or standard, unless expressly stated otherwise.

Appendix 1 – Applicable infrastructure charges and timing for payment

PDA	Applicable Infrastructure Charging Document	Basis for trunk infrastructure assessment
Yarrabilba	Infrastructure Funding Framework (see Appendix 2)	Infrastructure Funding Framework Crediting and Offset Arrangement
Caloundra South	Infrastructure Funding Framework (see Appendix 3)	Infrastructure Funding Framework Crediting and Offset Arrangement
Waraba	Infrastructure Funding Framework (see Appendix 4)	Infrastructure Funding Framework Crediting and Offset Arrangement
Andergrove	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Blackwater	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Blackwater East	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Boggo Road Cross River Rail	Boggo Road CRR PDA Development Charges and Offset Plan	Boggo Road CRR PDA Development Charges and Offset Plan
Bowen Hills	Bowen Hills PDA Development Charges and Offset Plan	Bowen Hills PDA Development Charges and Offset Plan
Bowen Street Roma	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Clinton	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
CQU Rockhampton	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Fitzgibbon	Fitzgibbon PDA Development Charges and Offset Plan	Fitzgibbon PDA Development Charges and Offset Plan
Greater Flagstone	Greater Flagstone PDA Development Charges and Offset Plan	Greater Flagstone PDA Development Charges and Offset Plan
Herston Quarter	Herston Quarter PDA Development Charges and Offset Plan	Herston Quarter PDA Development Charges and Offset Plan
Land Activation Program (SEQ Tranche 1)	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Mackay Waterfront	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement

Maroochydore City Centre	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Moreton Bay Central	Moreton Bay Central PDA Development Charges and Offset Plan	Moreton Bay Central PDA Development Charges and Offset Plan
Mount Peter	Mount Peter Interim Land Use Plan	Infrastructure Funding Framework Crediting and Offset Arrangement
North Harbour	North Harbour Interim Land Use Plan	Infrastructure Funding Framework Crediting and Offset Arrangement
Northshore Hamilton	Northshore Hamilton PDA Development Charges and Offset Plan	Northshore Hamilton PDA Development Charges and Offset Plan
Oonoonba	Oonoonba PDA Development Charges and Offset Plan	Oonoonba PDA Development Charges and Offset Plan
Oxley	Oxley PDA Development Charges and Offset Plan	Oxley PDA Development Charges and Offset Plan
Parklands	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Port Hinchinbrook	Port Hinchinbrook PPDA Provisional Land Use Plan	Infrastructure Funding Framework Crediting and Offset Arrangement
Queens Wharf Brisbane	Queens Wharf PDA Infrastructure Charging Offset Plan	Queens Wharf PDA Infrastructure Charging Offset Plan
Ripley Valley	Ripley Valley PDA Development Charges and Offset Plan	Ripley Valley PDA Development Charges and Offset Plan
Roma Street Cross River Rail	Roma Street Cross River Rail PDA Development Charges and Offset Plan	Roma Street Cross River Rail PDA Development Charges and Offset Plan
Southern Thornlands	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Southport	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Sunshine Coast Airport	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Tannum Sands	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Toolooa	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Toondah Harbour	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Toowoomba Railway Parklands	Local government and/or distributor/retailer applicable charging document	Infrastructure Funding Framework Crediting and Offset Arrangement
Townsville City Waterfront	Townsville City Waterfront PDA Infrastructure Charging Offset Plan	Townsville City Waterfront PDA Infrastructure Charging Offset Plan

Weinam Creek	Weinam Creek PDA Development Charges and Offset Plan	Weinam Creek PDA Development Charges and Offset Plan
Woolloongabba	Woolloongabba PDA Development Charges and Offset Plan	Woolloongabba PDA Development Charges and Offset Plan
Yeronga	Yeronga PDA Development Charges and Offset Plan	Yeronga PDA Development Charges and Offset Plan
Other PDAs	- Provisions within the relevant land use plan, DCOP, or ICOP that applies to the PDA - Where none of the above apply, the relevant local government and distributor retailer's applicable charging document/s.	Infrastructure Funding Framework Crediting and Offset Arrangement, unless a relevant DCOP (or in the case of the Queen's Wharf Brisbane PDA, the ICOP) provides to the contrary

Where an infrastructure charging document is currently on public consultation for any PDA, EDQ may give consideration to application of infrastructure charges to a development approval on the basis of the document being publicly consulted.

For PDAs where charges are based on the relevant local government and/or distributor retailer document/s, the applicant is required to submit to MEDQ, written advice from the relevant local government and/or distributor retailer of the infrastructure charges, credits and offsets as per the applicable charging document. MEDQ reserves the right to accept, amend or reject the advice provided partially or wholly before confirming the infrastructure charges payable.

Timing for payment of infrastructure charges

Unless a relevant DCOP, ICOP, or development approval condition provides to the contrary, infrastructure charges are payable at the following times:

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

Appendix 2 – Infrastructure charging framework for Yarrabilba PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

a. Reconfiguring a lot

Table 1 outlines the Base Charge Rates (FY 2026/27) for reconfiguring a lot.

b. Material change of use

Table 2 outlines the Base Charge Rates (FY 2026/27) for a material change of use.

Determination of applicable credits and offsets

MEDQ will determine any applicable credits and offsets. For the Yarrabilba PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

Payment of sub-regional and value capture charges

For signatories to the Yarrabilba PDA Sub-Regional Infrastructure Agreement, sub-regional charges and value capture charges are to be paid directly to Logan City Council following receipt of an invoice from Council. Signatories should not make sub-regional charges or value capture charges payments to MEDQ.

Development exempt from payment of infrastructure charges

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

- education
- emergency services
- health care services
- social housing.

MEDQ may exempt infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for exemption of infrastructure charges.

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge			
Open category								
Unknown	Lot	\$32,352			\$12,570	\$44,922	\$11,485	\$56,407
Management Lot	Lot	\$0			\$0	\$0	\$0	\$0
Residential category								
House or display home	Lot	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Other than a house ⁴	Lot	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Retail category								
Bulk landscape supplies	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Fast food premises	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Food premises	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Garden centre	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Market	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Service station	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Shop	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Shopping centre	Lot	\$36,689	\$0	\$0	\$2,912	\$39,601	\$2,912	\$42,513
Showroom	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Commercial category								
Business	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Car park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162

Table 1: Yarrabilba – Base Charge Rates (FY 2026/27) – Reconfiguring a lot

² Sub-regional charges are subject to indexation at 3 per cent p.a.

³ The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

⁴ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant instrument

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge			
Sales office – on a residential lot	Lot	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Industrial category								
Extractive, high impact, noxious and hazardous industry	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Research and technology	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Service industry	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Warehouse	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Rural category								
Agriculture	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Animal keeping and husbandry	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Intensive horticulture	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Wholesale nursery	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Tourism category								
Tourist attraction	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 1 Yarrabilba – Base Charge Rates (FY 2026/27) – Reconfiguring a lot (cont)

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge			
Service, community and other uses category								
Cemetery	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Community facility	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162

Table 1 Yarrabilba – Base Charge Rates (FY 2026/27) – Reconfiguring a lot (cont)

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture ³	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge ²			
Crematorium	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Educational establishment	Lot	\$36,689	\$0	\$0	\$2,912	\$39,601	\$2,912	\$42,513
Emergency services	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Funeral parlour	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Hospital	Lot	\$36,689	\$0	\$0	\$2,912	\$39,601	\$2,912	\$42,513
Place of assembly	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	Lot	\$7,338	\$0	\$0	\$2,912	\$10,250	\$2,912	\$13,162
Sport, recreation and entertainment category								
Indoor entertainment	Lot	\$14,675	\$0	\$0	\$2,912	\$17,587	\$2,912	\$20,499
Indoor sport and recreation	Lot	\$14,675	\$0	\$0	\$2,912	\$17,587	\$2,912	\$20,499
Outdoor sport and recreation	Lot	TBD	TBD	TBD	TBD	\$0	TBD	TBD
Park	Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category								
All undefined uses	Lot	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 1 Yarrabilba – Base Charge Rates (FY 2026/27) – Reconfiguring a lot (cont)

Proposed land use	Unit	Charges (per unit)						Total charges (per unit) including value capture
		Local charge				Total charges (per unit)	Value capture ³	
		Municipal charge	State charge	Implementation charge	Sub-regional charge ²			
Residential category								
House or display home	Dwelling	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Other than a house ⁴	Small dwelling	\$18,978	\$1,170	\$888	\$9,313	\$30,349	\$6,669	\$37,018
	Medium dwelling	\$24,213	\$1,492	\$1,132	\$10,793	\$37,630	\$10,002	\$47,632
	Large dwelling	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Retail category								
Bulk landscape supplies	1m ² GFA	\$208	\$0	\$0	\$84	\$292	\$43	\$335
Fast food premises	1m ² GFA	\$269	\$0	\$0	\$98	\$367	\$43	\$410
Food premises	1m ² GFA	\$269	\$0	\$0	\$98	\$367	\$43	\$410
Garden centre	1m ² GFA	\$208	\$0	\$0	\$84	\$292	\$43	\$335
Market	1m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outdoor sales	1m ² GFA	\$208	\$0	\$0	\$84	\$292	\$43	\$335
Service station	1m ² GFA	\$269	\$0	\$0	\$98	\$367	\$43	\$410
Shop	1m ² GFA	\$269	\$0	\$0	\$98	\$367	\$43	\$410
Shopping centre	1m ² GFA	\$269	\$0	\$0	\$98	\$367	\$43	\$410
Showroom	1m ² GFA	\$208	\$0	\$0	\$84	\$292	\$43	\$335
Commercial category								
Business	1m ² GFA	\$208	\$0	\$0	\$80	\$288	\$43	\$331

Table 2 Yarrabilba – Base Charge Rates (FY 2026/27) – Material change of use

² Sub-regional charges are subject to indexation at 3 per cent p.a.

³ The value capture charge only applies to land in the value capture area of Yarrabilba PDA, as depicted in the IFFCOA. Value capture charges are subject to indexation at 3 per cent p.a.

⁴ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture ¹	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge			
Car park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health care services	1 m ² GFA	\$208	\$0	\$0	\$80	\$288	\$43	\$331
Sales office – on a residential lot	Small office	\$18,978	\$1,170	\$888	\$9,313	\$30,349	\$6,669	\$37,018
	Medium office	\$24,213	\$1,492	\$1,132	\$10,793	\$37,630	\$10,002	\$47,632
	Large office	\$29,188	\$1,799	\$1,365	\$12,570	\$44,922	\$11,485	\$56,407
Industrial category								
Extractive, high impact, noxious and hazardous industry	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Low impact and medium impact industry	1 m ² GFA	\$75	\$0	\$0	\$40	\$115	\$29	\$144
Research and technology	1 m ² GFA	\$75	\$0	\$0	\$40	\$115	\$29	\$144
Service industry	1 m ² GFA	\$269	\$0	\$0	\$87	\$356	\$29	\$385
Warehouse	1 m ² GFA	\$75	\$0	\$0	\$40	\$115	\$29	\$144
Rural category								
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural supply store	1 m ² GFA	\$75	\$0	\$0	\$51	\$126	\$29	\$155
Animal keeping and husbandry	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intensive animal industry	1 m ² GFA	\$29	\$0	\$0	\$8	\$37	\$29	\$66
Intensive horticulture	1 m ² GFA	\$29	\$0	\$0	\$8	\$37	\$29	\$66
Wholesale nursery	1 m ² GFA	\$29	\$0	\$0	\$8	\$37	\$29	\$66

Table 2 Yarrabilba – Base Charge Rates (FY 2026/27) – Material change of use (cont)

Proposed land use	Unit	Charges (per unit)						
		Local charge				Total charges (per unit)	Value capture ¹⁶	Total charges (per unit) including value capture
		Municipal charge	State charge	Implementation charge	Sub-regional charge ¹⁷			
Tourism category								
Tourist attraction	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Tourist park	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Service, community and other uses category								
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Childcare centre	1 m ² GFA	\$208	\$0	\$0	\$78	\$286	\$29	\$315
Community facility	1 m ² GFA	\$104	\$0	\$0	\$47	\$151	\$29	\$180
Crematorium	1 m ² GFA	\$104	\$0	\$0	\$47	\$151	\$29	\$180
Educational establishment	1 m ² GFA	\$208	\$0	\$0	\$78	\$286	\$29	\$315
Emergency services	1 m ² GFA	\$208	\$0	\$0	\$71	\$279	\$29	\$308
Funeral parlour	1 m ² GFA	\$104	\$0	\$0	\$53	\$157	\$29	\$186
Hospital	1 m ² GFA	\$208	\$0	\$0	\$78	\$286	\$29	\$315
Place of assembly	1 m ² GFA	\$104	\$0	\$0	\$46	\$150	\$29	\$179
Telecommunications facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Veterinary hospital	1 m ² GFA	\$208	\$0	\$0	\$78	\$286	\$29	\$315
Sport, recreation and entertainment category								
Indoor entertainment	1 m ² GFA	\$298	\$0	\$0	\$103	\$401	\$43	\$444
Indoor sport and recreation	1 m ² GFA	\$298	\$0	\$0	\$103	\$401	\$43	\$444
Outdoor sport and recreation	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undefined category								
All undefined uses	1 m ² GFA	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Table 2 Yarrabilba – Base Charge Rates (FY 2026/27) – Material change of use (cont)

Appendix 3 – Infrastructure charging framework for Caloundra South PDA

Payment of infrastructure charges

Infrastructure charges are payable for the following types of development:

- a. Reconfiguring a lot

Table 3 outlines the Base Charge Rates (FY 2026/27) for reconfiguring a lot.

- b. Material change of use

Table 4 outlines the Base Charge Rates (FY 2026/27) for a material change of use.

Determination of applicable credits and offsets

MEDQ will determine any applicable credits and offsets. For the Caloundra South PDA, the IFFCOA applies and applicable credit and offsets will be determined in accordance with the IFFCOA.

Development exempt from payment of infrastructure charges

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

- education
- emergency services
- health care services
- social housing.

MEDQ may exempt infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for exemption of infrastructure charges.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
Roads	Water and sewer						
Open category							
Unknown	Lot	\$53,000					\$53,000
Residential category							
House or display home	Single dwelling lot	\$26,562	\$3,208	\$2,334	\$8,193	\$12,703	\$53,000
	Urban terrace lot	\$26,562	\$3,208	\$2,334	\$8,193	\$8,469	\$48,766
Residential other than a house ⁷	Lot	\$26,562	\$3,208	\$2,334	\$8,193	\$12,703	\$53,000
Retail category							
Bulk landscape supplies	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Fast food premises	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Food premises	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Garden centre	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Market	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Outdoor sales	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Service station	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Shop	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Shopping centre	Lot	\$36,689	\$0	\$0	\$2,684	\$12,703	\$52,076
Showroom	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725

Table 3 Caloundra South – Base Charge Rates (FY 2026/27) - Reconfiguring a lot

⁵ The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

⁶ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

⁷ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge				Sub-regional charge	
		Municipal charge	State charge	Implementation charge			
Commercial category							
Business	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Car park	Lot	\$0	\$0	\$0	TBD	\$12,703	TBD
Health care services	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Short-term accommodation	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Relocatable home park	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Sales office – on a residential lot	Lot	\$26,562	\$3,208	\$2,334	\$8,193	\$12,703	\$53,000
Industrial category							
Extractive industry	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Noxious and hazardous industry	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
High impact industry	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Medium impact industry	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Low impact industry	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Research and technology	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Service industry	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Warehouse	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Rural category							
Agriculture	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Agricultural supply store	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Animal keeping and husbandry	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Intensive animal industry	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ⁵	Water and sewer ⁶	
Intensive horticulture	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Wholesale nursery	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Tourism category							
Integrated tourist attraction	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Tourist attraction	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Tourist park	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Service, community and other uses category							
Cemetery	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Childcare centre	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Community facility	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Crematorium	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD
Educational establishment	Lot	\$36,689	\$0	\$0	\$2,684	\$12,703	\$52,076
Emergency services	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Funeral parlour	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Hospital	Lot	\$36,689	\$0	\$0	\$2,684	\$12,703	\$52,076
Place of assembly	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725
Telecommunications facility	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Utility installation	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703
Veterinary hospital	Lot	\$7,338	\$0	\$0	\$2,684	\$12,703	\$22,725

Table 3 Caloundra South – Base Charge Rates (FY 2026/27) - Reconfiguring a lot (cont)

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)	
		Local charge				Sub-regional charge		
		Municipal charge	State charge	Implementation charge	Roads ⁵			Water and sewer ⁶
Sport, recreation and entertainment category								
Indoor entertainment	Lot	\$14,675	\$0	\$0	\$2,684	\$12,703	\$30,062	
Indoor sport and recreation	Lot	\$14,675	\$0	\$0	\$2,684	\$12,703	\$30,062	
Outdoor sport and recreation	Lot	TBD	\$0	\$0	TBD	\$12,703	TBD	
Park	Lot	\$0	\$0	\$0	\$0	\$12,703	\$12,703	
Undefined category								
All undefined uses	Lot	TBD	\$0	\$0	TBD	TBD	TBD	

Table 3 Caloundra South – Base Charge Rates (FY 2026/27) - Reconfiguring a lot (cont)

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ⁵	Water and sewer ⁶	
Residential category							
House or display home	Dwelling (on single dwelling lot)	\$26,562	\$3,208	\$2,334	\$8,193	\$12,703	\$53,000
	Dwelling (on urban terrace lot)	\$26,562	\$3,208	\$2,334	\$8,193	\$8,469	\$48,766
Other than a house ⁷	Small dwelling	\$16,059	\$1,940	\$1,413	\$6,146	\$8,469	\$34,027
	Medium dwelling	\$21,000	\$2,538	\$1,641	\$6,670	\$8,469	\$40,318
	Large dwelling	\$26,562	\$3,208	\$2,334	\$8,193	\$8,469	\$48,766
Retail category							
Bulk landscape supplies	1 m ² GFA	\$208	\$0	\$0	\$52	\$56	\$316
Fast food premises	1 m ² GFA	\$269	\$0	\$0	\$67	\$221	\$557
Food premises	1 m ² GFA	\$269	\$0	\$0	\$67	\$221	\$557
Garden centre	1 m ² GFA	\$208	\$0	\$0	\$52	\$108	\$368
Market	1 m ² GFA	\$0	\$0	\$0	\$0	\$28	\$28
Outdoor sales	1 m ² GFA	\$208	\$0	\$0	\$52	\$66	\$326
Service station	1 m ² GFA	\$269	\$0	\$0	\$67	\$71	\$407

Table 4 Caloundra South – Base Charge Rates (FY 2026/27) - Material change of use

⁵ The charge rate has been discounted by the percentage of costs apportioned to water and wastewater infrastructure, as detailed in the current Caloundra South Sub-Regional Infrastructure Plan (SRIP) Version 9.

⁶ Calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

⁷ This includes multiple residential, other residential, relocatable home park and short-term accommodation use types as defined by the relevant development instrument.

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ⁵	Water and sewer ⁵	
Shop	1 m ² GFA	\$269	\$0	\$0	\$67	\$94	\$430
Shopping centre	1 m ² GFA	\$269	\$0	\$0	\$67	\$52	\$388
Showroom	1 m ² GFA	\$208	\$0	\$0	\$52	\$14	\$274
Commercial category							
Business	1 m ² GFA	\$208	\$0	\$0	\$52	\$52	\$312
Car park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Health care services	1 m ² GFA	\$208	\$0	\$0	\$52	\$99	\$359
Short-term accommodation	1 m ² GFA	TBD	\$0	\$0	TBD	\$14	TBD
Relocatable home park	1 m ² GFA	TBD	\$0	\$0	TBD	\$61	TBD
Sales office – on a residential lot	Small office	\$16,059	\$1,940	\$1,413	\$6,146	\$8,469	\$34,027
	Medium office	\$21,000	\$2,538	\$1,641	\$6,670	\$8,469	\$40,318
	Large office	\$26,562	\$3,208	\$2,334	\$8,193	\$8,469	\$48,766
Industrial category							
Extractive industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$56	TBD
Noxious and hazardous industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$108	TBD
High impact industry	1 m ² GFA	TBD	\$0	\$0	TBD	\$108	TBD
Medium impact industry	1 m ² GFA	\$75	\$0	\$0	\$19	\$42	\$136
Low impact industry	1 m ² GFA	\$75	\$0	\$0	\$19	\$24	\$118
Research and technology	1 m ² GFA	\$75	\$0	\$0	\$19	\$24	\$118
Service industry	1 m ² GFA	\$269	\$0	\$0	\$67	\$19	\$355
Warehouse	1 m ² GFA	\$75	\$0	\$0	\$19	\$9	\$103

Table 4 Caloundra South – Base Charge Rates (FY 2026/27) - Material change of use (cont)

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
					Roads ⁵	Water and sewer ⁶	
Rural category							
Agriculture	1 m ² GFA	\$0	\$0	\$0	\$0	Not serviced	\$0
Agricultural supply store	1 m ² GFA	\$75	\$0	\$0	\$19	\$14	\$108
Animal keeping and husbandry	1 m ² GFA	TBD	\$0	\$0	TBD	\$61	TBD
Intensive animal industry	1 m ² GFA	\$29	\$0	\$0	\$7	\$9	\$45
Intensive horticulture	1 m ² GFA	\$29	\$0	\$0	\$7	Not serviced	\$36
Wholesale nursery	1 m ² GFA	\$29	\$0	\$0	\$7	\$108	\$144
Tourism category							
Integrated tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Tourist attraction	1 m ² GFA	TBD	\$0	\$0	TBD	\$47	TBD
Tourist park	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Service, community and other uses category							
Cemetery	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Childcare centre	1 m ² GFA	\$208	\$0	\$0	\$52	\$66	\$326
Community facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$47	\$47
Crematorium	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD
Educational establishment	1 m ² GFA and other ⁸	\$208	\$0	\$0	\$52	TBD ⁸	TBD
Emergency services	1 m ² GFA	\$208	\$0	\$0	\$52	\$38	\$298
Funeral parlour	1 m ² GFA	\$104	\$0	\$0	\$26	\$71	\$201
Hospital	1 m ² GFA	\$208	\$0	\$0	\$52	\$99	\$359
Place of assembly	1 m ² GFA	\$104	\$0	\$0	\$26	\$24	\$154

Table 4 Caloundra South – Base Charge Rates (FY 2026/27) - Material change of use (cont)

Proposed land use	Unit	Charges (per unit)					Total charges (per unit)
		Local charge					
		Municipal charge	State charge	Implementation charge	Sub-regional charge		
Roads ⁵	Water and sewer ⁶						
Telecommunication s facility	1 m ² GFA	\$0	\$0	\$0	\$0	\$24	\$24
Utility installation	1 m ² GFA	\$0	\$0	\$0	\$0	\$24	\$24
Veterinary hospital	1 m ² GFA	\$208	\$0	\$0	\$52	\$52	\$312
Sport, recreation and entertainment category							
Indoor entertainment	1 m ² GFA	\$298	\$0	\$0	\$74	\$118	\$490
Indoor sport and recreation	1 m ² GFA	\$298	\$0	\$0	\$74	\$61	\$433
Outdoor sport and recreation	1 m ² GFA	TBD	\$0	\$0	TBD	\$40	TBD
Park	1 m ² GFA	\$0	\$0	\$0	\$0	TBD	TBD
Undefined category							
All undefined uses	1 m ² GFA	TBD	\$0	\$0	TBD	TBD	TBD

Table 4 Caloundra South – Base Charge Rates (FY 2026/27) - Material change of use (cont)

⁸Charge rate per number of students and staff.

Appendix 4 – Infrastructure Charging Framework for Waraba PDA

Until a DCOP is in effect for the Waraba PDA, the IFF sets infrastructure charges for the PDA and outlines the relevant policy related to infrastructure charges including how to apply credits, offsets and indexation.

The IFF includes infrastructure charges for the Catalyst charge, State charge, and Implementation charge categories.

Infrastructure requirements for other charge categories (Municipal, Sub-regional, Public transport) will be determined on a site by site basis, at the development assessment stage.

Relevant infrastructure charge categories

The following charge categories are relevant to development in the Waraba PDA for the period of the Interim Land Use Plan (ILUP):

- a) Municipal charge – covers the trunk infrastructure typically within and providing service only to the PDA and includes infrastructure such as trunk roads, sewer, water supply, serviced land for municipal community facilities, parks and open space.
- b) Sub-regional charge – provides a contribution towards the sub-regional roads, parks, sewer and water supply infrastructure required to service the PDA and provide necessary external connections to the wider infrastructure networks.
- c) Catalyst charge – a non-offsetable charge that is 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. If and when this is considered no longer necessary, the value of this charge will be consolidated into and form part of the municipal charge.
- d) Public transport charge – a non-offsetable charge that is quarantined to facilitate the early delivery of public transport services for the PDA.
- e) State charge – covers the provision of serviced land for State community facilities.
- f) Implementation charge – covers economic development, employment, community development, ecological sustainability and innovation strategies and programs delivered to support development in the PDA. Refer to PDA Practice Note 15. Implementation Works in Greenfield PDAs for further information.

Calculation of infrastructure charges

For the calculation of infrastructure charges for development in the Waraba PDA under the ILUP and prior to adoption of a DCOP, the charge rates (per Demand Unit) identified in Table 5 below will apply.

Part A – Catalyst, State and Implementation Charges

At the time of declaration of the Waraba PDA, MEDQ has a reasonable level of infrastructure planning and costing information to establish interim charges for the Catalyst, State and Implementation charge categories (**Part A Charges**).

For development comprising Reconfiguring a lot and Material Change of Use for residential uses (Dwelling house, Dual occupancy, Caretakers' accommodation and Multiple dwelling), the Part A Charges in Table 5 for the Catalyst, State and Implementation charge categories will apply.

The Part A Charges do not apply to non-residential development.

Part B – Municipal, Sub-regional, Public Passenger Transport Charges

At the time of declaration of the Waraba PDA, significant uncertainty remains regarding the infrastructure planning, costing and funding arrangements related to the municipal, sub-regional and public transport charge categories (**Part B Charges**). Table 5 below identifies that these charges are to be determined (TBD) through the preparation of a DCOP for the Waraba PDA.

Infrastructure requirements for these categories will be determined on a site by site basis, at the development assessment stage.

Information to be provided by Applicant

For all categories of infrastructure, applicants will need to demonstrate that their developments will be appropriately serviced by relevant infrastructure. Further, applicants will be required to demonstrate what impact their development will have on existing or proposed infrastructure, and what measures they propose to take to address that impact.

Accordingly, when assessing development applications during the ILUP period and before issuing a development permit for Reconfiguring a Lot or Material Change of Use of Premises, the applicant must:

1. Demonstrate to the satisfaction of MEDQ, that the development will be serviced by relevant infrastructure and services including municipal, sub-regional, State and public transport.
2. Provide details of the impact the development will have on existing or proposed infrastructure and services including municipal, sub-regional, State and public transport, and how the applicant proposes that impact be managed
3. Provide details of the measures they propose to address any impact, for example:
 - a. Through provision of works,
 - b. A financial contribution
 - c. Entering into an infrastructure agreement

This may result in the applicant being required to undertake works or provide a financial contribution in addition to charges.

Where relevant, conditions will be imposed through the development assessment process to achieve infrastructure outcomes. Alternatively, an infrastructure agreement may be utilised.

Determination of applicable credits and offsets

For the Waraba PDA, infrastructure charges credits, offsets and refunds for development proposed under the ILUP, may be determined by MEDQ or negotiated through an infrastructure agreement in consultation with the relevant infrastructure providers.

Offsets and refunds for trunk land

- For trunk land that is within the Waraba PDA, to determine the value of a Land Contribution, MEDQ will attribute the Valuer-General's annual valuations (rate per m2 basis) (in accordance with the Land Valuation Act 2010) which is current at the date the PDA was declared.
- 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, or
 - if the identified site has improvements on the land, the improvements are deemed unlikely to be adversely affected by the infrastructure.
 - If the delivery of land is likely to affect existing improvements, a market valuation will be undertaken for the site which may result in a different rate compared to the Valuer-General's annual valuation.
 - Where additional State community facilities are required that are not mapped (e.g. for education purposes), any funding forming part of a commercial agreement is not offsetable by the developer.
- Trunk land valuations are subject to indexation from the date of valuation, using methodology consistent with the charge rate indexation in Appendix 6

Development exempt from payment of infrastructure charges

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

- education
- emergency services
- health care services
- social housing.

MEDQ may exempt infrastructure charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA. Refer to Appendix 5 for the eligibility criteria and process for exemption of infrastructure charge

Development	Unit	Charges (per unit) Total charges (per unit)								
		Interim local charge to be determined				Interim Other Charges to be determined				
		(Part B Charge) Municipal charge	(Part B Charge) Sub-regional charge	(Part A Charge) Catalyst charge (not offsetable)	Total Interim Local Charge (Per demand unit)	(Part B Charge) Public Transport Charge	(Part A Charge) State Charge	(Part A Charge) Implementation Charge	Total Interim Other Charge (Per demand unit)	Total Interim Charge (Per demand unit)
Reconfiguring a Lot										
Reconfiguring a Lot	Lot	TBD	TBD	\$6,997	TBD	TBD	\$1,749	\$1,166	TBD	TBD
Residential Uses										
Dwelling house	Dwelling unit	TBD	TBD	\$6,997	TBD	TBD	\$1,749	\$1,166	TBD	TBD
Dual occupancy	Dwelling unit	TBD	TBD	\$6,997	TBD	TBD	\$1,749	\$1,166	TBD	TBD
Caretakers' accommodation	Dwelling unit	TBD	TBD	\$6,997	TBD	TBD	\$1,749	\$1,166	TBD	TBD
Multiple dwelling	Dwelling unit	TBD	TBD	\$6,997	TBD	TBD	\$1,749	\$1,166	TBD	TBD
Other Uses										
Other Uses	TBD	TBD	TBD	N/A	TBD	N/A	N/A	N/A	TBD	TBD

Table 5 Waraba – Base Charge Rates (FY 2026/27) – Reconfiguring a Lot and Material change of use

Notes:

- Where TBD (to be determined) is noted, these charges are to be determined through the:
 - preparation of a DCOP for the Waraba PDA, or
 - execution of an Infrastructure Agreement
- Where MEDQ transitions an Infrastructure Agreement executed prior to the PDA's declaration with Moreton Bay City Council (under the Planning Act 2016) and/or Unitywater (under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009) to become a PDA IA, MEDQ will honour and adopt the agreed trunk infrastructure and financial contributions. The transitioned PDA IA can be relied upon to support PDA development applications related to land that is subject to the executed IA.
 - Where a PDA IA is to be executed, MEDQ will consider the impact of IFF charges on development feasibility prior to applying charges established under the IFF.
 - Proponents will need to demonstrate the impact of IFF charges on development feasibility by submitting suitable information including comparison of inclusion/exclusion of the IFF charges to MEDQ. Where required, appropriate confidentiality arrangements will be formed

Interim Infrastructure Maps

As stated in the Waraba Priority Development Area Interim Land Use Plan - Investigation Area Precinct, Precinct Intent, urban development is not envisaged to occur within the Investigation Precinct while the ILUP is in effect. Further detailed land use and infrastructure planning is required to resolve a broad range of outstanding matters involving State interests, infrastructure network requirements, funding arrangements and community engagement. Further planning will be progressed as part of the preparation of the PDA Development Scheme and Development Charges and Offset Plan.

The Interim Infrastructure Maps identify indicative infrastructure requirements related to the Waraba PDA. The size, quantum, and location of this infrastructure on the mapping will be subject to:

- further assessment of infrastructure requirements through the development assessment process, and
- refinement through detailed network planning investigations undertaken during the preparation of the PDA development scheme and supporting DCOP.

The networks identified in the Interim Infrastructure Maps are indicative, and do not include a detailed assessment of infrastructure capacity and function. Infrastructure identified in the Interim Infrastructure Maps is not automatically entitled to an offset under relevant MEDQ policy instruments and is subject to further assessment of capacity and function.

1. Interim map – water supply network (municipal)
2. Interim map – wastewater network (municipal)
3. Interim map – transport network (municipal)
4. Interim map – parks and stormwater network (municipal)
5. Interim map – local government community facilities network (municipal)
6. Interim map – water supply network (sub-regional)
7. Interim map – wastewater network (sub-regional)
8. Interim map – transport network (sub-regional)
9. Interim map – parks and stormwater network (sub-regional)
10. Interim map – local government community facilities network (sub-regional)
11. Interim map – state community facilities network

Appendix 5 – Exemption of infrastructure charges

Exemption for not-for-profit or charitable organisations

MEDQ may exempt infrastructure charges deemed payable by not-for-profit or charitable organisations to assist with their delivery of community facilities within the applicable priority development areas (**Applicable PDAs**).

A. Preconditions

An application for exemption of infrastructure charges (**Exemption Application**) must satisfy all of the following preconditions:

1. The application relates to a PDA development approval which was granted for the premises within one the following Applicable PDAs (**Premises**):
 - Northshore Hamilton PDA;
 - Yarrabilba PDA;
 - Caloundra South PDA;
 - Waraba PDA;
 - Land Activation Program (SEQ Tranche 1) PPDA; and
2. The applicant is the owner or approved occupant (with owner's consent) of the Premises.

B. Maximum Exemption Amount

An exemption of up to 100% of infrastructure charges (excluding sub-regional and value capture charge types) may be approved to a maximum of \$150,000 per approval of the Exemption Application.

C. Timing of Application

An Exemption Application must be submitted at the same time as the infrastructure charges request.

D. Eligibility Criteria

An Exemption Application must satisfy all of the following eligibility criteria:

1. The applicant is a not-for-profit or charitable organisation:
 - a. registered with the Australian Charities and Not-for-profits Commission, Australian Securities & Investments Commission, Australian Taxation Office or Office of Fair Trading;
 - b. registered under the *Collections Act 1966* (Qld); or
 - c. incorporated under the *Associations Incorporation Act 1981* (Qld);
2. The Premises provides a significant contribution to the wider local government area of the Applicable PDA, through the provision of community programs and services; and
3. The applicant declares and provides evidence of all of the following:
 - a. There is no profit or financial gain by individual members of the organisation.
 - b. The organisation's constitution or governing documents prevent the organisation from distributing profits or assets for the benefit of persons, both while it is operating and on winding up.
 - c. Profits, if incurred, are used to carry out the purpose of the organisation or group

MEDQ may consider an Exemption Application, by exception to the above eligibility criteria, if the application satisfies that:

1. the primary use of the Premises provides a significant contribution to the wider local government area of the Applicable PDA, through the provision of community programs and services; and
2. payment of the infrastructure charges will cause financial hardship and significantly reduce the organisation's or association's capability to provide valuable services to the community.

These criteria for exception must be demonstrated through an assessment of community need, and the financial capacity of the organisation or association through analysis of financial records.

If MEDQ determines that the Exemption Application meets the eligibility criteria or satisfies the exception, MEDQ will provide a notice granting the exemption to the applicant, and identifying the value of the exemption.

Appendix 6 – Indexation and review of infrastructure charges and land values

Base Charge Rates are subject to indexation. Indexation occurs on 1 July each year. Indexation is to be calculated in accordance with the below indexation rates.

FY	Municipal Charge	Implementation Charge	State Charge	Sub-Regional Charge	Value Capture Charge
FY23/24		1.052770			1.03000
FY24/25		1.067934			1.03000
FY25/26		1.058864			1.03000
FY26/27		1.031352			1.03000

Table 5: Indexation rates for Yarrabilba

FY	All Charges
FY23/24	1.052770
FY24/25	1.067934
FY25/26	1.058864
FY26/27	1.031352

Table 6: Indexation rates for all other PDAs

Appendix 7 – Interim use charges conditions

Interim use infrastructure charges

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

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