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Our reference: F2017/60147
Your reference:

Received: King St. Caboolture
26 JUN 2017
Ref. No: A4493324

14 June 2017

~~Chief Executive Officer
Unitywater
PO Box 953
CABOOLTURE QLD 4510~~

*Noted.
h.t.
26/6/17*

ATTENTION: Mr Ashley Lorenz

Dear Mr Lorenz

Request for new breakup agreement for infrastructure charges under *Planning Act 2016*

The new planning act, the *Planning Act 2016*, is set to commence on the 3 July 2017. One of the actions to facilitate the transition to the new Act is to amend the current Infrastructure Charges Resolution (No.6) so that it is consistent with the requirements of the new Act.

The current breakup agreement, on the proportion of charges between Unitywater and Council, is contained in Table 10.1 of the Resolution. It is proposed to amend Table 10.1, however the amendment does not change the current agreed percentage splits contained in the Table.

The change proposed relates to how the percentage splits are applied. Currently Table 10.1 provides the proportion split based on the broad charge categories of "Residential and other", "Commercial" and "Industrial". It is proposed to modify this Table so that the charge categories listed will reflect the charge categories in Schedule 18 of the new Planning Regulation. The real effect of this change is that the charge categories of Entertainment and Essential Services, currently defaulting to a "residential and other" split, are now proposed in the commercial split. It is considered that the commercial category better reflects the types of uses approved under these categories.

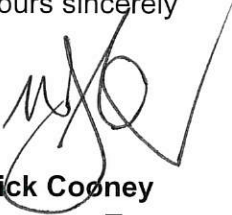
Also, as part of the redraft it is proposed to introduce different types of lots approved under reconfiguring a lot approvals, these being Residential lot, Other lot, Commercial lot and Industrial lot. The charge rates proposed for these types of lots are all the same as are currently applied, being the amount equivalent to Residential (3 or more bedroom dwelling). The inclusion of these lot types in the Table 10.1 states how the charge is apportioned for the different lot types. While this is current practice it is not obvious under the current Resolution so this amendment is to clarify the existing situation.

In accordance with s 115 of the *Planning Act 2016*, Council is seeking Unitywater's agreement to the amended breakup agreement, as contained in Table 10.1, so that this can be included in the revision of the Resolution.

Should you have any further enquiries in relation to this matter please contact myself, or Council's Infrastructure Planner and Analyst, Mr Barry Hewitt, on 07 5441 8634.

I am endeavouring to obtain a Council decision on the new Resolution at the August Ordinary Meeting, requiring your advice by mid to late July. Your early advice would be greatly appreciated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Cooney', with a large, sweeping flourish extending to the right.

Nick Cooney

Manager Transport and Infrastructure Policy

Enc

ATTACHMENT 1: Extract Table 10.1 – Infrastructure Charge Resolution (No.7) 2017

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Table 10.1 Allocation of the adopted charge to Council and the distributor-retailer

Column 1 Schedule 18 - Planning Regulation 2017	Column 2 Allocation of adopted infrastructure charge between council and the distributor-retailer	
Charge Category	SCRC %	Distributor-retailer %
Residential uses, Accommodation (short-term), Accommodation (long-term), Places of assembly, Educational facility, Indoor sport and recreation	54	46
Commercial (bulk goods), Commercial (retail), Commercial (office), Entertainment, Essential Services	84	16
Industry High impact rural	64	36
Other uses	The proportion split for the charge category for the prescribed amount selected for the use.	
Reconfiguring a lot	SCRC %	Distributor-retailer %
Residential lot Other lot	54	46
Commercial lot	84	16
Industrial lot	64	36

Our ref: A4523324
Your ref: F2017/60147

Mr Nick Cooney
Manager Transport and Infrastructure Policy
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560

13 July 2017

Dear Mr Cooney

Approved to Amend Breakup Agreement for Infrastructure Charges under the Planning Act 2016

I refer to your correspondence dated 14 June 2017 in which you request Unitywater to agree to a breakup agreement for infrastructure charges pursuant to s115 of the *Planning Act 2016*.

Unitywater is agreeable to a breakup of infrastructure charges as set-out in Attachment 1 to your letter, to be included in Council's new adopted infrastructure charges resolution.

To be consistent with the new *Planning Regulation* we request that Council amend the schedule of adopted charges as follows:

- a. Delete "Special Uses" in Column 2 and replace with "Other Uses"; and
- b. Delete "High Impact Industry" in Column 2 and replace with "Industry"

Thank you for seeking Unitywater's agreement to the breakup of adopted infrastructure charges.

We request that Council provide Unitywater with the opportunity to review and make a written submission to Council on the draft adopted infrastructure charges resolution before it is finalised and presented to Council.



Should you require clarification please contact me by telephoning 0408 071 628 or by email at ashley.lorenz@unitywater.com

Yours sincerely

Ashley Lorenz
Manager
Infrastructure Planning and Development

CC: George Theo, Chief Executive Officer
Simon Taylor, EM Infrastructure Planning & Capital Delivery