

Goondiwindi Regional Council

Charges Resolution (No. 4) 2017

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4	OM-190/17	25 October 2017

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Goondiwindi Regional Council Charges Resolution (No. 4) 2017

Part 1 Introduction

1. Preliminary

1.1 Short title

The charges resolution may be cited as *Charges Resolution (No. 4) 2017*.

1.2 Planning Act 2016

- (1) The resolution is made pursuant to the *Planning Act 2016*.
- (2) The resolution is to be read in conjunction with the following:
 - (a) the infrastructure State planning regulatory provision;
 - (b) the applicable local planning instruments.
- (3) The resolution is attached to but does not form part of the applicable local planning instruments.

1.3 Effect

The resolution has effect from 25 October 2017.

1.4 Purpose of the resolution

The purpose of the resolution is to assist with the implementation of the applicable local planning instruments by stating the following:

- (a) An adopted charge for the following trunk infrastructure networks:
 - (i) water network;
 - (ii) sewerage network;
 - (iii) stormwater network;
 - (iv) transport network;
 - (v) parks network;
- (b) other matters relevant to the adopted charge.

2. Application of the resolution

2.1 Application to the local government area

The adopted charge applies to the whole of the local government area.

2.2 Priority infrastructure area

The priority infrastructure area is the priority infrastructure area identified Schedule 3 (Maps).

2.3 Charge area

A charge area for the calculation of an adopted charge is identified on Map 2 Charge areas in Schedule 3 (Maps).

Part 2 Adopted charge

3. Adopted charge

3.1 Purpose

Section 3 states the calculation of the charge to be levied by the local government under Section 118 of the *Planning Act 2016* for the water, sewerage, stormwater, transport and parks networks.

3.2 Calculation of levied charges

- (1) A levied charge is calculated as follows:

$$C = (AC \times D) - C$$

Where:

- C is the charge to be levied for development per measure of development.
- AC is the adopted charge for the trunk infrastructure networks to service the development stated in section 3.3 (charge).
- D is the demand for the development expressed in the unit of measurement
- C is the credit for:
 - (1) the existing lawful use on the site or previously paid contributions as stated in section 3.4 (Credits); or
 - (2) a discount for a reduced number of trunk infrastructure networks servicing the premises stated in subsection (2) below.

- (2) For the purpose of calculating the charge to be levied under subsection (1):
- (a) where development is not to be connected to water supply or sewer infrastructure network, the levied charge for the development is to be reduced by the relevant proportion of the adopted charge allocated to that trunk infrastructure network as stated in Table 3.1; and
 - (b) “High Impact Rural” uses are not eligible for a discount for the water network, sewerage network, parks network or stormwater network components as the adopted charge is based on the impact of development on the transport network only.

Table 3.1 Allocation of adopted infrastructure charge to trunk infrastructure networks

Column 1 Trunk infrastructure network	Column 2 Allocation of residential adopted charges (%)	Column 3 Allocation of non-residential adopted charge (%)
Water network	25 %	30 % of charge for water, sewerage, roads & parks
Sewerage network	25 %	30 % of charge for water, sewerage, roads & parks
Transport network	25 %	30 % of charge for water, sewerage, roads & parks
Parks network	10 %	10 % of charge for water, sewerage, roads & parks
Stormwater network	15 %	100 % of charge for stormwater

3.3 Adopted charges

- (1) The adopted charge for reconfiguring a lot is stated in Table 3.2 (Adopted charge for reconfiguring a lot):

Table 3.2 Adopted charge for reconfiguring a lot

Column 1 Charge area	Column 2 Adopted charge	
	Charge (\$)	Measure of development
Charge area A	5,000	Per lot
Charge area B	3,000	Per lot
Charge area C	1,800	Per lot
Charge area D	1,575	Per lot
Charge area E	1,080	Per lot

- (2) The adopted charge for a material change of use for:
- (a) residential development, is stated in Table 3.3 (Adopted charge for a material change of use for residential development);
 - (b) non-residential development other than a specialised use, is stated in Table 3.4 (Adopted charge for a material change of use for non-residential development), which comprises the following:
 - (i) the adopted charge for the water, sewerage, transport and parks networks stated in column 2;
 - (ii) the adopted charge for the stormwater network stated in column 3;
 - (c) non-residential development being a specialised use or other development not otherwise identified in paragraphs (a) or (b), is to be determined by the local government based on an assessment of use and demand.

Table 3.3 Adopted charge for a material change of use for residential development

Column 1 Use	Column 2 Adopted charge for water, sewerage, transport and parks networks					
	Unit of measure	Charge (\$)				
		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E
Residential						
Dwelling house, Dual occupancy, Caretaker's accommodation; Multiple dwelling	Each 2 or less bedroom dwelling	4,000	2,400	1,440	1,260	864
	Each 3 or more bedroom dwelling	5,000	3,000	1,800	1,575	1,080
Accommodation (short term)						
Tourist park with tent or caravan sites	Each group of 2 sites or less	4,000	2,400	1,440	1,260	864
	Each group of 3 sites	5,000	3,000	1,800	1,575	1,080
Tourist park with cabins	Each cabin with 2 or less bedrooms	4,000	2,400	1,440	1,260	864
	Each cabin with 3 or more bedrooms	5,000	3,000	1,800	1,575	1,080
Hotel, Short term accommodation, Resort complex	Each suite with 2 or less bedrooms	4,000	2,400	1,440	1,260	864
	Each suite with 3 or more bedrooms	5,000	3,000	1,800	1,575	1,080
	Each bedroom that is not part of a suite	4,000	2,400	1,440	1,260	864
Accommodation (long term)						
Relocatable home park	Each relocatable dwelling site for 2 or less bedrooms	4,000	2,400	1,440	1,260	864
	Each relocatable dwelling site for 3 or more bedrooms	5,000	3,000	1,800	1,575	1,080
Community residence, Retirement facility, Rooming accommodation	Each suite with 2 or less bedrooms	4,000	2,400	1,440	1,260	864
	Each suite with 3 or more bedrooms	5,000	3,000	1,800	1,575	1,080
	Each bedroom that is not part of a suite	4,000	2,400	1,440	1,260	864

Table 3.4 Adopted charge for a material change of use for non-residential development

Column 1 Use	Column 2 Adopted charge for water, sewerage, transport and parks networks						Column 3 Adopted charge for stormwater network					
	Unit of measure	Charge (\$)					Unit of measure	Charge (\$)				
		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E
Places of assembly												
Club, Community use; Function facility, Funeral parlour, Place of worship	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Commercial (bulk goods)												
Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Commercial (retail)												
Food and drink outlet, Servie industry, Service station, Shop, Shopping centre	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Commercial (office)												
Office, Sales office	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Educational facility												
Childcare centre, Community care centre, Educational establishment**	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Entertainment												
Hotel, Nightclub entertainment facility, Theatre, Resort complex***	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00

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Column 1 Use	Column 2 Adopted charge for water, sewerage, transport and parks networks						Column 3 Adopted charge for stormwater network					
	Unit of measure	Charge (\$)					Unit of measure	Charge (\$)				
		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E
Indoor Sport and Recreation												
Indoor Sport and Recreation	Per m ² of courts plus Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Industry												
Low impact industry, Medium impact industry, Research and technology industry, Rural industry, Warehouse, Marine industry	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
High impact industry												
High impact industry, Special industry	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious area	1.00	0.60	0.36	0.36	0.00
Low impact rural												
Animal husbandry, Cropping, Permanent plantations, Wind farm	Nil Charge											
High impact rural												
Cultivating, in a confined area, aquatic animals or plants for sale; Intensive animal industry, Intensive horticulture, Wholesale nursery, Winery	Per m ² of GFA	4.00*	4.00*	4.00*	4.00*	4.00*	Per m ² of impervious area	0.00	0.00	0.00	0.00	0.00
Essential Services												
Correctional facility, Emergency services,	Per m ² of GFA	8.00	4.80	2.88	2.45	2.45	Per m ² of impervious	1.00	0.60	0.36	0.36	0.00

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Column 1 Use	Column 2 Adopted charge for water, sewerage, transport and parks networks					Column 3 Adopted charge for stormwater network						
	Unit of measure	Charge (\$)					Unit of measure	Charge (\$)				
		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E		Charge area A	Charge area B	Charge area C	Charge area D	Charge area E
Health care service, Hospital, Residential care facility, Veterinary service							area					
Minor Uses												
Advertising device, Cemetery, Home-based business, Landing, Market, Outdoor lighting, Park, Roadside stall, Telecommunications facility, Temporary use	Nil Charge											
Other uses												
Air service, Animal keeping, Car park, Crematorium, Extractive industry, Major sport, recreation and entertainment facility, Motor sport facility, Non-resident workforce accommodation, Outdoor sport and recreation, Port service, Tourist attraction, Utility installation, any other use not listed	The adopted charge for another similar use that the local government decides to apply to the use											

* The reduced charge for High Impact Rural is reflective of the contribution to the Transport Network Only

** An Educational establishment for the Flying Start for Queensland Children program attracts a Nil charge.

*** Resort complex – components other than residential.

3.4 Credits

Council will apply a credit in accordance with the following.

- (1) The credit for the premises is an amount which is the greater of the following:
 - (a) the amount of a previous adopted infrastructure charge paid for the development of the premises;
 - (b) 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;
 - (c) where the premises is subject to an existing lawful use, the amount stated for an adopted charge for the lawful use, being:
 - (i) for residential development, the amount stated in Table 3.3 (Adopted charge for a material change of use for residential development);
 - (ii) for non-residential development, the amount stated in column 2 in Table 3.4 (Adopted charge for a material change of use for non-residential development) .
- (2) However the credit calculated in accordance with subsection (1) is not to exceed the adopted charge.

4. Administration of adopted charge

4.1 Purpose

Section 4 states how an adopted charge levied by the local government is to be administered.

4.2 Development subject to adopted charge

The local government shall apply the adopted charge to the following development:

- (a) a reconfiguring a lot;
- (b) a material change of use of premises.

4.3 Subsidy for an levied charge

The local government has not identified a subsidy for a levied charge for a certain lot or use or type of lot or use.

4.4 Time of payment of a levied charge

A levied charge is payable at the following time:

- (a) if the charge applies for reconfiguring a lot – when Council approves the plan for the reconfiguration; or
- (b) if the charge applies for a material change of use – when the change happens; or
- (c) if paragraphs (a) and (b) do not apply— on the day stated in the infrastructure charges notice under which the charge was levied.

4.5 Automatic increase provision

A levied charge will be indexed using the Producer Price Index for construction 6427.0 index number 3101 (Roads and Bridge construction index for Queensland) from the time the charge is levied to the date the levied charges are paid.

4.6 Alternatives to paying a levied charge

The local government may enter into an infrastructure agreement involving an alternative to the way a payment is to be made or an infrastructure contribution provided in a form other than paying a levied charge.

4.7 Offsets and refunds

- (1) The local government may include the provision of trunk infrastructure as part of the Development Approval and will include an offset amount for these works and/or land in the infrastructure charges notice. An applicant may give a notice to the local government to have the offset amount re-calculated in accordance with the process outlined in Schedule 2, if:
 - (a) the trunk infrastructure is the subject of a necessary infrastructure condition services, or is planned to service, premises other than the subject premises;
 - (b) an adopted charge has been levied for the site.
- (2) The local government will provide a refund to the applicant if the offset amount is greater than the levied charge.

4.8 Conversion criteria

- (1) This section applies where:
 - (a) A development approval requires the construction of non-trunk infrastructure; and
 - (b) The construction of the non-trunk infrastructure has not commenced.
- (2) An applicant may apply, in writing, to the Council to have non-trunk infrastructure converted to trunk infrastructure and eligible for an offset. The Council will consider the application, and may request further information, based on the following criteria. All criteria must be met for a conversion application to be approved and the Council will give the applicant notice of the decision. The infrastructure:
 - (a) has capacity to service multiple other developments in the area; and
 - (b) services development which is consistent with the planning assumptions in the Planning Scheme; and
 - (c) services development completely inside the priority infrastructure area; and
 - (d) is owned or is to be owned by the Council; and
 - (e) is not temporary infrastructure or sacrificial works to be superseded by an ultimate solution; and
 - (f) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in Table 4.20 and the plans for trunk infrastructure shown in the Planning Scheme, excluding stormwater; and
 - (g) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 144 of the Planning Act 2016; and
 - (h) The type, size and location of the infrastructure is the most cost effective option (based on the life cycle cost of the infrastructure to service future urban development in the area at the desired standard of service) for servicing multiple users in the area; and
 - (i) The infrastructure could have been planned by the Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area.

Schedule 1 Dictionary

In this resolution:

adopted charge means the charge to be applied for the purpose of calculating an adopted charge as stated in section 3.3 (Adopted charge).

applicable local planning instruments means the following:

- (a) Goondiwindi Town Planning Scheme;
- (b) Inglewood Shire Planning Scheme;
- (c) Waggamba Shire Planning Scheme.

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 see section 2.4 (Charge areas).

credit means the amount to be applied for the purpose of calculating an adopted charge which takes into account the existing lawful use or usage of the trunk infrastructure networks by the premises on as stated in section 3.4 (Credit).

dwelling means a single dwelling within a premises which is self contained.

gross floor area (GFA) means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

lawful use see schedule 2 (Dictionary) of the *Planning Act 2016*.

priority infrastructure area see section 2.3 (Priority infrastructure area).

Schedule 2 Re-calculating the establishment cost

Method for re-calculating establishment cost (Land Contribution)

The following methodology will be followed when recalculating the value of a Land Contribution:

- (1) 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:
 - a. The applicant, at their own cost, must provide to the Council 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 accept the valuation.
 - c. If the Council accepts the valuation, the valuation is the establishment cost of the infrastructure.
 - d. If the 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.
 - e. If the 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.
 - f. Where a written notice of the Council's proposed valuation has been given, the applicant may negotiate and agree with the Council regarding a valuation. The agreed valuation is the establishment cost of the infrastructure.
 - g. If agreement cannot be reached, the Council must have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land.

The independent, certified practicing valuer is to be appointed by the Council, in its discretion, in consultation with the applicant. The Council will request the applicant provide two valuers for the Council's consideration. The cost of this independent assessment is to be equally shared between the Council and the applicant.

The amended valuation determined by the independent certified practicing valuer is the establishment cost of the infrastructure.
 - h. The Council must give an amended ICN to the applicant stating:
 - i. 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 land value index.
 - ii. 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 land value index.
- (2) The specific inclusions for determining the establishment cost of the land component of an infrastructure contribution are limited to the value of the land.
- (3) The specific exclusions for determining the establishment cost of the land component of an infrastructure item are:
 - (a) Registration fees;
 - (b) Stamp Duty;
 - (c) Goods and Services Tax;
 - (d) Costs associated with the preparation of a survey plan; and
 - (e) Legal fees associated with preparing a registration documents.

Method for re-calculating establishment cost (Work Contribution)

(1) The following methodology will be followed when recalculating the value of a Work Contribution:

- (a) The Council must 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).
- (b) The applicant must, at their cost, provide to the Council:
 - i. 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).
 - ii. a first principles estimate prepared by a qualified and registered Quantity Surveyor or RPEQ for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate).
- (c) The Council may accept the bill of quantities and cost estimate provided by the applicant.
- (d) The Council may negotiate with the applicant prior to accepting the bill of quantities and cost estimate provided by the applicant.
- (e) If the Council accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
- (f) If the Council does not accept the bill of quantities and cost estimate provided by the applicant it must, at its 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.
- (g) If the Council rejected the bill of quantities and the cost estimate provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities and cost estimate and its reasons for doing so.
- (h) Where a written notice of the Council's proposed bill of quantities and cost estimate has been given, the applicant may negotiate and agree with the Council regarding a cost estimate. The agreed cost estimate is the establishment cost of the infrastructure.
- (i) If agreement cannot be reached, the Council must refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
 - i. assess whether the bill of quantities is in accordance with the scope of works;
 - ii. 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
 - iii. provide an amended cost estimate using a first principles estimating approach.

The independent assessor is to be appointed by the Council, at its discretion, in consultation with the applicant. The cost of this independent assessment is to be equally shared between the Council and the applicant.

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

- (j) The Council must give an amended ICN to the applicant stating:
 - i. 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.

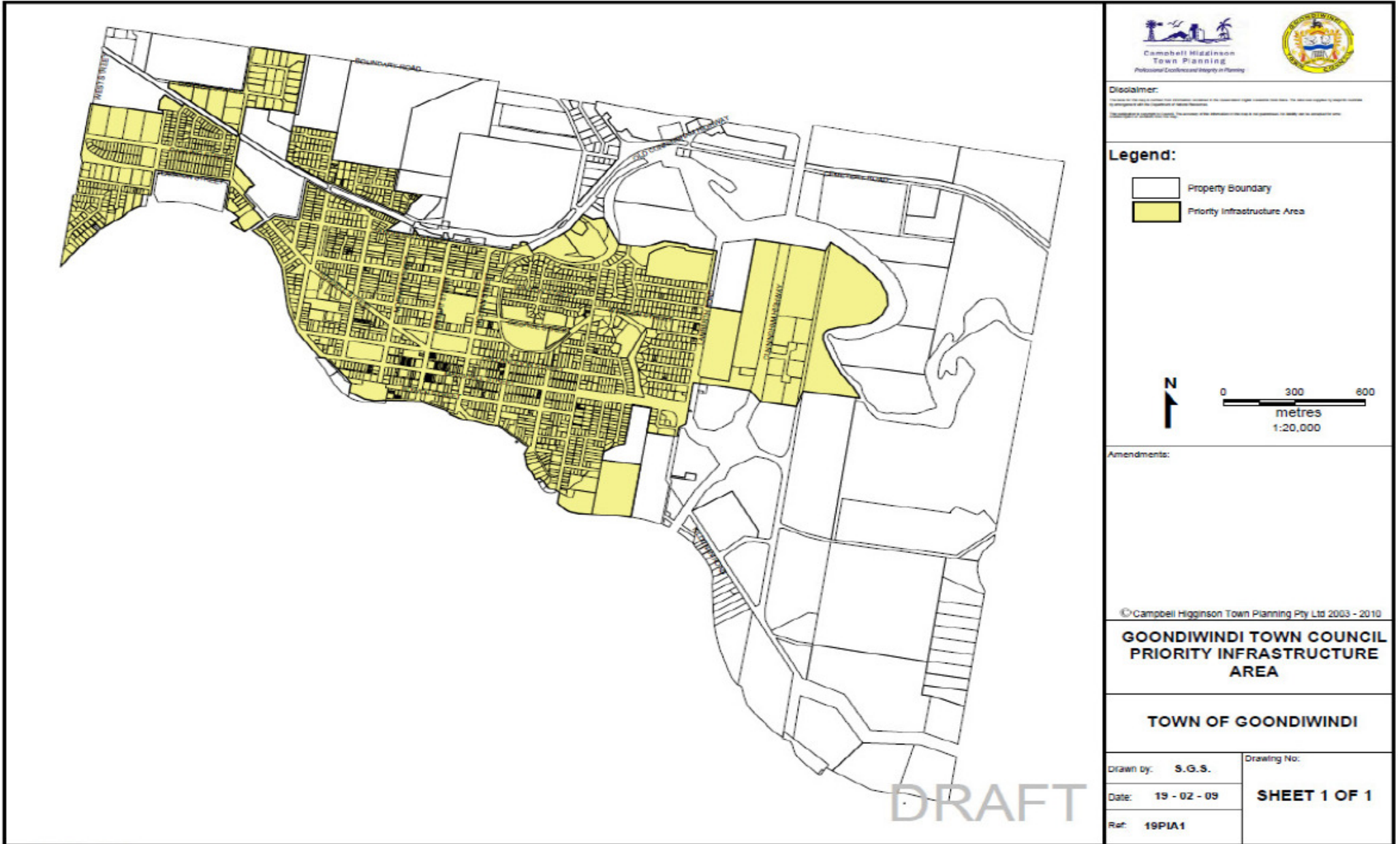
- ii. that the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index – Road and bridge construction index for Queensland.
- (2) The specific inclusions for determining the value of the work component (works contribution) of an infrastructure contribution are:
- (a) Limited to the construction of the trunk infrastructure to the standard of the network provider, without any associated works;
 - (b) the cost of pre-construction and construction period professional services including planning, survey, geotechnical investigations, design, project management, contract administration and environmental. The maximum allowance for the professional services shall be:
 - a. Planning 2%
 - b. Survey 2%
 - c. Geotechnical Investigation 2%
 - d. Design 8%
 - e. Project management and contract administration 6%
 - f. Environmental 1%
 - (c) any cost under a construction contract (excluding for latent conditions, provisional items and sums) for the work not covered by any of the other inclusions listed herein;
 - (d) contingency of no more than 10% of the value of the supply and installation/construction components of the works;
 - (e) a portable long service leave payment for a construction contract;
 - (f) any insurance premium for the work;; and
 - (g) the cost of the development or compliance approvals for the work.
- (4) The specific exclusions for determining the value of the work component of an infrastructure item are:
- (a) Professional fees not associated with planning, survey, geotechnical investigations, design, project management, contract administration and environmental studies;
 - (b) the cost of carrying out any necessary temporary infrastructure;
 - (c) the cost of carrying out any other infrastructure which is not part of the required trunk infrastructure item;
 - (d) the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (a) and (b);
 - (e) any part of the required Trunk Infrastructure Contribution provided at no cost to the claimant;
 - (f) the GST component of the costs for the required trunk infrastructure item if an input tax credit can be claimed for the work.

Schedule 3 Maps

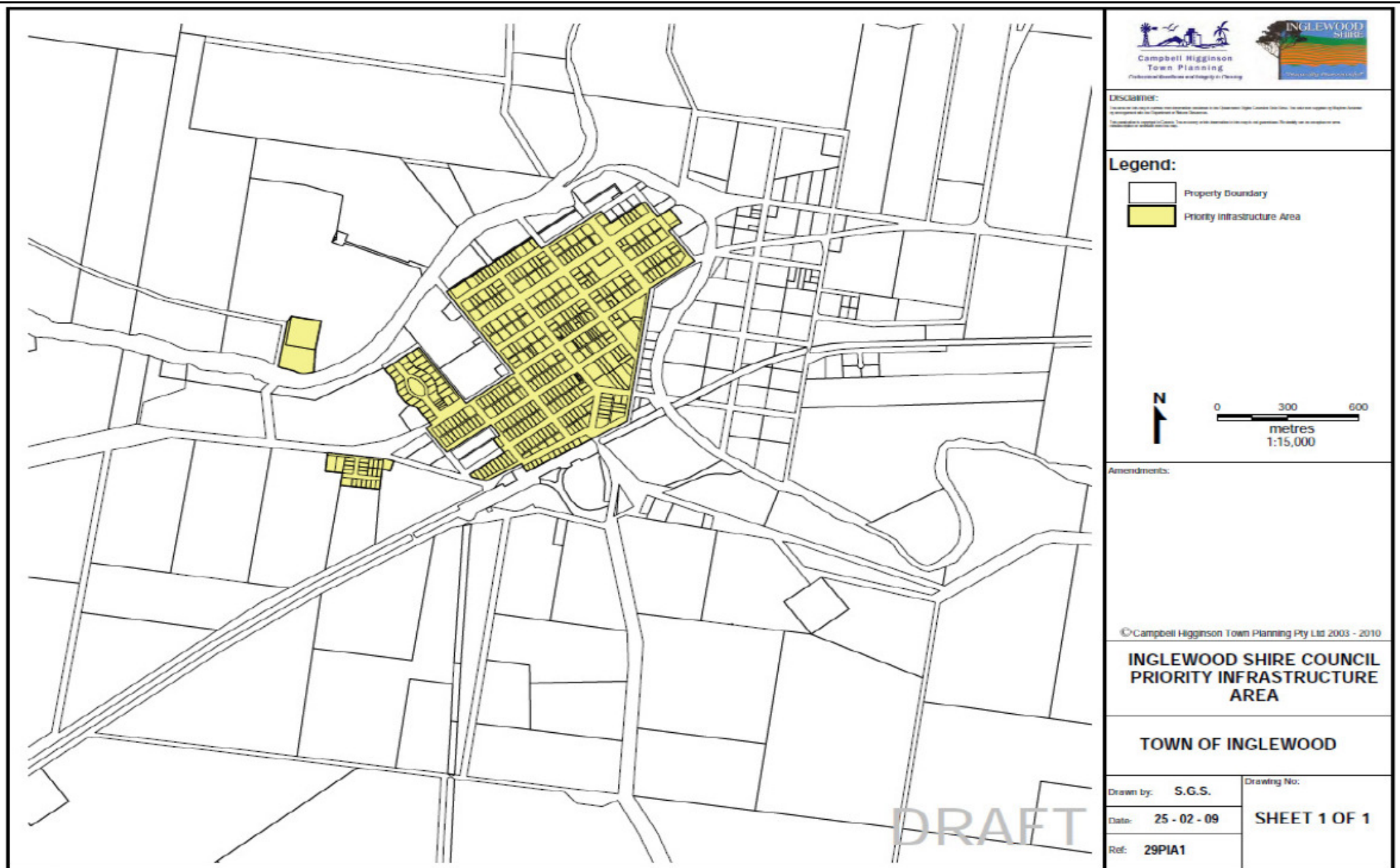
Map 1 Priority Infrastructure Area

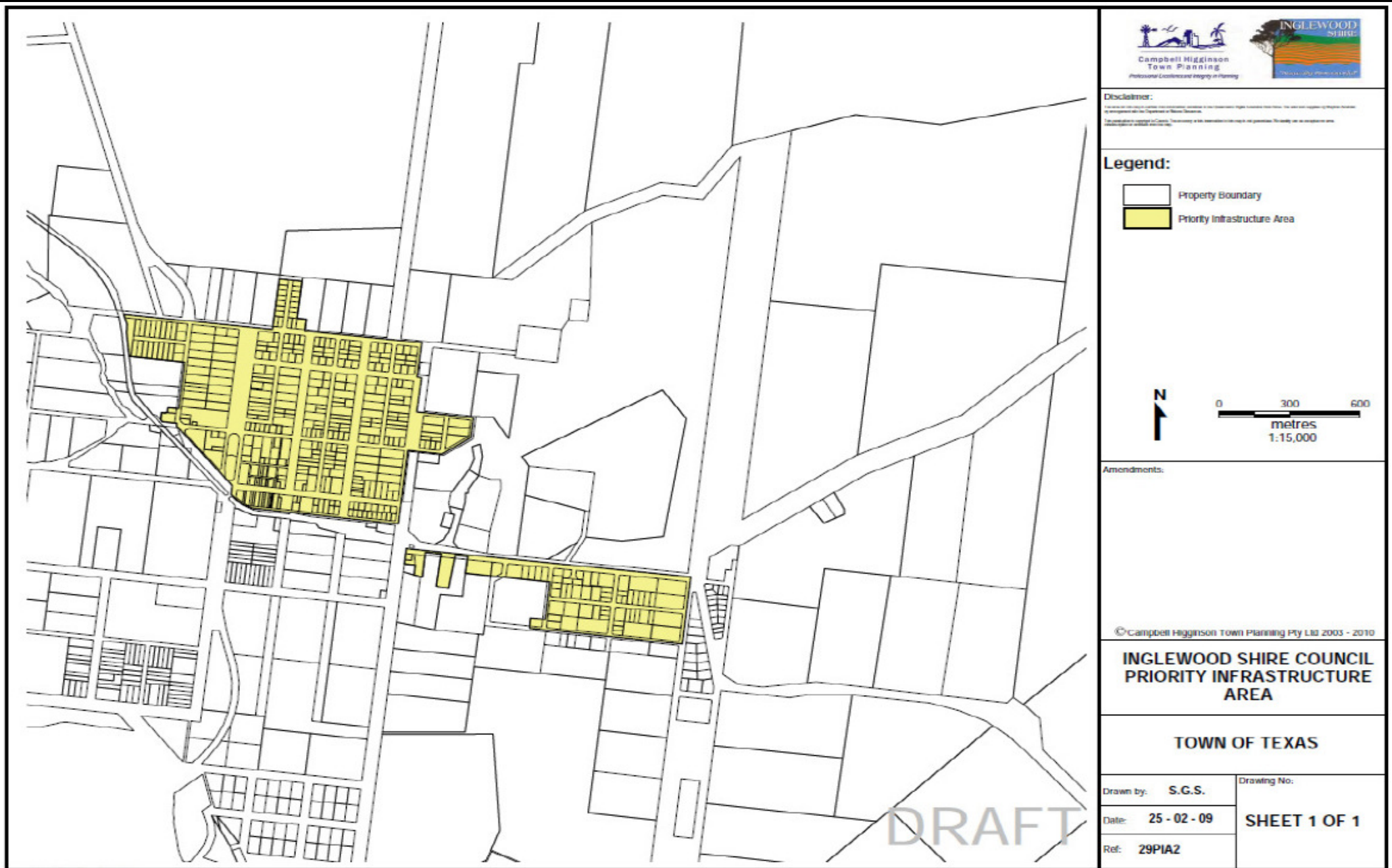
Map 2 Charge areas

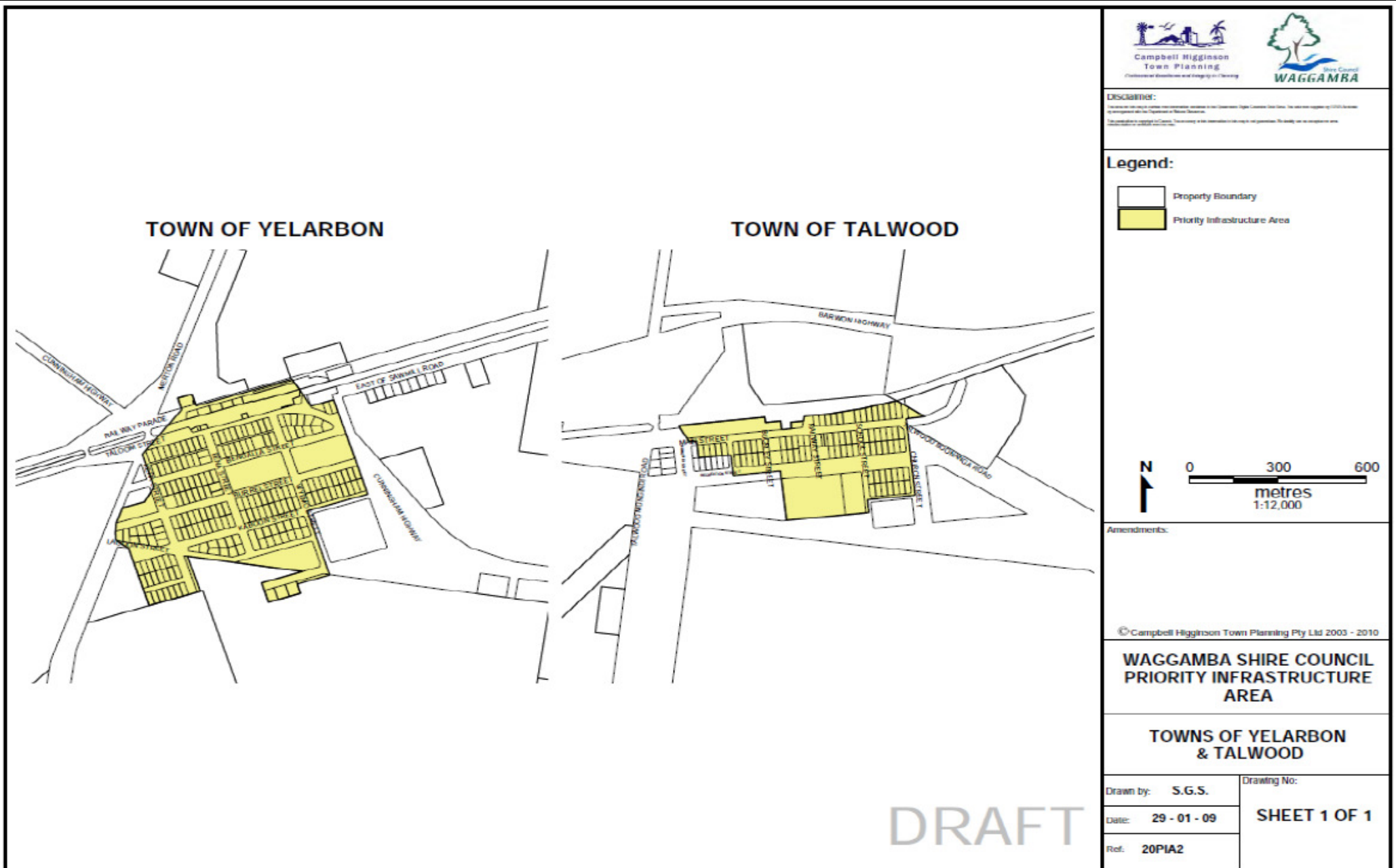
Map 1 Priority Infrastructure Area

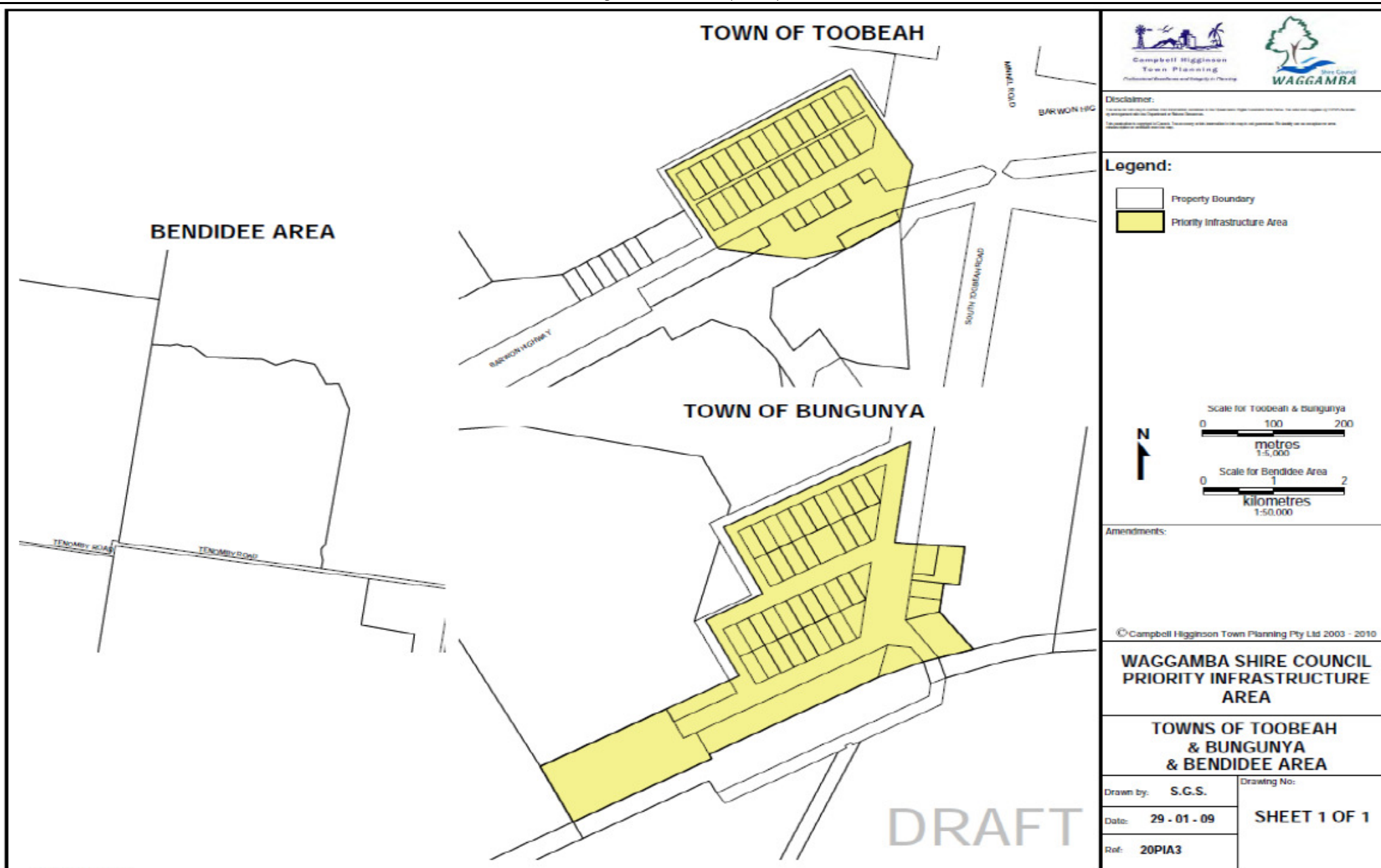












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Legend:

-  Property Boundary
-  Priority Infrastructure Area

Scale for Toobeah & Bungunya
 0 100 200
 metres
 1:5,000

Scale for Bendidee Area
 0 1 2
 kilometres
 1:50,000

Amendments:

© Campbell Higginson Town Planning Pty Ltd 2003 - 2010

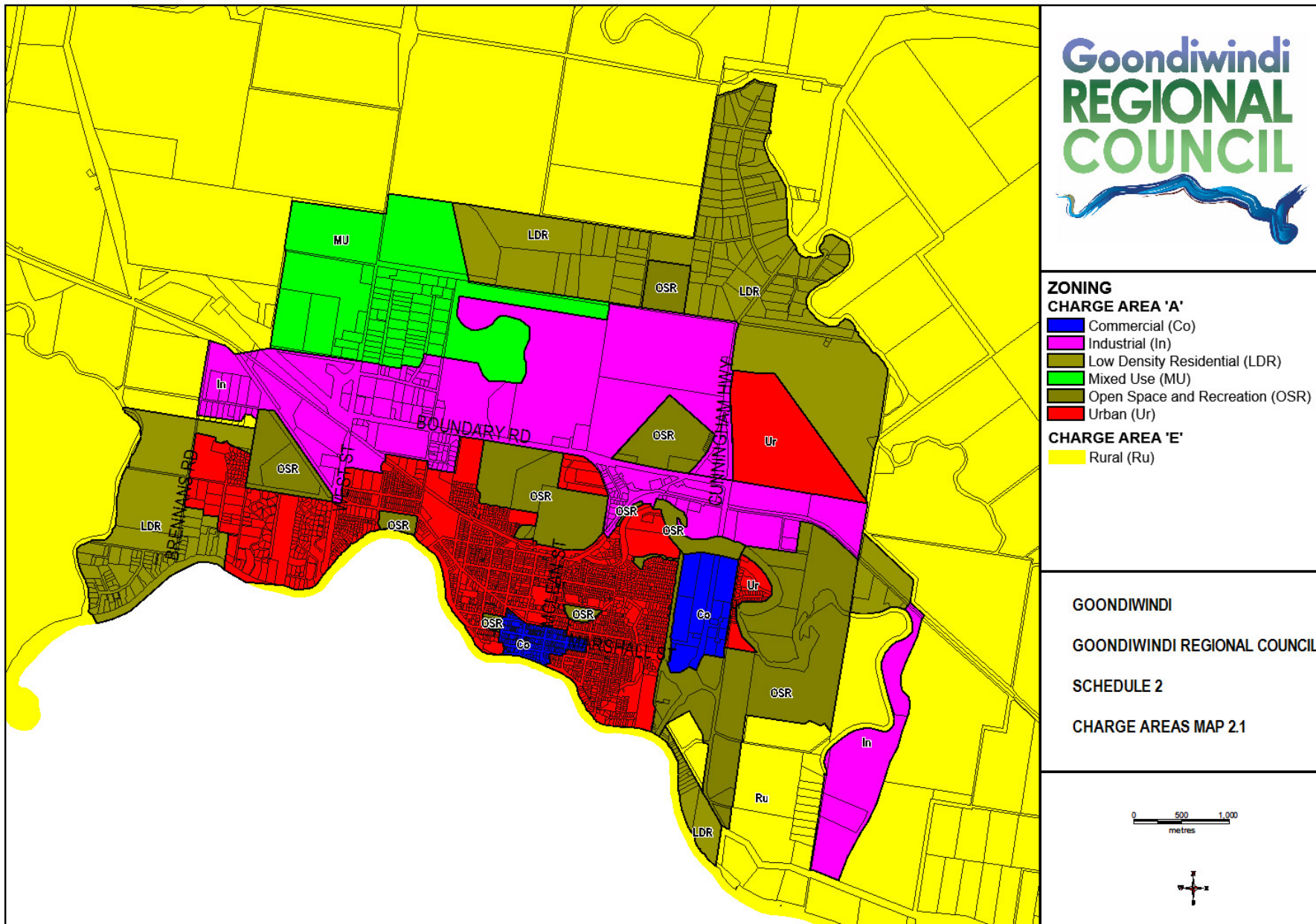
**WAGGAMBA SHIRE COUNCIL
 PRIORITY INFRASTRUCTURE
 AREA**

**TOWNS OF TOOBEAH
 & BUNGUNYA
 & BENDIDEE AREA**

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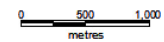
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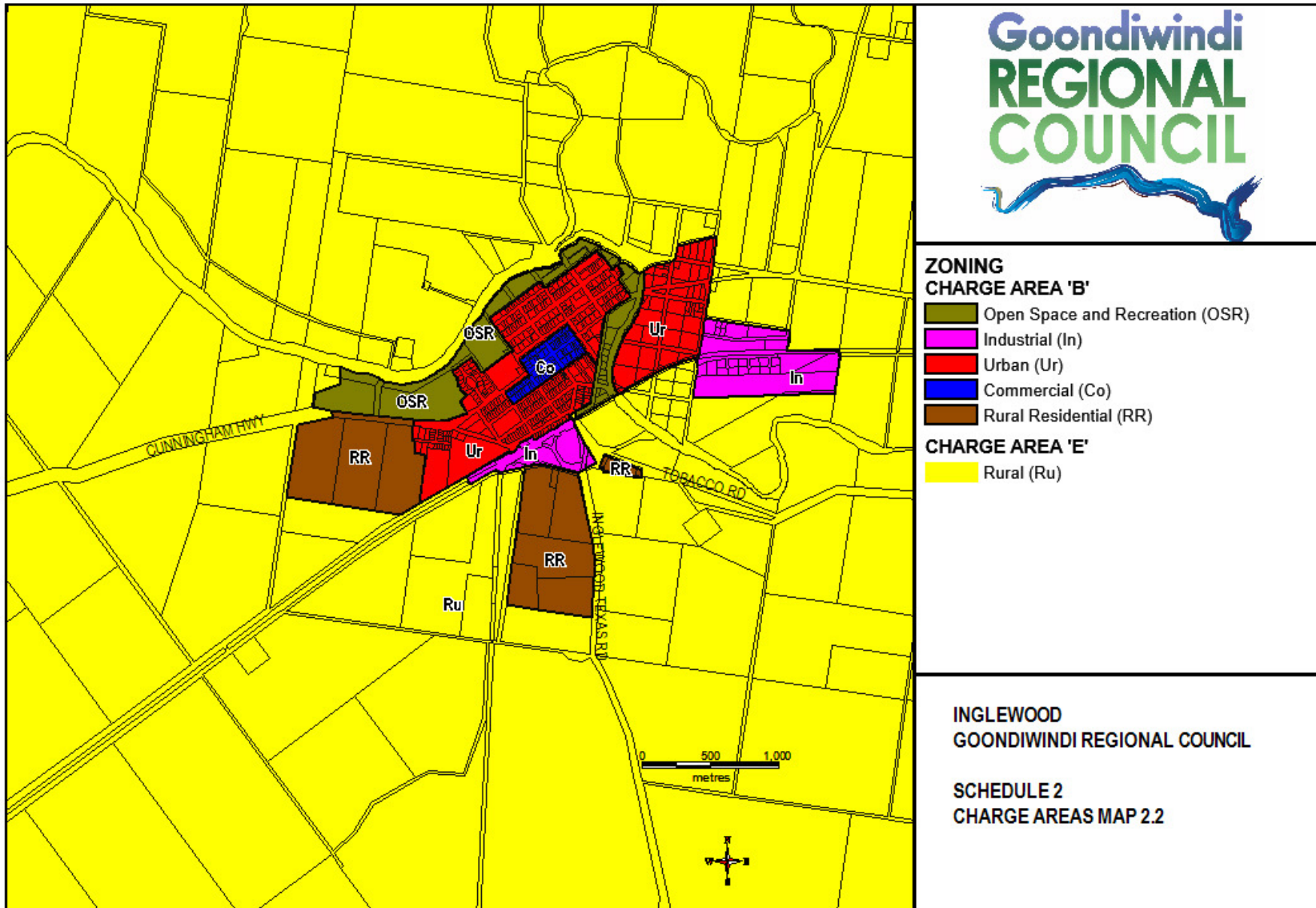
Map 2 Charge Areas

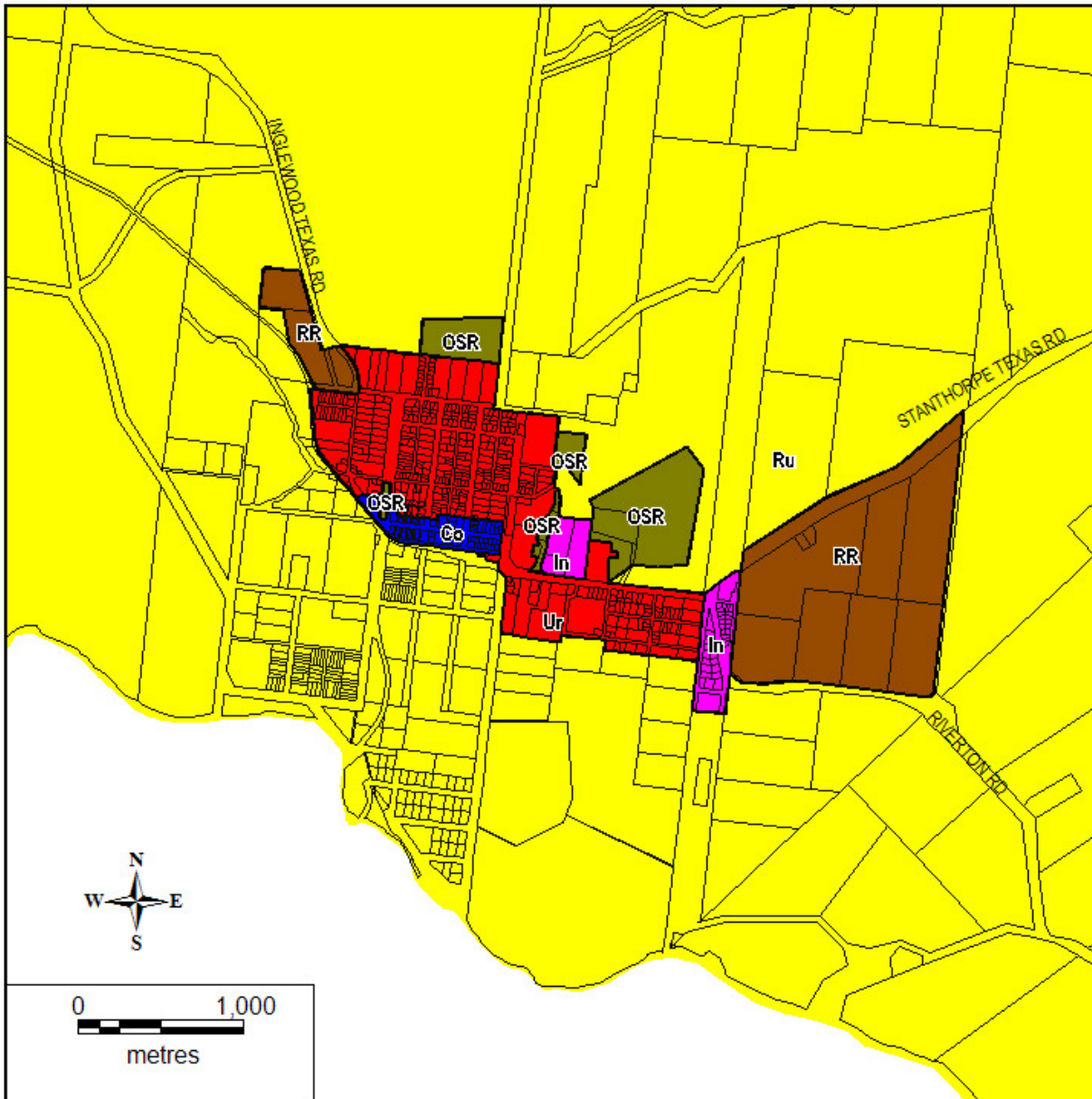


- ZONING**
CHARGE AREA 'A'
- Commercial (Co)
 - Industrial (In)
 - Low Density Residential (LDR)
 - Mixed Use (MU)
 - Open Space and Recreation (OSR)
 - Urban (Ur)
- CHARGE AREA 'E'**
- Rural (Ru)

GOONDIWINDI
GOONDIWINDI REGIONAL COUNCIL
SCHEDULE 2
CHARGE AREAS MAP 2.1







**ZONING
CHARGE AREA 'B'**

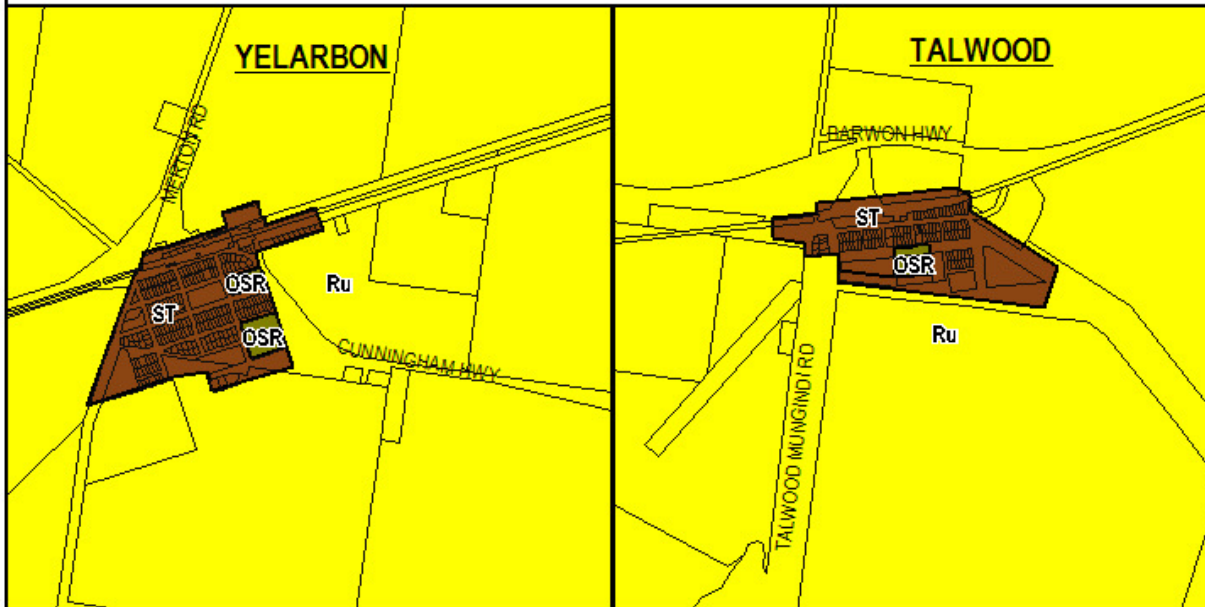
-  Open Space and Recreation (OSR)
-  Industrial (In)
-  Urban (Ur)
-  Commercial (Co)
-  Rural Residential (RR)

CHARGE AREA 'E'

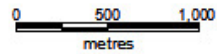
-  Rural (Ru)

TEXAS
GOONDIWINDI REGIONAL COUNCIL

SCHEDULE 2
CHARGE AREAS MAP 2.3

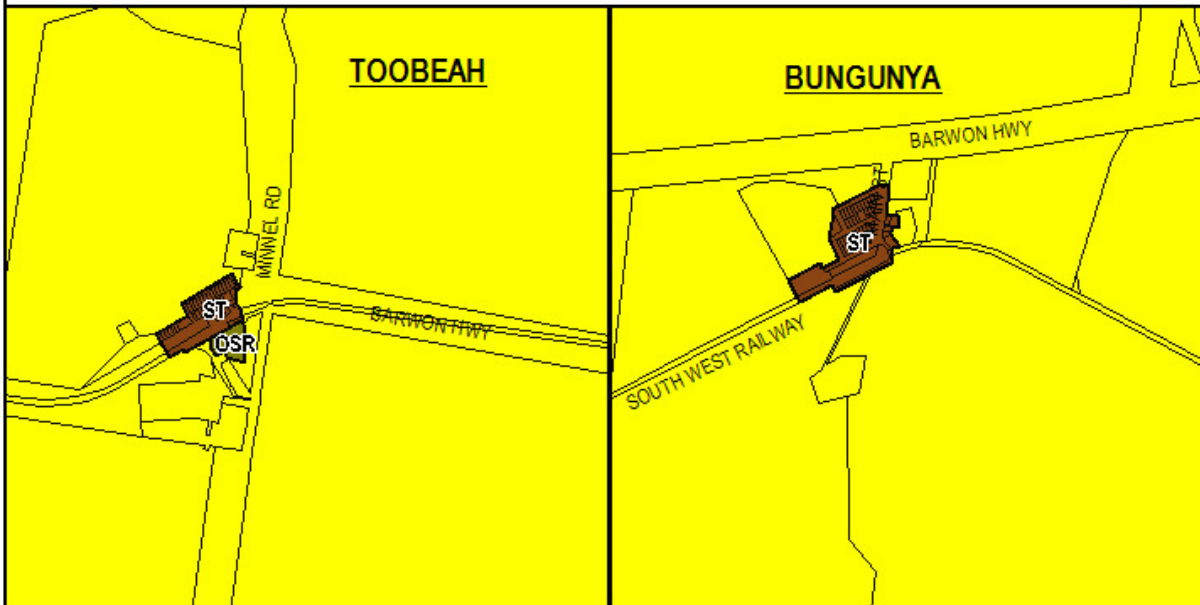


ZONING
CHARGE AREA 'C' - Yelarbon and Talwood
■ Open Space and Recreation (OSR)
■ Small Town (ST)
CHARGE AREA 'E'
■ Rural (Ru)





**YELARBON AND TALWOOD
GOONDIWINDI REGIONAL COUNCIL**

**SCHEDULE 2
CHARGE AREAS MAP 2.4**

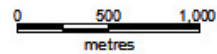


ZONING
CHARGE AREA 'D' - Toobeah and Bungunya

-  Open Space and Recreation (OSR)
-  Small Town (ST)

CHARGE AREA 'E'

-  Rural (Ru)




TOOBEAH AND BUNGUNYA
GOONDIWINDI REGIONAL COUNCIL

SCHEDULE 2
CHARGE AREAS MAP 2.5



ZONING

- CHARGE AREA 'A' GOONDIWINDI
- CHARGE AREA 'B' - INGLEWOOD & TEXAS
- CHARGE AREA 'C' - YELARBON & TALWOOD
- CHARGE AREA 'D' - TOOBEAH & BUNGUNYA
- CHARGE AREA 'E' - RURAL ZONE
 Rural (Ru)

RURAL AREAS

- GOONDIWINDI REGIONAL COUNCIL
- SCHEDULE 2
- CHARGE AREAS MAP 2.6

0 10 20
kilometres

