



Banana Shire Council

Charges Resolution (No.1) 2015

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## **Part 1 Introduction**

### **1.1 Legislation**

- (1) Banana Shire Council makes this charges resolution under s. 630 of the *Sustainable Planning Act 2009 (the Act)*.
- (2) It replaces Adopted Infrastructure Charges Resolution (No.1) 2013 adopted at the General Meeting of Council held on 5 March 2013.
- (3) It is to be read in conjunction with the—
  - (a) State Planning Regulatory Provision (adopted charges) 2012 (**SPRP**); and
  - (b) the applicable local planning instruments.

### **1.2 Application to local government area**

- (1) This resolution applies to the whole local government area (**LGA**) of the Banana Shire Council (**Council**).
- (2) It attaches to the—
  - (a) Banana Shire Planning Scheme 2005; and
  - (b) Taroom Shire Planning Scheme 2006.

*Note: A charges resolution is not part of a planning scheme even if it is attached to the scheme. (Refer section 634 of the Act.)*

- (3) Within the LGA charge areas have been identified in which Council intends to accommodate future urban growth. The charge areas are identified in Schedule 2 Charge area maps.
- (4) Areas subject to the *State Development Public Works Organisation Act 1971* (State Development Act) are included in the charge areas. To the extent the State Development Act facilitates the charging for infrastructure contributions under a different regime, this resolution will not have effect. Otherwise the adopted infrastructure charge will apply.

### **1.3 When resolution has effect**

This resolution has effect on and from 29 June 2015.

### **1.4 Interpretation**

- (1) The dictionary in Schedule 1 Dictionary of this resolution defines particular words used in this resolution.
- (2) A term defined in the Act or QPP version 2.0 which is used in this resolution has the meaning given in the Act or QPP version 2.0.

### **1.5 Planning scheme use categories and SPRP charge categories**

Where there is a discrepancy between the use definitions in the Banana Shire Planning Scheme 2005 or the Taroom Shire Planning Scheme 2006 and the uses identified in the various charge categories in the SPRP the charge category will be determined by Council.

## Part 2 Adopted charges

### 2.1 Explanatory

- (1) Council adopts different charges for particular development in different parts of the LGA.
- (2) An adopted charge applies within the charge areas identified in the maps in Schedule 2 Charge area maps.

### 2.2 Material change of use

- (1) The following charges apply to development for making a material change of use of premises.
- (2) Council resolves to adopt the charges mentioned in—
  - (a) Table 1 Columns 3, 4 or 5 as applicable to the relevant area (refer footnotes) for the uses mentioned in Table 1 Column 1; and
  - (b) within the Valley View Drive / Dawson Highway Transport Zone (refer Charge area map CA-01 in Schedule 2) the additional charge mentioned in Table 2 Column 3 for all uses in the Residential category.
- (3) The charges apply to each unit of development mentioned in Table 1 Column 2 or Table 2 Column 2 as applicable.

**Table 1 – Adopted charges for material change of use**

Column 1 Use	Column 2 Charge unit	Column 3 Area 1 <sup>1</sup> - charge per charge unit	Column 4 Area 2 <sup>2</sup> - charge per charge unit	Column 5 Area 3 <sup>3</sup> - charge per charge unit
<b>Residential category</b>				
• Dwelling house	Dwelling unit	\$8000.00	\$4500.00	\$2500.00
• Caretaker's accommodation				
• Dual occupancy	1 or 2 bedroom dwelling	\$5600.00	\$3150.00	\$1750.00
• Multiple dwelling	3 or more bedroom dwelling	\$8000.00	\$4500.00	\$2500.00
<b>Accommodation (short-term) category</b>				
• Hotel	Accommodation unit	\$4000.00	\$2250.00	\$1250.00
• Short-term accommodation				
• Tourist park	Caravan / tent site	\$1600.00	\$900.00	\$500.00
	Cabin / accommodation unit	\$4000.00	\$2250.00	\$1250.00
<b>Accommodation (long-term) category</b>				

<sup>1</sup> Area 1 is comprised of Biloela and Moura charge areas (refer maps CA-011 and CA-012 in Schedule 2) and water and sewerage infrastructure networks are included in the charge.

<sup>2</sup> Area 2 is comprised of Taroom and Theodore charge areas (refer maps CA-015 and CA-014 in Schedule 2) and water and sewerage infrastructure networks are included in the charge.

<sup>3</sup> Area 3 is comprised of Banana, Baralaba and Thangool charge areas (refer maps CA-016, CA-010 and CA-013 in Schedule 2) and the water infrastructure network only is included in the charge.

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Column 1 Use	Column 2 Charge unit	Column 3 Area 1 <sup>1</sup> - charge per charge unit	Column 4 Area 2 <sup>2</sup> - charge per charge unit	Column 5 Area 3 <sup>3</sup> - charge per charge unit
• Community residence	Dwelling unit	\$8000.00	\$4500.00	\$2500.00
• Hostel	Accommodation unit	\$4000.00	\$2250.00	\$1250.00
	Bed	\$3200.00	\$2350.00	\$1000.00
• Relocatable home park	1 or 2 bedroom dwelling	\$5600.00	\$3150.00	\$1750.00
	3 or more bedroom dwelling	\$8000.00	\$4500.00	\$2500.00
• Retirement facility	1 or 2 bedroom dwelling	\$5600.00	\$3150.00	\$1750.00
	3 or more bedroom dwelling	\$8000.00	\$4500.00	\$2500.00
	Bed	\$2400.00	\$1350.00	\$750.00
<b>Places of assembly category</b>				
• Community use • Club (if not-for-profit)	Square metre of total use area	Nil charge	Nil charge	Nil charge
• Club (if commercial) • Function facility • Funeral parlour • Place of worship	Square metre of total use area	\$20	\$11.25	\$6.25
<b>Commercial (bulk goods) category</b>				
• Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom	Square metre of total use area	\$40.00	\$22.50	\$12.50
<b>Commercial (retail) category</b>				
• Adult store • Service industry • Shop • Shopping centre	Square metre of total use area	\$40.00	\$22.50	\$12.50
• Food and drink outlet • Service station	Square metre of total use area	\$56.00	\$31.50	\$17.50
<b>Commercial (office) category</b>				
• Office • Sales office	Square metre of total use area	\$40.00	\$22.50	\$12.50
<b>Education facility (excluding Flying Start facilities) category</b>				

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Column 1 Use	Column 2 Charge unit	Column 3 Area 1 <sup>1</sup> - charge per charge unit	Column 4 Area 2 <sup>2</sup> - charge per charge unit	Column 5 Area 3 <sup>3</sup> - charge per charge unit
<ul style="list-style-type: none"> <li>Child care centre</li> <li>Community care centre</li> <li>Educational establishment except an educational establishment for the Flying Start for Queensland Children program</li> </ul>	Child / student	\$400.00	\$225.00	\$125.00
<b>Flying Start Education facility category</b>				
<ul style="list-style-type: none"> <li>Educational establishment for the Flying Start for Queensland Children program</li> </ul>	Child / student	Nil charge	Nil charge	Nil charge
<b>Entertainment category</b>				
<ul style="list-style-type: none"> <li>Hotel (Non-residential component)</li> <li>Night club</li> <li>Theatre</li> </ul>	Square metre of total use area	\$56.00	\$31.50	\$17.50
<b>Indoor sport and recreation facility category</b>				
<ul style="list-style-type: none"> <li>Indoor sport and recreation facility – if not for profit</li> </ul>	Square metre of total use area	Nil charge	Nil charge	Nil charge
<ul style="list-style-type: none"> <li>Indoor sport and recreation facility – if commercial</li> </ul>	Square metre of total use area	\$32.00	\$18.00	\$10.00
<b>Industry category</b>				
<ul style="list-style-type: none"> <li>Low impact industry</li> <li>Medium impact industry</li> <li>Research and technology</li> <li>Rural industry</li> <li>Warehouse</li> </ul>	Square metre of total use area	\$40.00	\$22.50	\$12.50
<b>High impact industry category</b>				
<ul style="list-style-type: none"> <li>High impact industry</li> <li>Noxious and hazardous industries</li> </ul>	Square metre of total use area	\$40.00	\$22.50	\$12.50
<b>Low impact rural category</b>				

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Column 1 Use	Column 2 Charge unit	Column 3 Area 1 <sup>1</sup> - charge per charge unit	Column 4 Area 2 <sup>2</sup> - charge per charge unit	Column 5 Area 3 <sup>3</sup> - charge per charge unit
<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Cropping</li> <li>• Permanent plantations</li> <li>• Wind farms</li> </ul>		Nil charge	Nil charge	Nil charge
<b>High impact rural category</b>				
<ul style="list-style-type: none"> <li>• Aquaculture</li> <li>• Intensive animal industries</li> <li>• Intensive horticulture</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>		The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment
<b>Essential services category</b>				
<ul style="list-style-type: none"> <li>• Correctional facility</li> <li>• Emergency services</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Residential care facility</li> <li>• Veterinary services</li> </ul>	Square metre of total use area	\$32.00	\$18.00	\$10.00
<b>Specialised uses category</b>				
<ul style="list-style-type: none"> <li>• Non-resident workforce accommodation</li> </ul>	Accommodation unit	\$4000.00	\$2250.00	\$1250.00
<ul style="list-style-type: none"> <li>• Air services</li> <li>• Animal keeping</li> <li>• Car park</li> <li>• Crematorium</li> <li>• Extractive industry</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Motor sport</li> <li>• Outdoor sport and recreation</li> <li>• Tourist attraction</li> <li>• Utility installation</li> </ul>		The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment
<b>Minor uses category</b>				

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Column 1 Use	Column 2 Charge unit	Column 3 Area 1 <sup>1</sup> - charge per charge unit	Column 4 Area 2 <sup>2</sup> - charge per charge unit	Column 5 Area 3 <sup>3</sup> - charge per charge unit
<ul style="list-style-type: none"> <li>• Advertising device</li> <li>• Cemetery</li> <li>• Home based business</li> <li>• Landing</li> <li>• Market</li> <li>• Outdoor lighting</li> <li>• Park</li> <li>• Roadside stalls</li> <li>• Telecommunications facility</li> <li>• Temporary use</li> </ul>		Nil charge	Nil charge	Nil charge
<b>Other uses category</b>				
A use not otherwise listed in column 1, including a use that is unknown because the development application does not specify a proposed use.		The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment	The charge that Council decides should apply to the use at the time of assessment

*Note: The adopted charges for material change of use in Table 1 do not include a charge for the transport, public parks and land for community facilities or stormwater infrastructure networks.*

**Table 2 – Additional adopted charge for material change of use within the Valley View Drive / Dawson Highway Transport zone**

Column 1 Use	Column 2 Charge unit	Column 3 Charge per charge unit
<b>Residential category</b>		
All	Dwelling unit or equivalent	\$8000.00

*Note: The additional adopted charge for material change of use in Table 2 is for the transport infrastructure network.*

### **2.3 Reconfiguring a lot**

- (1) The following charges apply to development for reconfiguring a lot.
- (2) Council resolves to adopt the charges mentioned in Table 3, Columns 3, 4 and 5 as applicable to the relevant area (refer footnotes) for the land uses mentioned in Table 2 Column 1.
- (3) The charges apply for each infrastructure network mentioned in Table 2 Column 2.



**Table 3 – Adopted charges for reconfiguring a lot**

<b>Column 1 Land use</b>	<b>Column 2 Infrastructure networks</b>	<b>Column 3 Area 1<sup>4</sup> – adopted charges per lot per infrastructure network</b>	<b>Column 4 Area 2<sup>5</sup> – adopted charges per lot per infrastructure network</b>	<b>Column 5 Area 3<sup>6</sup> – adopted charges per lot per infrastructure network</b>
Residential	Water / Sewerage	\$8000.00	\$4500.00	\$2500.00
	Public parks and land for community facilities	\$2545.00	\$2545.00	\$2545.00
	Transport (if in the Valley View Drive / Dawson Highway Transport zone <sup>7</sup> )	\$8000.00	n/a	n/a
Commercial / Business	Water / Sewerage	\$8000.00	\$4500.00	\$2500.00
	Parks	\$2545.00	\$2545.00	\$2545.00
	Transport (if in the Valley View Drive / Dawson Highway Transport zone <sup>8</sup> )	The charge that Council decides should apply to the reconfiguration of a lot at the time of assessment	n/a	n/a
Industry	Water / Sewerage	\$12000.00	\$6750.00	\$3750.00
	Parks	\$2545.00	\$2545.00	\$2545.00
	Transport (if in the Valley View Drive / Dawson Highway Transport zone <sup>9</sup> )	The charge that Council decides should apply to the reconfiguration of a lot at the time of assessment	n/a	n/a
Other	Water / Sewerage / Parks / Transport (if in the Valley View Drive / Dawson Highway Transport zone <sup>10</sup> )	The charge that Council decides should apply to the reconfiguration of a lot at the time of assessment		

*Note: The adopted charges for reconfiguring a lot do not include any charge for the stormwater infrastructure network.*

<sup>4</sup> Area 1 is comprised of the charge areas of Biloela and Moura (refer CA-011 and CA-012 in Schedule 2).

<sup>5</sup> Area 2 is comprised of the charge areas of Taroom and Theodore (refer CA-015 and CA-014 in Schedule 2).

<sup>6</sup> Area 3 is comprised of the charge areas of Banana, Baralaba and Thangool (refer CA-016, CA-010 and CA-13 in Schedule 2).

<sup>7</sup> Refer to CA-01 in Schedule 2.

<sup>8</sup> Refer to CA-01 in Schedule 2.

<sup>9</sup> Refer to CA-01 in Schedule 2.

<sup>10</sup> Refer to CA-01 in Schedule 2.

## **2.4 Calculation of adopted charges**

- (1) The adopted charge for making a material change of use of premises—
  - (a) is the adopted charge stated in Table 1 – Adopted charges for Material change of use minus credit for existing demand (see 2.5.2 below); plus
  - (b) for a use in the residential category in the Valley View Drive / Dawson Highway Transport zone the adopted charge stated in Table 2 – Additional adopted charge for material change of use within the Valley View Drive / Dawson Highway Transport zone.
- (2) The adopted charge for reconfiguring a lot is the adopted charge stated in Table 3 – Adopted charges for Reconfiguring a lot minus credit for existing demand (see 2.5.2 below).

## **2.5 Additional demand**

### **2.5.1 Exclusions**

- (1) Section 636 of the Act provides that a levied charge may be only for additional demand placed upon trunk infrastructure. In working out additional demand the following are not included—
  - (a) an existing use on the premises if the use is lawful and already taking place on the premises;
  - (b) a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out;
  - (c) other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- (2) Council will not levy a charge on a development involving—
  - (a) the expansion of an existing non-residential land use, where the expansion is no more than 500m<sup>2</sup> of gross floor area (GFA), or 50 percent of existing GFA, whichever is the lesser;
  - (b) a change of use for a non-residential land use in an existing building that is self-assessable in the relevant zone; and,
  - (c) a change of use for a residential or non-residential land use that is self-assessable in the relevant zone.

### **2.5.2 Credit for existing demand**

- (1) A credit is given for the value of existing demand.
- (2) The credit for the premises is an amount which is the greater of the following—
  - (a) where any of the circumstances in 2.5.1 above applies the amount stated in Table 1 – Adopted charges for Material Change of Use or Table 2 – Adopted charges for Reconfiguring a lot; or
  - (b) the amount of a previous adopted charge paid for the development of the premises; or
  - (c) where an applicant can provide evidence of a previous financial contribution paid for trunk infrastructure for the premises, the amount of the financial contribution paid.

*Note: Where the credit exceeds the value of an adopted charge no refund is applicable and none will be paid.*

### **2.5.3 Time of payment**

- (1) Section 638 of the Act stipulates when an adopted charge is payable.
- (2) Section 639 of the Act allows the recipient of an infrastructure charges notice and Council to agree on other payment options, or the provision of infrastructure instead of payment.

## **2.5.4 Automatic increase provision (indexation)**

- (1) The charge rates in this resolution are valid at the time of adoption and are subject to index adjustment as permitted under the Act. For example if the adopted charge is paid in the financial year following the issue of the infrastructure charges notice, the charge will be increased in line with the PPI index subject to paragraph (2) below)<sup>11</sup>.
- (2) Any increase for the particular development must not be more than the lesser of the following—
  - (a) the amount that is the difference between the levied charge and the amount of the maximum adopted charge the local government could have levied for the development at the time the charge is paid;
  - (b) an amount representing the increase for the PPI index for the period starting on the day the charge is levied and ending on the day the charge is paid, adjusted by reference to the 3-yearly PPI index average.
- (3) In this resolution—  
**3-yearly PPI index average** means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters.
- (4) An adopted infrastructure charge levied by a local government is, for the purposes of recovery, taken to be rates.

## **Part 3 Trunk infrastructure**

### **3.1 Trunk infrastructure networks**

- (1) The trunk infrastructure networks to which an adopted charge applies include—
  - (a) water (includes bores, reservoirs, pump stations, water treatment plants and rising mains);
  - (b) sewerage (includes pump stations, sewerage treatment plants, gravity mains and rising mains);
  - (c) transport (identified in the Valley View Drive / Dawson Highway infrastructure agreement); and
  - (d) public parks and land for community facilities (recreation and sport parks and community land owned and managed by Council)<sup>12</sup>.
- (2) The standard of service for each network mentioned above is the standard set out in Schedule 3 Desired standards of service.
- (3) When a complying local government infrastructure plan is made trunk infrastructure will be further defined.
- (4) Until a complying LGIP is made if Council gives a development approval requiring an applicant to provide trunk infrastructure, for the purposes of working out an offset or refund it will calculate the establishment cost of the infrastructure on an as needs case by case basis.

### **3.2 Method for recalculating the establishment cost**

The method that will be used to recalculate the establishment cost when an application is made under section 657 of the SPA disputing the value of the establishment cost stated in the infrastructure charges notice is outlined below.

#### **3.2.1 Trunk infrastructure that is works**

Trunk infrastructure that is works (trunk infrastructure other than land) must be costed using a first principles estimating approach. The first principles estimating approach must be implemented through the following procedural requirements.

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<sup>11</sup> The resulting charge must not be greater than the maximum adopted charge in the SPRP (adopted charges).

<sup>12</sup> An adopted charge does not include a charge for the stormwater network within the Banana Shire LGA.

- (1) Council will provide to the applicant the scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure (the scope of works).
- (2) The applicant must, at their cost, provide to Council—
  - (a) a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities).
  - (b) a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate).
- (3) Council may or may not accept the bill of quantities and cost estimate provided by the applicant.
- (4) If Council accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
- (5) If Council does not accept the bill of quantities and cost estimate provided by the applicant it will:
  - (a) at its own cost, have an assessment undertaken by an appropriately qualified person to—
    - (i) determine whether the bill of quantities is in accordance with the scope of works;
    - (ii) determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
    - (iii) provide a new cost estimate using a first principles estimating approach.
  - (b) provide written notice to the applicant and propose the new bill of quantities and cost estimate and its reasons for doing so.
- (6) Where a written notice of Council's proposed bill of quantities and cost estimate has been given the applicant may negotiate and agree with Council regarding a cost estimate and such agreed cost estimate is the establishment cost of the infrastructure.
- (7) Where a written notice of Council's proposed bill of quantities and cost estimate has been given and agreement cannot be reached, Council will refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to—
  - (a) assess whether the bill of quantities is in accordance with the scope of works;
  - (b) assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
  - (c) provide an amended cost estimate using a first principles estimating approach.

The independent assessor is to be appointed by agreement between Council and the applicant. The cost of this independent assessment is to be equally shared between Council and the applicant.

The amended cost estimate determined by the independent assessor is the establishment cost of the infrastructure.

- (8) Where a written notice of Council's proposed bill of quantities and cost estimate has been given and Council and the applicant cannot reach agreement on the appointment of an independent assessor, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates prepared on behalf of the applicant and Council respectively.

Council must give an amended ICN to the applicant stating:

- (a) the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the Producer Price Index –Road and bridge construction index for Queensland;
- (b) that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index –Road and bridge construction index for Queensland.

### **3.2.2 Trunk infrastructure that is land**

The establishment cost of trunk infrastructure that is land must be determined using the before and after method for estimating the current market value of land (the before and after method of valuation). The before and after method of valuation must be given effect through the following procedural requirements—

- (1) The applicant, at their own cost, must provide to Council a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
- (2) Council may or may not accept the valuation.
- (3) If Council accepts the valuation, the valuation is the establishment cost of the infrastructure.
- (4) If Council does not accept the valuation provided by the applicant, it must, at its own cost, have a valuation undertaken by a certified practicing valuer.
- (5) If Council rejected the valuation provided by the applicant, it must provide written notice to the applicant and propose a new valuation and its reasons for doing so.
- (6) Where a written notice of Council's proposed valuation has been given, the applicant may negotiate and agree with Council regarding a valuation. The agreed valuation is the establishment cost of the infrastructure.
- (7) If agreement cannot be reached, Council must have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land.
- (8) The independent, certified practicing valuer is to be appointed by agreement between Council and the applicant. The cost of this independent assessment is to be equally shared between Council and the applicant.
- (9) The amended valuation determined by the independent certified practicing valuer is the establishment cost of the infrastructure.
- (10) If Council and the applicant cannot reach agreement on the appointment of an independent certified practicing valuer, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates prepared on behalf of the applicant and Council respectively.
- (11) Council must give an amended ICN to the applicant stating—
  - (a) the value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the Producer Price Index –Road and bridge construction index for Queensland;
  - (b) that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index –Road and bridge construction index for Queensland.

### **3.3 Conversion criteria**

- (1) Conversion criteria used for making a decision on a conversion application made under section 659 of the SPA is outlined below.
- (2) For infrastructure to be considered trunk infrastructure, each of the following criteria must be met—
  - (a) the infrastructure has capacity to service other developments in the area;

- (b) the function and purpose of the infrastructure is consistent with other trunk infrastructure identified in an LGIP for the area;
- (c) the infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 665 of the SPA; and
- (d) the type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

## Schedule 1 Dictionary

In this resolution—

**applicable local planning instruments** means the following—

- (a) Banana Shire Planning Scheme 2005
- (b) Taroom Shire Planning Scheme 2006.

**bedroom** means an area of a building or structure which—

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library family or rumpus room or other similar space.

**charge area** means the area in which an adopted infrastructure charge applies as identified on the charge area maps attached to this resolution.

**dwelling unit** means a single dwelling within a premises which is self-contained.

**Education establishment for the Flying Start for Queensland Children program** means any educational establishment or part of an educational establishment that is for, or will facilitate, the Flying Start for Queensland Children program.

**Flying Start for Queensland Children program** is the Queensland Government program to transition Year 7 from the last year of primary schooling to the first year for secondary schooling.

**most cost effective option** means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

**Queensland Planning Provisions** means the Queensland Planning Provisions version 2.0 made on 4 October 2010.

**total use area** means total area in square metres used for a purpose and includes all storeys of buildings, display areas, storage, outdoor dining areas, and entrances, but excludes car parking areas, access driveways, and landscaped areas.

## Schedule 2 Charge area maps






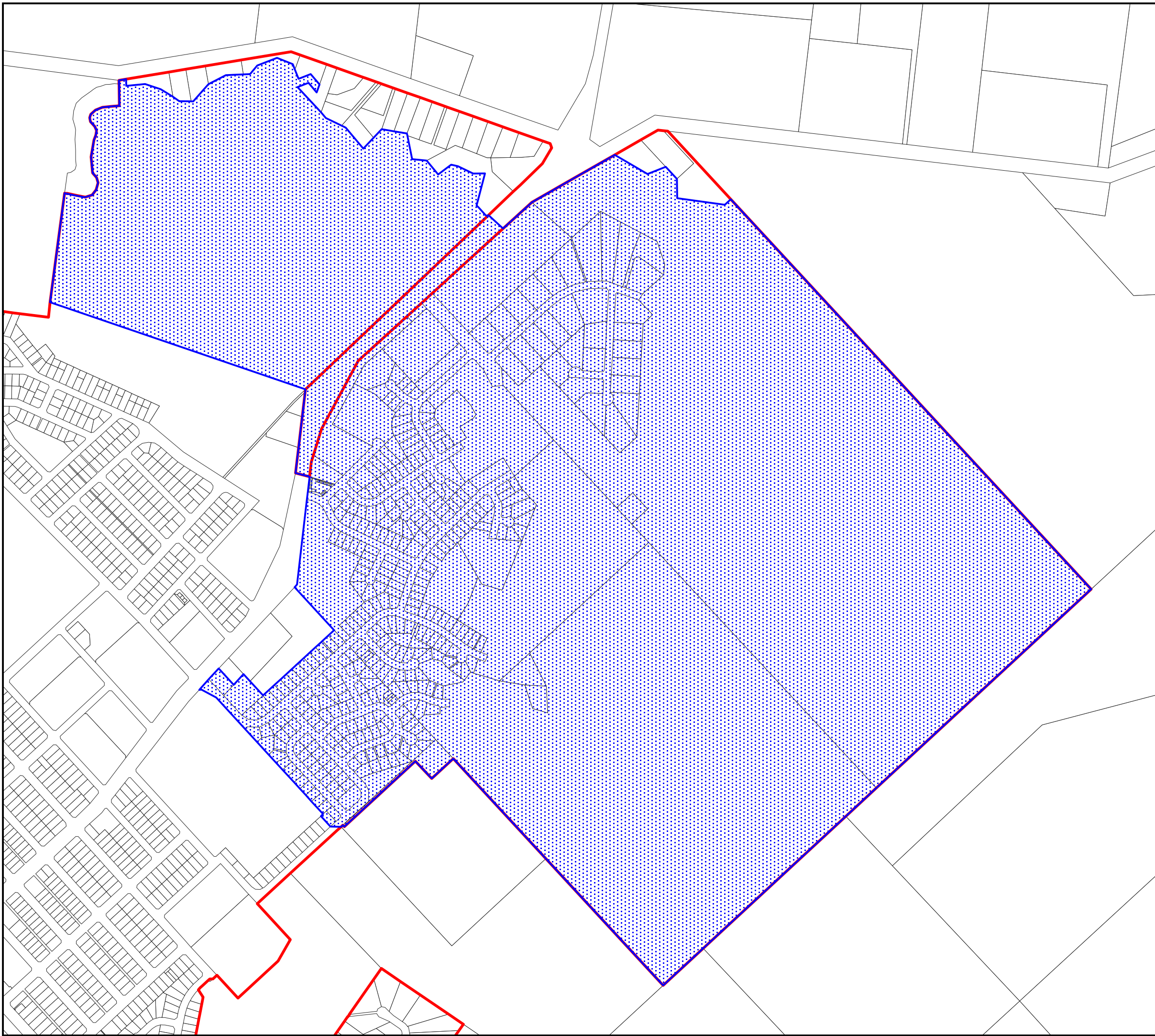


# Charges Resolution (No. 1) 2015

## Biloela Charge Area

**Legend**

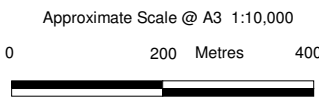
-  Valley View Drive / Dawson Hwy Transport Zone
-  Biloela Charge Area Boundary
-  Cadastral Boundaries



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Commencement date: 29 June 2015

Geocentric Datum of Australia 1994 (GDA94)

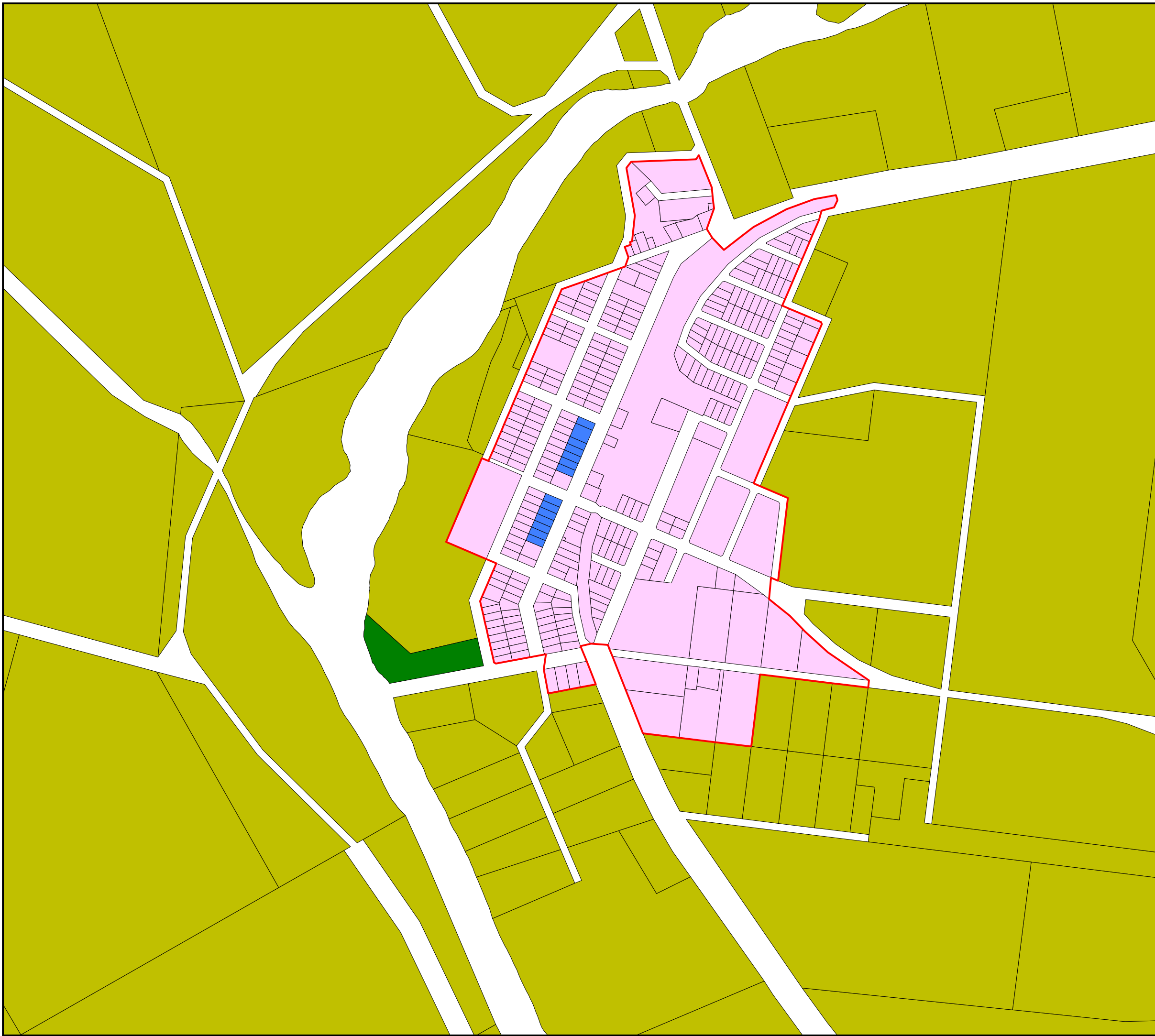


Paper Size: A3





**Charges Resolution (No.1) 2015**  
**Charge Area**  
**Baralaba**





**Legend**

**Zones**

-  Rural
-  Open Space

**Village Zone Areas**

-  Village
-  Central Business

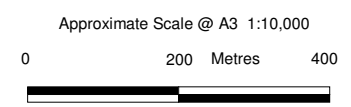
**Charge Area**

-  Boundary

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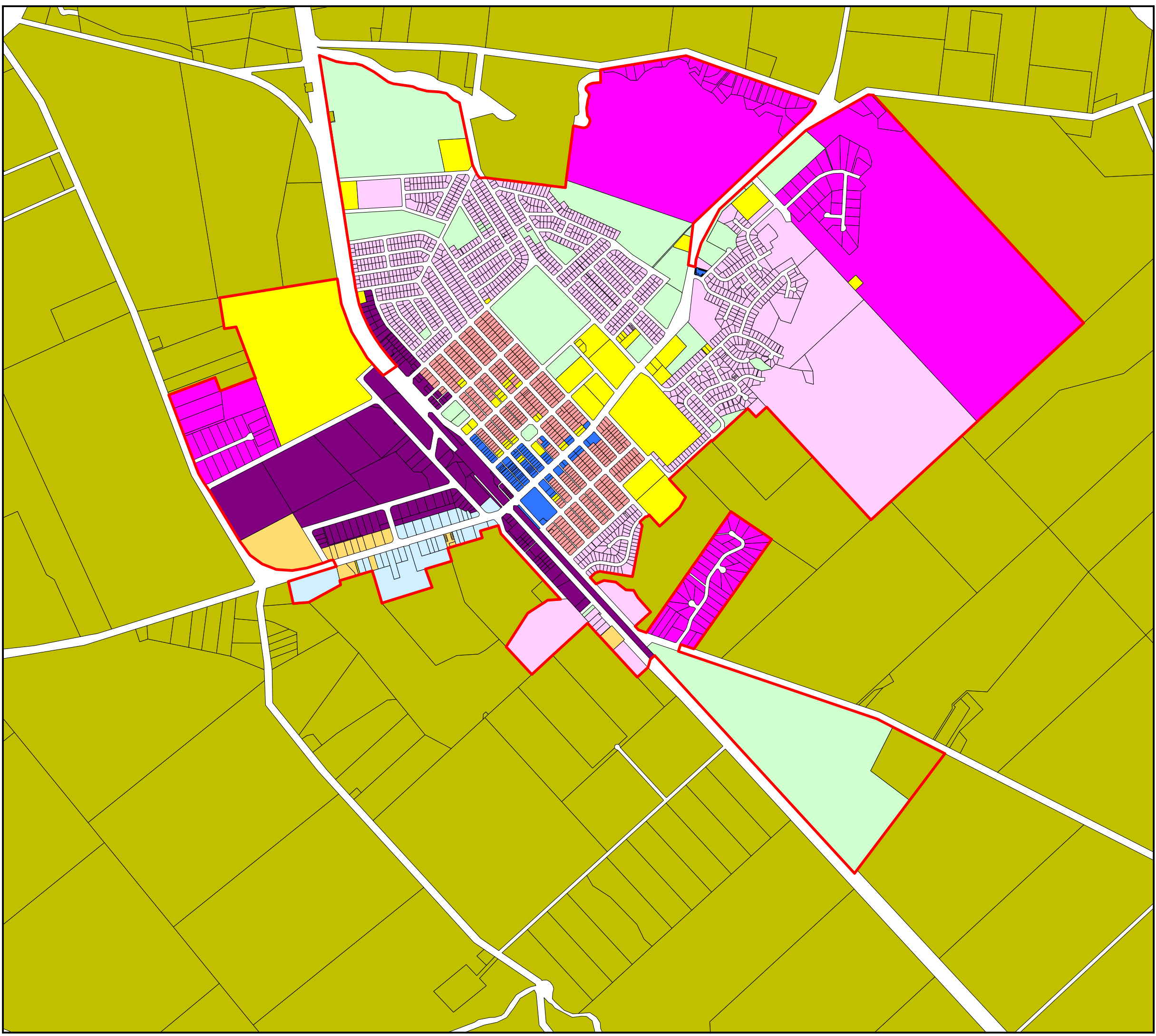
Paper Size: A3



**Charge Area Map CA-010**



# Charges Resolution (No.1) 2015 Charge Area Biloela



**Legend**

**Zones**

- Rural

**Town Zone Precincts**

- Rural Residential
- Recreation
- Residential
- Community
- Commercial
- Residential Accommodation
- Industrial
- Highway
- Tourism

**Charge Area**

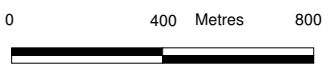
- Boundary

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Approximate Scale @ A3 1:20,000



Paper Size: A3





# Charges Resolution (No.1) 2015 Charge Area Moura

**Legend**

**Zones**

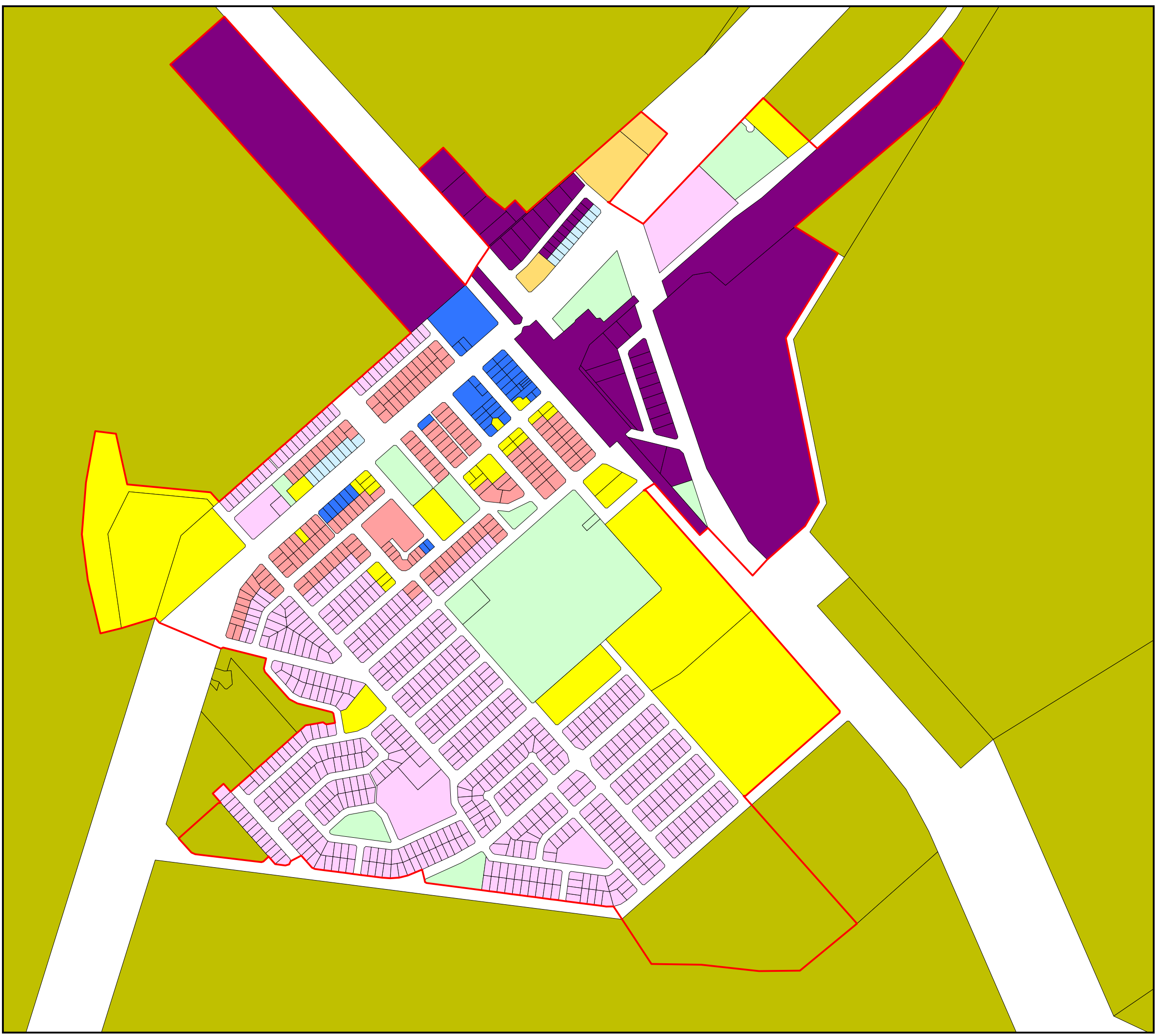
- Rural

**Town Zone Precincts**

- Rural Residential
- Recreation
- Residential
- Community
- Commercial
- Residential Accommodation
- Industrial
- Highway
- Tourism

**Charge Area**

- Boundary



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0 200 Metres 400

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Charge Area Map CA-012




**Charges Resolution (No.1) 2015**  
**Charge Area**  
**Thangool**

**Legend**


**Zones**

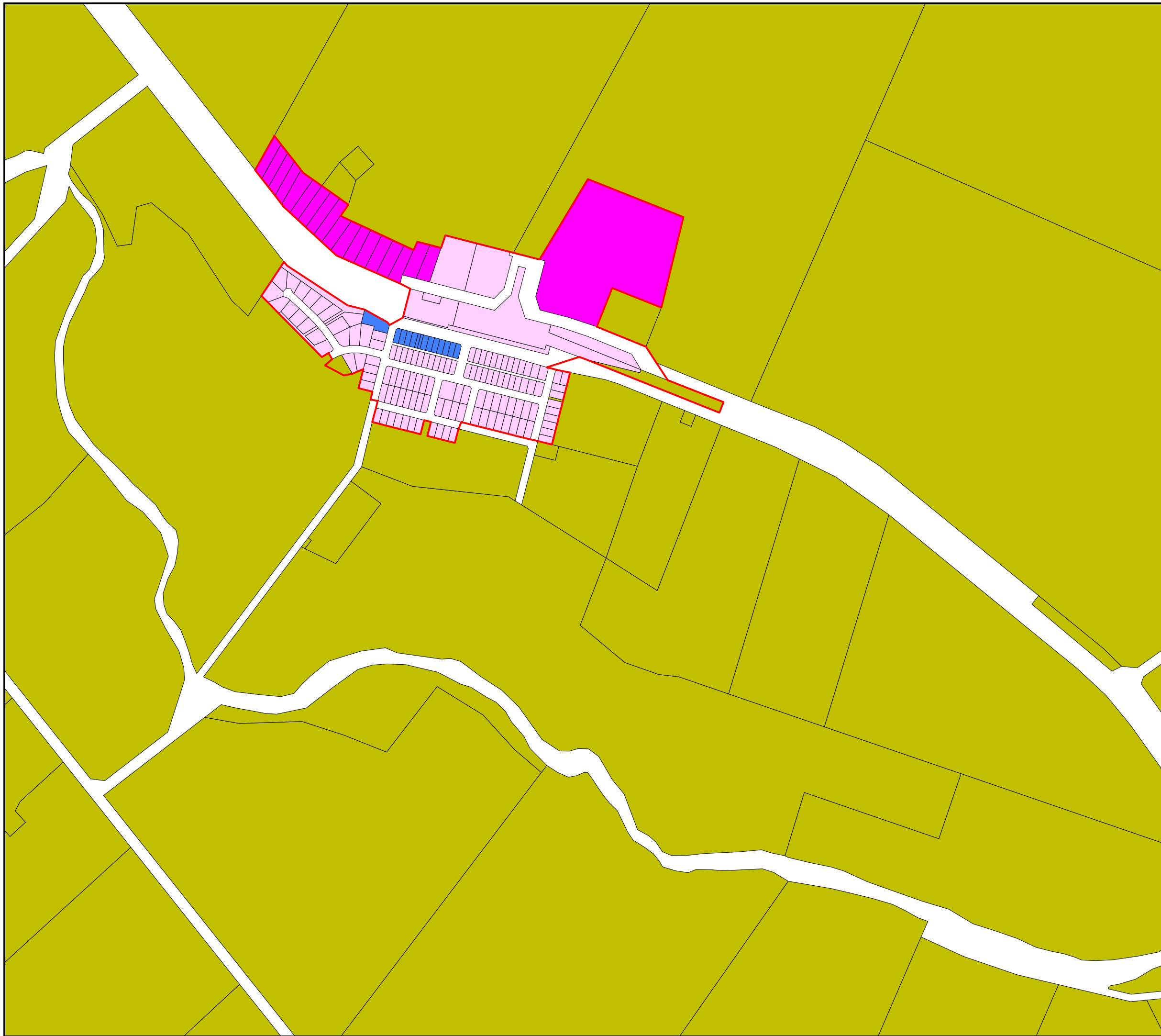
-  Rural

**Village Zone Areas**

-  Village
-  Central Business
-  Rural Residential

**Charge Area**

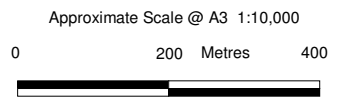
-  Boundary



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**Charge Area Map CA-013**



**Charges Resolution (No.1) 2015**  
**Charge Area**  
**Theodore**

**Legend**

**Zones**

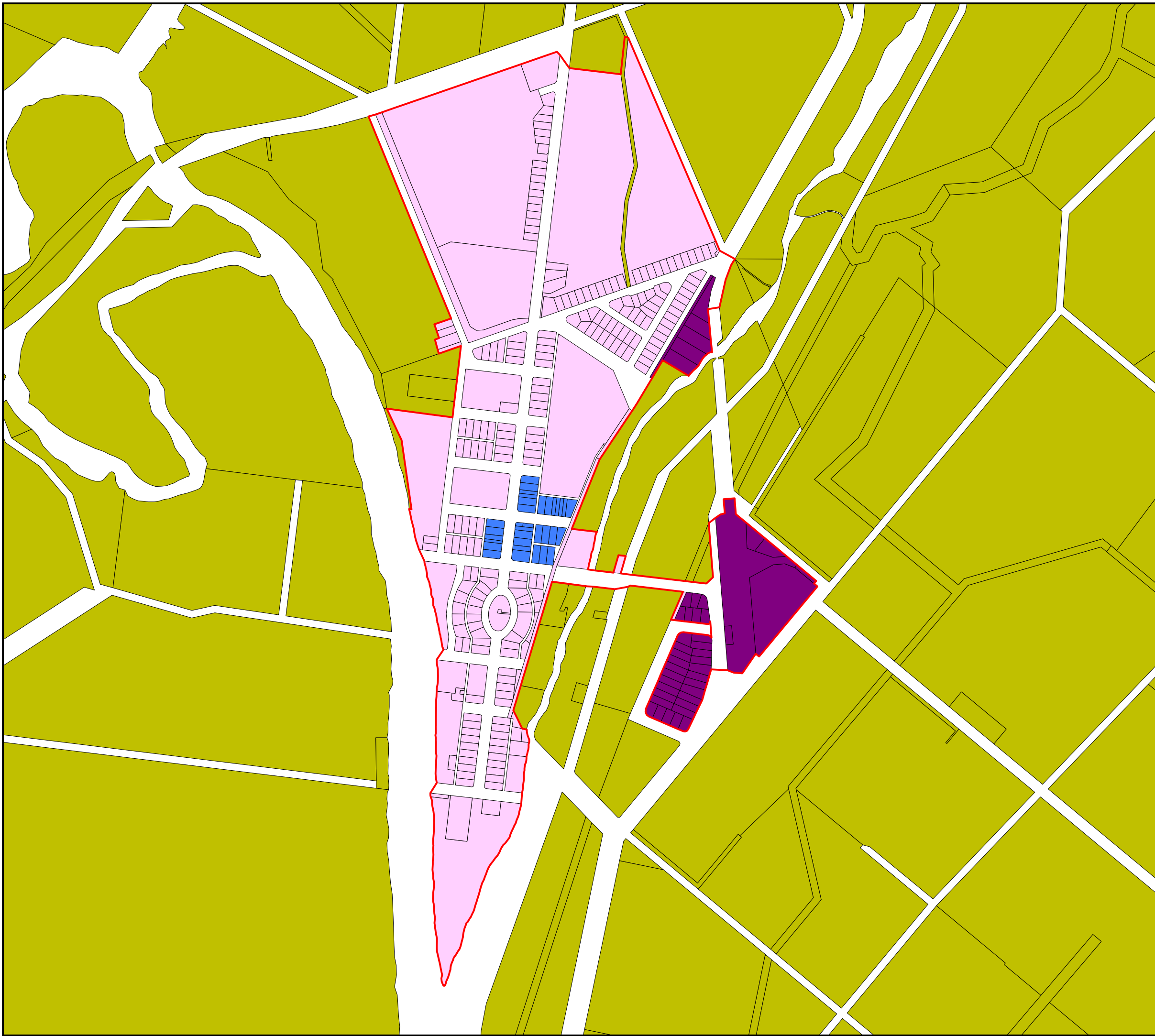
- Rural

**Village Zone Areas**

- Village
- Central Business
- Industrial

**Charge Area**

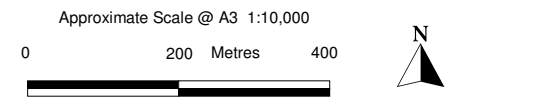
- Boundary



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**Charge Area Map CA-014**



# Charges Resolution (No.1) 2015

## Charge Area

### Taroom

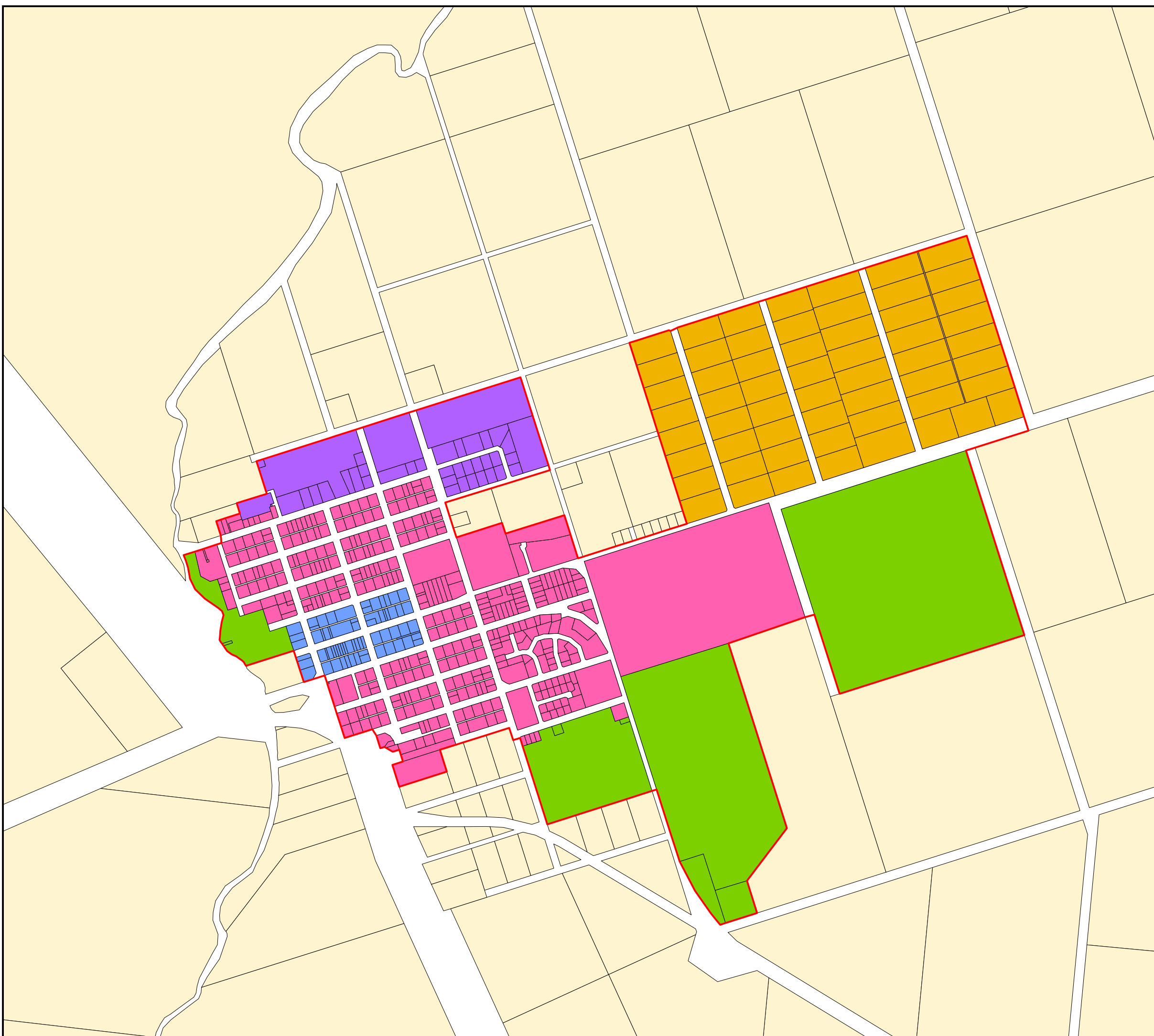
**Legend**

**Zones**

- Commercial
- Industrial
- Open Space and Recreation
- Rural Residential
- Urban
- Rural

**Charge Area**

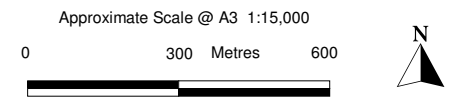
- Boundary



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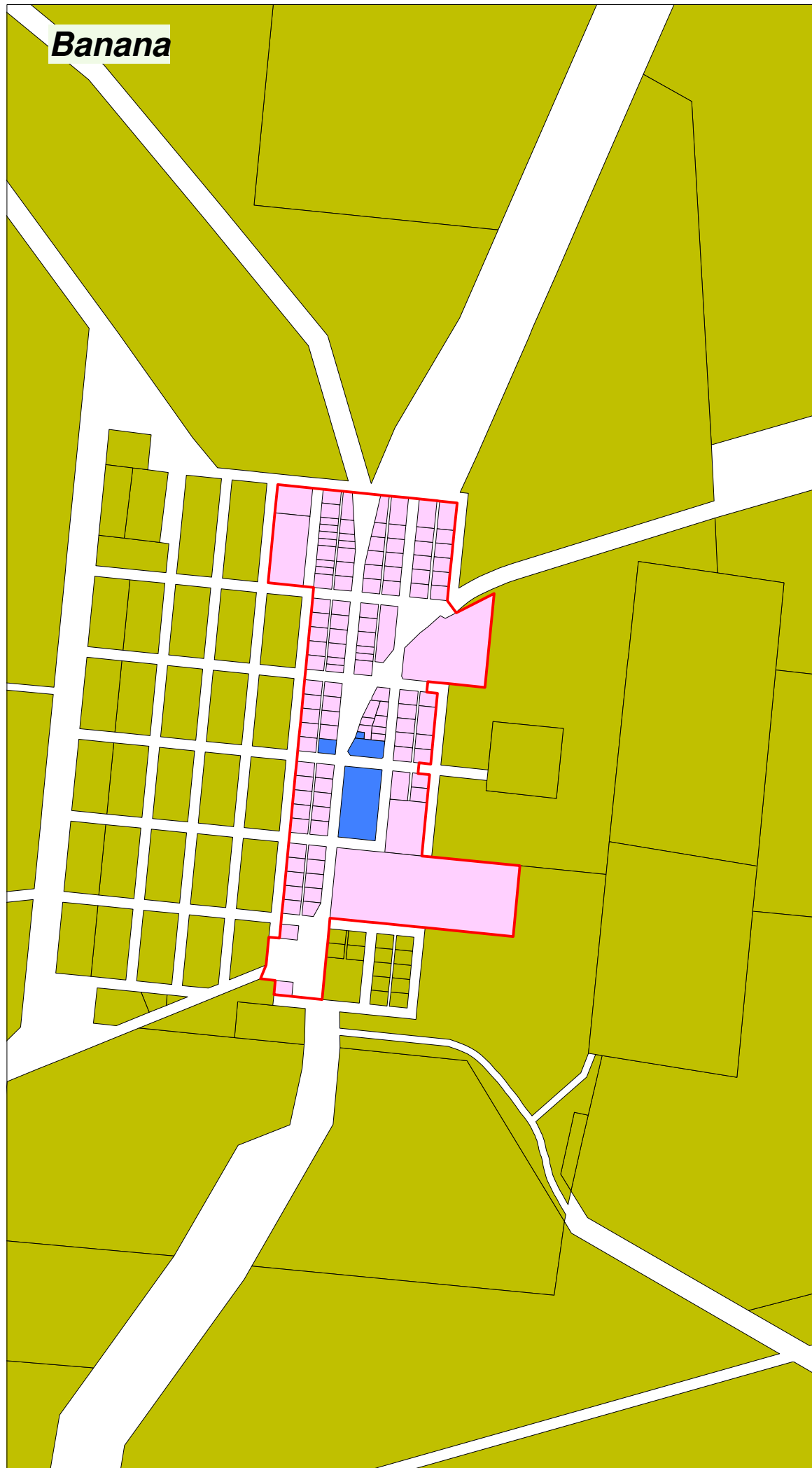
Geocentric Datum of Australia 1994 (GDA94)



Paper Size: A3



**Charge Area Map CA-015**



**Banana**



**Charges Resolution (No.1) 2015**  
**Charge Area**  
**Banana**

**Legend**

**Zones**

- Rural

**Village Zone Areas**

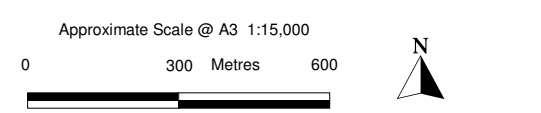
- Village
- Central Business

**Charge Area**

- Boundary

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**Charge Area Map CA-016**



## Schedule 3 Desired standards of service

- (1) The desired standards of service (DSS) details the standards that comprise an infrastructure network most suitable for the planning scheme areas of Banana Shire Council.
- (2) The DSS is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

### SC3.1 Water supply network desired standard of service

**Table SC3.1.1—Water supply network desired standard of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>• <i>WSA 03-2002 Water Supply Code of Australia</i>—Water Services Association of Australia</li> <li>• Customer service standards</li> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> </ul>
Adequacy of supply	All development receives a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> <li>• Water Services Association of Australia codes</li> <li>• IPWEA standards</li> <li>• Customer service standards</li> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> </ul>
Quality of supply	A uniform water quality is in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>• <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council</li> <li>• <i>Drinking water quality management plan 2012</i>—Banana Shire Council</li> </ul>
Environmental impacts	The water supply network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of— <ul style="list-style-type: none"> <li>• the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies; and</li> <li>• the <i>Water Act 2000</i></li> </ul> </li> </ul>
Pressure and leakage management	Monitoring and management of the water supply network maintains the reliability and adequacy of supply and minimises environmental impacts.	<ul style="list-style-type: none"> <li>• <i>Water Act 2000 System leakage management plan</i></li> </ul>

**Table SC3.1.1—Water supply network desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Infrastructure design / planning standards	Design of the water supply network complies with established codes and standards.	<ul style="list-style-type: none"> <li>• <i>WSA 03–2002 Water Supply Code of Australia—Water Services Association of Australia</i></li> <li>• <i>Australian Drinking Water Guidelines 2011—National Health and Medical Research Council</i></li> <li>• <i>Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management</i></li> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> </ul>

**SC3.2 Sewerage network desired standard of service**

**Table SC3.2.1—Sewerage network desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> <li>• Customer service standards</li> </ul>
Quality of treatment	The sewerage network ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>• <i>Queensland Water Quality Guidelines 2009 —Department of Environment and Resource Management</i></li> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies</li> </ul>
Environmental impacts	The sewerage network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies</li> </ul>
Effluent re-use	The reuse of effluent occurs wherever possible.	<ul style="list-style-type: none"> <li>• <i>Guidelines for Sewerage Systems: Use of Reclaimed Water —February 2000— Agriculture and Resource Management Council of Australia and New Zealand and Australian and New Zealand Environment and Conservation Council</i></li> <li>• <i>Water quality guidelines for recycled water schemes November 2008— Department of Natural Resources and Water</i></li> </ul>

**Table SC3.2.1—Sewerage network desired standard of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design /planning standards	Design of the sewerage network complies with established codes and standards.	<ul style="list-style-type: none"> <li>• <i>Planning Guidelines for Water Supply and Sewerage 2005</i>—Department of Environment and Resource Management</li> <li>• <i>WSA 02—2002 Sewerage Code of Australia</i>—Water Services Association of Australia</li> <li>• <i>WSA 04—2005 Sewage Pumping Station Code of Australia</i>—Water Services Association of Australia</li> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> </ul>

### SC3.3 Transport network desired standard of service

**Table SC3.3.1—Transport network desired standard of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system complies with established codes and standards.	<ul style="list-style-type: none"> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> <li>• <i>RPDM—Interim Guide to Road Planning and Design Practice May 2010</i>—Department of Transport and Main Roads</li> <li>• Australian Standards</li> <li>• AUSTROADS guides</li> <li>• <i>Complete Streets: Guidelines for urban street design</i>—IPWEAQ</li> </ul>
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.  Design of the network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• Standards in planning scheme codes</li> <li>• CMDG</li> <li>• Australian Standards</li> <li>• <i>Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths</i>—AUSTROADS</li> <li>• <i>Complete Streets: Guidelines for urban street design</i>—IPWEAQ</li> </ul>

### SC3.4 Public parks and land for community facilities network desired standard of service

**Table SC3.4.1—Public parks and land for community facilities desired standard of service**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and land for community facilities provides for a range of recreational and sporting activities and the development of community facilities.	<ul style="list-style-type: none"> <li>• Parks and land for community facilities are provided at a local and LGA-wide level</li> <li>• Parks and land for community facilities addresses the needs of both recreation and sporting activities and provides for development of community facilities.</li> </ul>

**Table SC3.4.1—Public parks and land for community facilities desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Accessibility	The location of public parks and land for community facilities allows adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> <li>Accessibility standards are identified in Table SC3.4.3—Accessibility standard</li> </ul>
Land quality / suitability Minimum size Maximum grade Flood immunity	The standard of public parks and land for community facilities supports a range of recreational, sporting, health-promoting activities and services. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> <li>The rate of public park and land for community facilities provision is identified in Table SC3.4.2—Rate of land provision</li> <li>The size of public park and land for community facilities is identified in Table SC3.4.4—Size of parks and land for community facilities.</li> <li>The maximum gradient for public parks and land for community facilities is identified in Table SC3.4.5—Maximum desired grade.</li> <li>The minimum flood immunity for public park and land for community facilities is identified in Table SC3.4.6—Minimum desired flood immunity.</li> </ul>
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> <li>Standard embellishments for each type of park are identified in Table SC3.4.7—Standard facilities / embellishments</li> </ul>
Infrastructure design / performance standards	The network of parks maximises opportunities to co-locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> <li>Standards in planning scheme codes</li> <li>CMDG</li> <li>Australian Standards</li> </ul>

**Table SC3.4.2—Rate of land provision**

<b>Infrastructure type</b>	<b>Rate of provision (Ha/1000 people)</b>		
	<b>Local</b>	<b>District</b>	<b>Local government-wide</b>
<b>Recreation park</b>	0.4	1.4	0.5
<b>Sport park</b>	–	1.5	0.8
<b>Land for community facilities</b>	–	0.1	0.1

Table SC3.4.3—Accessibility standard

Infrastructure type	Accessibility standard (km)		
	Local	District	Local government-wide
Recreation park	0.8	50	100
Sport park	100	100	150
Land for community facilities	60	60	150

Table SC3.4.4—Size of parks and land for community facilities

Infrastructure type	Minimum size (Ha)		
	Local	District	Local government-wide
Recreation park	0.4	2	2
Sport park	1.5	1.5	1.5
Land for community facilities	0.2	0.2	0.2

Table SC3.4.5—Maximum desired grade

Infrastructure type	Maximum gradient		
	Local	District	Local government-wide
Recreation park	20%	20%	20%
Sport park	100% of area – 0%	100% of area – 0%	100% of area – 0%
Land for community facilities	80% of area <5%	80% of area <5%	80% of area <5%

Table SC3.4.6—Minimum desired flood immunity

Infrastructure type	Minimum flood immunity (% of total area)								
	Local			District			Local government-wide		
	Flood immunity (%age AEP)								
	20%	2%	1%	20%	2%	1%	20%	2%	1%
Recreation park	100	10	–	100	10	–	100	10	–
Sport park	–	–	–	100	–	Build-ings	–	100	Build-ings
Land for community facilities	–	–	–	–	–	10	–	–	100

**Table SC3.4.7—Standard facilities / embellishments**

Embellishment type	Recreation parks			Sport parks	
	Local	District	Local government –wide	District	Local government –wide
Internal roads			✓		✓
Parking		✓	✓	✓	✓
Fencing/ bollards		✓	✓	✓	✓
Lighting			✓		✓
Toilet		✓	✓	✓	✓
Paths (pedestrian/ cycle)		✓	✓	✓	✓
Seating	✓	✓	✓	✓	✓
Shade structures		✓	✓	✓	✓
Covered seatings and table			✓		✓
Tap / bubbler	✓	✓	✓	✓	✓
BBQ		✓	✓		✓
Bins	✓	✓	✓	✓	✓
Landscaping (including earthworks, irrigation and revegetation)			✓		✓
Signage	✓	✓	✓	✓	✓
Activity areas	✓		✓		✓