



Somerset Regional Council

Charges Resolution (No.1) 2025

Adopted: 9 April 2025

Commenced: 10 April 2025

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1. Preliminary

1.1 Title

- (1) This resolution may be cited as the *Somerset Regional Council Charges Resolution (No. 1) 2025*.

1.2 Commencement

- (1) This resolution has effect on and from 10 April 2025 and applies to development application decisions made on or after this date.

1.3 Application to local government area

- (1) This charges resolution is made by Somerset Regional Council (Council) under section 113 of the *Planning Act 2016* (the Planning Act) and applies to the entire Somerset Regional Council local government area.

1.4 Purpose

- (1) The purpose of this charges resolution is to state the following:
 - a. the adopted charges for providing trunk infrastructure for development;
 - b. the method for calculating the charges to be levied on development which places extra demand on trunk infrastructure networks identified in Council's Local Government Infrastructure Plan (LGIP);
 - c. matters relevant to the working out of an offset or refund for a trunk infrastructure contribution;
 - d. criteria for deciding a conversion application.
- (2) Charges levied in accordance with this resolution will help fund the establishment cost of trunk infrastructure identified in Council's LGIP.

1.5 Interpretation

- (1) Words and terms defined in the Planning Act or the Planning Scheme used in the resolution, have the meaning given in the Planning Act or Planning Scheme.
- (2) In this resolution:
 - a. Charge Area A means urban zoned land identified on the Fernvale, Kilcoy or Lowood zone maps.
 - b. Charge Area B means all other land in the local government area not included within Charge Area A.

1.6 Categorisation of development

- (1) To assist with the levying of charges, this resolution categorises development defined in the Planning Scheme (as stated in column 2 of Table 1), per the Development Categories stated in column 1 of Table 1.
- (2) Where development is not listed in column 2 of Table 1 (including where a use is unknown because the development application does not specify a proposed use or where a use is undefined in the Planning Scheme), Council will allocate that development an applicable Development Category in column 1 of Table 1 having a similar demand for infrastructure.
- (3) For development comprising multiple uses, Council will allocate each portion of the development having a separate use an applicable Development Category in column 1 of Table 1.

Table 1 - Development Categories and Development

Column 1 Development Category	Column 2 Development under the Planning Scheme
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling
Accommodation (Short term)	Hotel (accommodation components), Nature based tourism (accommodation components), Party house, Resort complex (accommodation components), Short-term accommodation, Tourist park
Accommodation (Long term)	Community residence, Relocatable home park, Retirement facility, Rooming accommodation
Places of Assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Commercial (Bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (Retail)	Adult store, Car wash, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (Office)	Office, Sales office
Educational Facility	Childcare centre, Community care centre, Educational establishment
Entertainment	Bar, Brothel, Hotel (other than accommodation component), Nightclub entertainment facility, Resort complex (other than accommodation component), Theatre
Indoor Sport and Recreation	Indoor sport and recreation
Other Industry	Low impact industry, Medium impact industry, Research and technology industry, Rural industry, Transport depot, Warehouse
High Impact Industry	High impact industry, Special industry
Low Impact Rural	Animal husbandry, Cropping, Permanent plantation
High Impact Rural	Animal keeping (for a cattery or kennel), Aquaculture, Intensive animal industry, Intensive horticulture, Wholesale nursery, Winery
Essential Services	Detention facility, Emergency services, Health care services, Hospital, Residential care facility, Substation, Veterinary services
Specialised uses	Air services, Animal keeping (other than for cattery or kennel), Crematorium, Environment facility, Extractive industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Motorsport facility, Nature based tourism (other than accommodation component), Non-resident workers accommodation, Outdoor sport and recreation, Outstation, Parking station, Renewable energy facility, Rural workers accommodation, Tourist attraction, Utility installation
Minor uses	Cemetery, Home based business, Landing, Market, Park, Roadside stall, Telecommunications facility, Temporary use

2. Adopted charges

2.1 Development types

- (1) Adopted charges apply for:
 - a. Reconfiguring a lot - see section 2.2;
 - b. Material change of use of premises - see section 2.3; and
 - c. Carrying out of building work - see section 2.3.
- (2) Adopted charges do not apply for:
 - a. Development mentioned in section 113(3) of the Planning Act
 - b. Development that is a material change of use or building works for a secondary dwelling
 - c. Development that is a reconfiguring a lot:
 - i. for a lot that is to be transferred to Council, the distributor-retailer, or the Crown for public purposes, park, or stormwater/drainage; or
 - ii. for a boundary realignment only.

2.2 Adopted charges - reconfiguring a lot

- (1) The adopted charges for reconfiguring a lot for residential or non-residential purposes are the adopted charges for a three or more bedroom dwelling in the Residential development category stated in Table 2.

2.3 Adopted charges - material change of use of premises or building work

- (1) The adopted charges for a material change of use or building work for residential development are the adopted charges stated in Table 2.
- (2) The adopted charges for a material change of use or building work for non-residential development are the adopted charges stated in Table 3.

2.4 Council breakup agreement with Urban Utilities

- (1) Council has entered into a breakup agreement with Urban Utilities which states the charges breakup between Council and Urban Utilities
- (2) The charges breakup is stated as a percentage of the maximum adopted charges and is identified in Column 4 of Table 2 and Column 4 of Table 3.
- (3) A copy of the breakup agreement between Council and Urban Utilities is included in section 6.

Table 2 – Adopted charges for residential development

Column 1 Development category	Column 2 Charge area	Column 3 Adopted charge per demand unit (\$ / dwelling/site/suite
Residential	Charge Area A	\$11,999.00 for each dwelling with 2 or less bedrooms
		\$16,840.00 for each dwelling with 3 or more bedrooms
	Charge Area B	\$8,919 for each dwelling with 2 or less bedrooms
		\$8,919 for each dwelling with 3 or more bedrooms
Accommodation (Short term)	All Charge Areas	For tent or caravan sites in a tourist park: <ul style="list-style-type: none"> • \$1,118.00 for each group of 2 sites or less • \$1,118.00 for each group of 3 sites
		For cabins in a tourist park: <ul style="list-style-type: none"> • \$1,118.00 for each cabin with 2 or less bedrooms • \$1,118.00 for each cabin with 3 or more bedrooms
		For a hotel, short-term accommodation or resort complex: <ul style="list-style-type: none"> • \$1,118.00 for each suite with 2 or less bedrooms • \$1,118.00 for each suite with 3 or more bedrooms • \$1,118.00 for each bedroom that is not part of a suite
Accommodation (Long term)	Charge Area A	For a relocatable home park: <ul style="list-style-type: none"> • \$11,999.00 for each relocatable dwelling site for 2 or less bedrooms • \$16,840.00 for each relocatable dwelling site for 3 or more bedrooms
	Charge Area B	For a relocatable home park: <ul style="list-style-type: none"> • \$8,919.00 for each relocatable dwelling site for 2 or less bedrooms • \$8,919.00 for each relocatable dwelling site for 3 or more bedrooms
	All Charge Areas	For a community residence, rooming accommodation or retirement facility: <ul style="list-style-type: none"> • \$5,533.00 for each suite with 2 or less bedrooms • \$5,533.00 for each suite with 3 or more bedrooms • \$5,533.00 for each bedroom that is not part of a suite

Table 3 – Adopted charges for non-residential development

Column 1 Development category	Column 2 Charge area	Column 3 Adopted charge per demand unit (\$/m² GFA)
Places of Assembly	All Charge Areas	\$33.00
Commercial (Bulk goods)	All Charge Areas	\$66.00
Commercial (Office)	All Charge Areas	\$66.00
Commercial (Retail)	All Charge Areas	\$101.00
Educational Facility	All Charge Areas	\$66.00
Entertainment	All Charge Areas	\$117.00
Essential Services	All Charge Areas	\$99.00
High Impact Industry	All Charge Areas	\$26.00
High Impact Rural	All Charge Areas	\$17.00
Indoor Sport and Recreation	All Charge Areas	\$13.00 for court areas
		\$117.00 for areas which are not court areas
Other Industry	All Charge Areas	\$22.00
Low Impact Rural	All Charge Areas	Not applicable
Minor uses	All Charge Areas	Not applicable
Specialised Uses and Other Uses	All Charge Areas	The adopted charge is the charge for another use within another development category that Council determines should apply based on that other use having a similar demand

3. Levied charges

3.1 Calculation of levied charges

- (1) The charge to be levied for a development will be calculated by Council as follows:

$$LC = (AC \times D) - DC - DIS$$

Where

LC is the levied charge for a development, which cannot be less than zero.

AC is the relevant adopted charge for the development – worked out in section 2.0.

D is the demand placed upon trunk infrastructure by the development - expressed as a number of demand units stated in section 2.0.

DC is any demand credit that may apply - worked out in section 3.2.

DIS is any discount that may apply – worked out in section 3.3.

3.2 Demand credits

- (1) A demand credit is to be worked out by Council as follows:

$$DC = AC \times D$$

Where

DC is the demand credit for creditable development prescribed in Column 1 of Table 4.

AC is the relevant adopted charge for the creditable development - worked out in section 2.0.

D is the demand placed upon trunk infrastructure by the creditable development worked out in accordance with Column 2 of Table 4.

Table 4 – Creditable development

Column 1 Creditable development	Column 2 Demand
A continuing existing lawful use on the premises and is serviced by trunk infrastructure	The number of applicable demand units for the existing lawful use stated in section 2.0.
A previous use that is no longer taking place on the premises but which was lawful at the time it was carried out and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use stated in section 2.0.
An existing lot that is not subject to a continuing existing lawful use or a previous lawful use and is serviced by trunk infrastructure	The demand of one Residential (3 or more bedroom dwelling).
Other development on the premises if the other development may be lawfully carried out without the need for a further development permit and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use stated in section 2.0.

- (2) A demand credit for a use or development mentioned in subsection (1) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (3) An applicant seeking a demand credit for a use or development mentioned in

subsection (1) must provide evidence of the continuing existing lawful use, previous lawful use or previous payment.

- (4) For avoidance of doubt,
- a. A demand credit does not apply to development which is not the subject of an adopted charge.
 - b. A demand credit for the premises cannot exceed the adopted charge for the development.
 - c. If more than one type of creditable development is relevant to the premises, the creditable development having the highest value will be the demand credit for the premises.

3.3 Discounts

- (1) The amount of a discount is to be worked out by the Council in accordance with its Infrastructure Charges Discount Policy or any other adopted policy or resolution of Council.

3.4 Automatic increases to levied charges

- (1) The levied charge is to be increased from the day the charge is levied to the day the levied charge is paid in accordance with this section.
- (2) The automatic increase of the levied charge is to be worked out by Council as the amount which is equal to the increase calculated by using the index stated in the Planning Act.
- (3) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

4. Offset or refund for trunk infrastructure

4.1 Application of an offset or refund

- (1) A trunk infrastructure contribution is where an applicant has been required under a condition of approval to provide development infrastructure defined by the Planning Act to be trunk infrastructure.
- (2) An infrastructure offset or refund apply to a trunk infrastructure contribution in the following circumstances:
 - a. An infrastructure offset – where the establishment cost for a trunk infrastructure contribution is equal to or less than the levied charges for the development.
 - b. A refund – where the establishment cost for a trunk infrastructure contribution is more than the levied charges for the development.

4.2 Working out the cost of infrastructure the subject of an offset or refund

- (1) The amount of an infrastructure offset is the establishment cost of the trunk infrastructure contribution the subject of the offset.
- (2) The establishment cost of the trunk infrastructure contribution is to be worked out using the method stated in section 4.3 before work on the trunk infrastructure contribution commences.
- (3) If the applicant has given notice to the Council that it requires it to use the method stated in section 4.3 of this charges resolution to recalculate the establishment cost of a trunk infrastructure contribution stated in an infrastructure charges notice, the establishment cost of the trunk infrastructure contribution is the establishment cost calculated using that method.

4.3 Method for recalculating the establishment cost of a trunk infrastructure contribution

- (1) The establishment cost of a trunk infrastructure contribution that is works (trunk infrastructure other than land) is to be calculated using a first principles estimating approach in accordance with section 4.4.
- (2) The establishment cost of a trunk infrastructure contribution that is land is to be determined using the before and after method for estimating the market value of land (the before and after method of valuation) in accordance with section 4.5.

4.4 First principles estimating approach

- (1) The first principles estimating approach is to be implemented through the following procedure:
 - a. The Council is to provide the applicant the scope of works including the standard to which the trunk infrastructure contribution is to be provided and the location of the trunk infrastructure contribution.
 - b. The applicant, at its cost, is to provide a notice to Council that includes:
 - i. a bill of quantities for the design and construction of the specified trunk infrastructure contribution in accordance with the scope of works (the bill of quantities); and
 - ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure contribution specified in the bill of quantities (the cost estimate).

- (2) The Council may refer the bill of quantities and the cost estimate to a certified quantity surveyor to:
 - a. Assess whether the bill of quantities reflects an appropriate scope of works;
 - b. Assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;
 - c. Provide an amended bill of quantities and/or an amended cost estimate using a first principles estimating approach.
- (3) The Council must decide to:
 - a. Accept the bill of quantities and the cost estimate provided by the applicant; or
 - b. Reject the bill of quantities and the cost estimate provided by the applicant.
- (4) If the Council accepts the bill of quantities and the cost estimate, it must provide written notice to the applicant that it has agreed to the bill of quantities and the cost estimate and provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (5) If the Council rejects the bill of quantities and/or the cost estimate it must provide written notice to the applicant that:
 - a. It rejects the bill of quantities and/or the cost estimate; and
 - b. It proposes to use an amended bill of quantities and/or cost estimate; and
 - c. Its reasons for doing so.
- (6) Following receipt of the Council's written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council that it:
 - a. Accepts the amended bill of quantities and/or amended cost estimate; or
 - b. Rejects the amended bill of quantities and/or amended cost estimate
- (7) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the Council must:
 - a. Calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - b. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (8) If the applicant rejects the amended bill of quantities and/or amended cost estimate, the Council must refer the applicant's bill of quantities and cost estimate to an independent certified quantity surveyor (the independent assessor) to:
 - a. Assess whether the bill of quantities reflects an appropriate scope of works; and
 - b. Assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;

and

- c. Determine a new bill if quantities and/or a new cost estimate using a first principles estimating approach.
- (9) The new cost estimate determined by the independent assessor is the establishment cost of the trunk infrastructure contribution.
 - (10) Following receipt of the independent assessor's new bill of quantities and/or new cost estimate, the Council must:
 - a. Provide written notice to the applicant about the independent assessor's first principles cost estimate;
 - b. Calculate the establishment cost of the trunk infrastructure contribution by indexing the independent assessor's first principles cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
 - c. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
 - (11) The independent assessor is to be appointed by agreement between the Council and applicant. The cost of the independent assessment is to be shared equally between Council and the applicant.

4.5 The before and after method of valuation

- (1) The before and after method of valuation is to be used to determine the market value of land.
- (2) The market value of land is to be determined at the following date:
 - a. If the land is identified in the LGIP – the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made; or
 - b. If the land is not identified in the LGIP – the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
- (3) The before and after method of valuation is to be implemented through the following procedural requirements:
 - a. The applicant, at their own cost, must provide to the Council a notice that includes a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
 - b. The Council may refer the valuation to its registered valuer to:
 - i. Assess whether the valuation is consistent with current market value;
 - ii. Provide an amended valuation using the before and after method of valuation.
- (4) The Council is to decide to:
 - a. Accept the valuation provided by the applicant; or
 - b. Reject the valuation provided by the applicant.
- (5) If the Council accepts the valuation, it is to provide written notice to the

applicant that it has agreed to the valuation and provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

- (6) If the Council rejects the valuation, it must provide written notice to the applicant that:
 - a. It rejects the valuation; and
 - b. It proposes an amended valuation; and
 - c. Its reasons for doing so.
- (7) Following receipt of the Council's written notice proposing an amended valuation, the applicant must provide written notice to Council that it:
 - a. Accepts the amended valuation; or
 - b. Rejects the amended valuation
- (8) If the applicant accepts the amended valuation, the Council must provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (9) If the applicant rejects the amended valuation, the Council must refer the applicants valuation to an independent certified practicing valuer to:
 - a. Assess whether the valuation is consistent with the market value; and
 - b. Provide a new valuation using the before and after method of valuation.
- (10) The valuation determined by the independent certified practicing valuer is the establishment cost of the trunk infrastructure contribution.
- (11) Following receipt of the independent certified practicing valuer's valuation, the Council is to:
 - a. Provide written notice to the applicant about the independent certified practicing valuer's valuation; and
 - b. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (12) The independent certified practicing valuer is to be appointed by agreement between the Council and applicant. The cost of the independent certified practicing valuer is to be shared equally between Council and the applicant.

4.6 Timing of a refund

- (1) If a refund applies for the delivery of trunk infrastructure under a necessary infrastructure condition, the applicant must provide a notice to Council that states that the refund is to be given as either:
 - a. A Transferrable Offset; or
 - b. A Monetary Refund.
- (2) If an applicant nominates under paragraph 4.6(1) that a refund is to be given as a Transferrable Offset, Council will enter into an infrastructure agreement with the applicant that permits the amount of the Transferrable Offset to be offset against infrastructure charges to be levied on:
 - a. future stages of the development approval; and
 - b. another development approval undertaken by the applicant or a related entity of the applicant in the local government area.

- (3) Council will prepare the infrastructure agreement referenced in paragraph 4.6(2) and pay its own costs associated with the preparation of the infrastructure agreement.
- (4) If an applicant nominates under 4.6(1) that a refund is to be given as a Monetary Refund, Council will give the Monetary Refund in a reasonable timeframe to be negotiated between the parties.

5. Criteria for deciding conversion applications

- (1) The criteria for deciding a conversion application are as follows:
- a. The development infrastructure must service development that is-
 - i. Consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP; and
 - ii. For premises completely inside the PIA;
 - b. Construction of the development infrastructure has not yet started;
 - c. The development infrastructure is not consistent with the requirements for non-trunk infrastructure stated in section 145 of the Planning Act;
 - d. The infrastructure is to be owned by the Council;
 - e. The development infrastructure is not temporary infrastructure;
 - f. The development infrastructure has capacity to service large numbers of end users, typically but not necessarily achieved by servicing multiple development sites;
 - g. The development infrastructure is consistent in terms of type, size and capacity with other trunk infrastructure identified in the LGIP for similar urban development in similar localities;
 - h. The development infrastructure is consistent with the examples of trunk infrastructure stated for a network in Table 5;
 - i. The development infrastructure is the most cost effective option for servicing multiple developments in the area;
- Note:** The most cost effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service.*
- j. The infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP.

Table 5 - Examples of trunk infrastructure for a network

Column 1 Infrastructure network	Column 2 Examples of trunk infrastructure
Transport	<p>Land and/or works for:</p> <ul style="list-style-type: none"> • Arterial Road • Trunk Collector Road • Collector Street • Prioritised Intersections • Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths and cycleways (within the road reserve), on road cycleways, and basic revegetation on trunk roads
Public parks and community facilities	<p>Land and/or works for the following public parks:</p> <ul style="list-style-type: none"> • Local • Village • Village Sports • Township • Township Sports • Shire Destination • Open Space • Rest Area • embellishments necessary to make the above specified trunk public parks safe and useable. <p>Land for community facilities such as community halls or centres, public recreation centres and public libraries as well as basic works to ensure that the land is suitable for local community facilities.</p>

6. Council breakup agreement with Urban Utilities



Department of
Local Government and Planning

RECEIVED Somerset Regional Council - 5 SEP 2011	
DOC ID.	
ASSOC	
BOX NO.	R

Our ref: MC11/2562
LG/11/2167

- 2 SEP 2011

Mr Robert Bain
Chief Executive Officer
Somerset Regional Council
PO Box 117
Esk QLD 4312

Dear Mr Bain

Re: Agreement on the split of infrastructure charges

Thank you for your letter of 15 June 2011.

I wish to confirm that the Department of Local Government and Planning has noted the agreement reached between Somerset Regional Council and Queensland Urban Utilities. As a result of the agreement, the default proportional split in the draft State planning regulatory provision released on 1 July 2011 does not apply to Somerset Regional Council and Queensland Urban Utilities.

If you require any further information, please contact Ms Natalie Wilde, Director, on 3239 6370 or by email at natalie.wilde@dlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jack Noye
Director-General
Department of Local Government and Planning

Executive Building
100 George Street
PO Box 15009
City East Queensland 4002
Telephone +61 7 3227 8548
Facsimile +61 7 3224 4683
Website www.dlgp.qld.gov.au

ABN 25 166 523 889



Somerset
REGIONAL COUNCIL

15th June 2011

The Hon. Paul Lucas MP
Department of Local Government & Planning
PO Box 15009
CITY EAST QLD 4002

Dear Sir

Subject: Maximum Infrastructure Charges Framework – Water and Sewerage Infrastructure Standard Charge
Our Ref: LAND USE AND PLANNING - PLANNING - Services Infrastructure - Doc Id. 567397
Your Ref:

I advise that Somerset Regional Council officers and Queensland Urban Utilities (QUU) have agreed to the infrastructure charges as per the attached table.

Council has not formerly adopted the charges, however they are aware of the negotiated amounts. It is intended that Council will adopt the infrastructure charges at the next Council meeting on 29th June 2011.

I trust this is sufficient for your purposes.

Yours sincerely

Robert Bain

Chief Executive Officer

G:\LETTER\Rachel\2011-06-15 - DIP - Maximum Infrastructure Charges Framework - Water and Sewerage Infrastructure Standard Charge.doc

ABN 501 389 582 49

Council Chambers - 2 Redbank Street, Esk QLD 4312

Address all correspondence to - Chief Executive Officer, Somerset Regional Council, PO Box 117, Esk QLD 4312
P 07 5424 4000 F 07 5424 4099 E mail@somerset.qld.gov.au W www.somerset.qld.gov.au

Somerset - Proposed QUU Charges Under Standard Charge Regime

Residential

Type of development (Dwelling)	2011/2012			2012/2013		
	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

Non-Residential - Accommodation

Type of development (Dwelling)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
	Short Term 3+ Bedroom Dwelling	900	4,100	5,000	900	5,225
Short Term 1-2 Bedroom Dwelling	650	3,850	4,500	650	3,850	4,500
Long Term 3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
Long Term 1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

Non-Residential - Other

Type of development (m2 GFA)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
	Assembly	4	21	25	4	21
Commercial (Bulk Goods)	9	54	63	9	54	63
Commercial (Retail)	9	54	63	9	54	63
Commercial (Office)	9	54	63	9	54	63
Education	9	54	63	9	54	63
Entertainment	9	54	63	9	54	63
Indoor Sport & Rec (non-court areas)	9	54	63	9	54	63
Indoor Sport & Rec (court areas)	1	4	5	1	4	5
Industry	4	21	25	4	21	25
High Impact Industry	6	34	40	6	34	40
Low Impact Rural	0	0	0	0	0	0
High Impact Rural	NA	NA	NA	NA	NA	NA
Essential Services	4	21	25	4	21	25
Specialist Uses	individual	individual	individual	individual	individual	individual
Minor Uses	0	0	0	0	0	0

Assumed no water or sewerage connection