



OFFSET FOR WATER AND SEWER TRUNK INFRASTRUCTURE GUIDELINES

Logan City Council
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OFFSET FOR WATER AND SEWER TRUNK INFRASTRUCTURE GUIDELINE.

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Purpose

The purpose of this document is to provide a guide for the method for working out the cost of water and sewer trunk infrastructure the subject of an Offset for an Infrastructure Contribution pursuant to an **Infrastructure Agreement**.

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Attachment 1: Definitions

GUIDE TO ESTABLISHMENT COST FOR INFRASTRUCTURE AGREEMENTS.

1	Summary	<ul style="list-style-type: none">• An Infrastructure Agreement for trunk water or sewer infrastructure may require a Proponent to deliver an Infrastructure Contribution comprising works or land.• An Infrastructure Offset for an Infrastructure Contribution may apply through a range of circumstances including:<ul style="list-style-type: none">○ a Relevant Approval given by Council includes a condition imposed under section 128 (Necessary Infrastructure Conditions) of the <i>Planning Act 2016</i> (PA) and the trunk infrastructure the subject of that condition services, or is planned to service, premises other than premises the subject of the Relevant Approval.○ the Council has identified the Infrastructure Contribution as Trunk Infrastructure intended to service the existing and assumed future urban development at the desired standard of service up to 2026 in the Local Government Infrastructure Plan (LGIP).○ The Infrastructure Contribution is not identified in in the LGIP however Council deems that it delivers the the same desired standard of service.○ The Relevant Approval or Prescribed Development is outside of or inconsistent with the LGIP however Council deems that the Infrastructure Contribution is trunk infrastructure.• The Proponent and Council will need to agree on the value of the Infrastructure Contribution in order for the Infrastructure Agreement to be signed by Council and for an Infrastructure Offset to be approved and subsequently provided in an Infrastructure Charges Notice (ICN).• It is desirable for the Establishment Cost of the Infrastructure Contribution to be determined prior to the signing of the Infrastructure Agreement by the Parties. The Establishment Cost is the agreed cost of providing the Infrastructure Contribution including all costs of land acquisition, financing, and design and construction. The Establishment Cost is the agreed value of the infrastructure that is subject to an Offset.• In the event that it is not possible to determine an Establishment Cost prior to signing an Infrastructure Agreement then a Cost Estimate is to be determined. The Cost Estimate will be used in the Infrastructure Agreement until the Establishment Cost is able to be determined.• Where a Cost Estimate is used it is not the Establishment Cost for the work contribution to be offset against the levied charge at the time the adopted charge stated in an ICN is payable under the Planning Act.• The Establishment Cost shall be determined in accordance with Section 2 below. It is important that the Establishment Cost be determined in a timely manner and preferably as soon as possible.
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		<ul style="list-style-type: none"> • Prior to the Proponent incurring any costs that may form part of the Establishment Cost the Proponent shall submit to Council details of proposed works for the approval of Council e.g. works for the design, construction and commissioning of the proposed infrastructure. This step may occur several times as the Proponent prepares for and undertakes works. • Any claims for costs for works done by the Proponent that have not been approved by Council before the works were undertaken or costs incurred will not be recognised. • The proponent shall lodge a Notice to Council when the Works are completed and if accepted Council will set off the Establishment Cost for the Infrastructure Contribution against the levied charge at the time that the adopted charge stated in the ICN is payable under the PA. • An adjustment of the Establishment Cost after the works are completed may be made only in accordance with Section 7 below.
<p style="font-size: 24pt; font-weight: bold; margin: 0;">2</p>	<p style="font-weight: bold; margin: 0;">Working out the Establishment Cost</p>	<p>The Proponent and Council will decide upon the preferred method for working out a Cost Estimate or the Establishment Cost during discussions prior to the signing of the Infrastructure Agreement by the Parties.</p> <p>1) For the purposes of working out the Establishment Cost for a water or sewerage Infrastructure Contribution (trunk infrastructure other than land) the following methods may be used:</p> <p style="margin-left: 20px;">Option 1</p> <p style="margin-left: 40px;">The costs shown for the trunk infrastructure contribution in SC3.2 Schedules of Works (Schedule 3 of the LCC Planning Scheme) which is to be indexed from the Base Date to the date of the ICN using the 3-yearly PPI average.</p> <p style="margin-left: 40px;">OR</p> <p style="margin-left: 20px;">Option 2</p> <p style="margin-left: 40px;">An estimate of the Establishment Cost for the trunk infrastructure contribution reasonably determined by Council having regard to the method used to work out the Establishment Cost of identified trunk infrastructure stated in the extrinsic material of the Local Government Infrastructure Plan (LGIP).</p> <p style="margin-left: 40px;">OR</p> <p style="margin-left: 20px;">Option 3</p>

		<p>The Establishment Cost is calculated using:</p> <ol style="list-style-type: none"> 1) a first principles estimating approach; - in accordance with the procedural requirements in Section 3 below; or 2) An open tender process - in accordance with the procedural requirements in Section 3 below. <p>2 For the purposes of working out the Establishment Cost for a trunk water or sewerage Infrastructure Contribution that is land (e.g. land dedicated to council in fee simple; or an easement):</p> <p>Option 1</p> <p>The Establishment Cost is to be determined using the before and after valuation method for estimating the market value of land (the before and after method of valuation) in accordance with the procedural requirements in Section 4 below.</p>
<p>3</p>	<p>Value of an offset for trunk infrastructure that is works</p>	<p>Value of an offset for trunk infrastructure that is works.</p> <p>Trunk infrastructure that is water or sewerage works (trunk infrastructure other than land) which is subject to an offset may be valued using the following approaches:</p> <p>Option 1</p> <p>Council provides to the Proponent the Scope of Works which includes specifications for the works, the standard to which the works are to be provided, and the location of the works (Scope of Works).</p> <p>Option 2</p> <p>(a) Council and the Proponent discuss the options and agree that the Proponent will provide the Cost Estimate either by:</p> <ol style="list-style-type: none"> (i) preparing a bill of quantities (with cost estimate). <p>The Proponent must, at their own cost, provide to Council:</p> <ol style="list-style-type: none"> a. A bill of quantities for the design, construction and commissioning of the works in accordance with the Scope of Works, completed by a suitably qualified person; or b. A first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities completed by a suitably qualified person; or

		<p>(ii) through an open tender process generally in accordance with the process set out in the Current Logan Charges Resolution in force at the time of preparing an Infrastructure Agreement.</p> <p>Please check Logan City Council's website for the current resolution version and process.</p> <p>https://www.logan.qld.gov.au/planning-and-development/infrastructure-planning-and-charges</p> <p>Search for:</p> <p style="text-align: center;"><i>Process if Council requires the cost of trunk infrastructure that is work to be determined through an open tender process</i></p> <p>a. accept the bill of quantities and cost estimate provided by the Proponent; or</p> <p>b. require that the bill of quantities and cost estimate provided by the Proponent be reviewed by an independent party at the cost of the Proponent, or</p> <p>c. request the Proponent modify the bill of quantities and cost estimate; or</p> <p>d. require the cost of the works to be determined through an open tender process; or</p> <p>e. reject the Proponent's bill of quantities and cost estimate, in which case the Council will give written notice to the Proponent to notify the Proponent of this (including reasons for doing so) and undertake its own assessment.</p> <p>(b) if Council accepts the bill of quantities and the Cost Estimate, the Cost Estimate is the Establishment Cost of the trunk infrastructure contribution.</p> <p>(c) if the Proponent chooses not to provide to Council with the bill of quantities and first principles estimate then Council may determine its own value of trunk work.</p> <p>(d) if Council does not accept the bill of quantities and the Cost Estimate provided by the Proponent, or does not require the Establishment Cost of the works to be determined through an open tender process, Council will, at its cost, have an assessment undertaken by an appropriately qualified person to:</p> <p>(i) determine whether the bill of quantities is in accordance with the Scope of Works;</p> <p>(ii) determine whether the Cost Estimate is consistent with the current market costs calculated by applying a first principles estimating approach to the bill of quantities; and</p> <p>(iii) provide a Cost Estimate using a first principles estimating approach.</p>
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		<p>(e) where a written notice of Council's proposed bill of quantities and Cost Estimate has been given, the Proponent may negotiate and agree with the Council regarding the Cost Estimate. An agreed Cost Estimate is the Establishment Cost for the infrastructure contribution.</p>
<p>4</p>	<p>Value of an offset for trunk infrastructure that is land.</p>	<p>Value of an offset for trunk infrastructure that is land</p> <p>Trunk infrastructure that is land and subject to an offset must be valued in accordance with the sections below.</p> <p>In relation to the LGIP:</p> <ol style="list-style-type: none"> a) If the land infrastructure has been identified in the LGIP then the valuation must be undertaken to determine 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. b) If the land infrastructure has not been identified in the LGIP then the valuation must be undertaken to determine the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved. <p>The valuation of land infrastructure must be undertaken using the before and after method of valuation by -</p> <ol style="list-style-type: none"> (a) determining the value of the original land before any land is transferred to Council; (b) determining the value of the remaining land that will not be transferred to Council; and (c) subtracting the value determined for the remaining land that will not be transferred to Council from the value determined for the original land. <p><i>Editor's Note: When determining the value of the land using the before and after method of valuation, two valuations of the subject land are undertaken. In the first instance, the value of the original land is determined before any land is transferred to a local authority, using the direct comparison method at the site specific level.</i></p> <p><i>This will include those portions of the land which are able to be developed to the yield approved in a development application and the value of those portions of the land which will be used for trunk infrastructure. Assuming that the land to be used for infrastructure is otherwise developable (e.g. not within a stormwater or drainage corridor), these portions of the land should be valued based on a rate applicable to en globo land for the underlying zone.</i></p> <p><i>The value of the remaining land that will not be transferred to a local authority is then determined – again using the direct comparison method at the site specific level. The value of the latter is then subtracted from the former value to arrive at the value of the land to be transferred to a local authority. This method ensures that the land is not valued as a stand-alone allotment, but rather as a part of the overall land holding of the owner and that the valuation reflects any enhancement</i></p>

or diminution of value of the remaining land that may occur as a result of the portion to be transferred to a local authority.

The before and after method of valuation must be given effect through the following procedural requirements:

- a) the Proponent, at their own cost, must provide to Council a valuation report to Council with a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
- b) if the Proponent chooses not to provide Council the valuation report, Council may determine its own value of trunk land in accordance with the method of valuation outlined in the current *Logan City Council Logan Charges Resolution* and provide written notice to the Proponent of the valuation. For details of the current resolution please see Logan City Council's website.
<https://www.logan.qld.gov.au/planning-and-development/infrastructure-planning-and-charges>
- c) the valuation report must:
 - (i) include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about value;
 - (ii) identify the area of land that is above the Q100 flood level and the area that is below the Q100 flood level;
 - (iii) identify and consider all other real and relevant constraints including -
 - a. vegetation protection;
 - b. ecological values including riparian buffers and corridors;
 - c. stormwater or drainage corridors;
 - d. slope;
 - e. bushfire and landslide hazards;
 - f. heritage;
 - g. airport environs;
 - h. coastal erosion;
 - i. extractive resources;
 - j. flooding;
 - k. land use buffer requirements;
 - l. tenure related constraints; and
 - m. restrictions such as easements, leases, licences and other dealings whether or not registered on title; and

		<ul style="list-style-type: none"> (iv) contain relevant sales evidence and a clear analysis of how those sales and any other information was relied upon in forming the valuation assessment. (v) be undertaken by a certified practicing valuer who must act professionally as a neutral and independent expert. d) If Council accepts the valuation provided as required above, the valuation is the Establishment Cost of the trunk infrastructure contribution. e) If Council rejects the valuation provided by the Proponent, Council: <ul style="list-style-type: none"> (i) will inform the Proponent of the decision with a written notice; and; (ii) will at its own cost, have a valuation undertaken by a certified practicing valuer; and (iii) will inform the Proponent of Council's valuation with a written notice. f) Where a written notice of Council's valuation has been given, the proponent may negotiate and agree with Council regarding a valuation. An agreed valuation is the Establishment Cost.
<p style="text-align: center;">5</p>	<p>Timing of the Establishment Cost Calculation.</p>	<p>Where an Infrastructure Agreement is signed using a Cost Estimate and not the Establishment Cost, the Establishment Cost will need to be determined in a timely manner. Prior to any costs being incurred by the Proponent that may form part of the Establishment Cost or a claim for an Infrastructure Offset, the Proponent shall submit to Council details of proposed works for the approval of Council. This includes works for the design, construction and commissioning of the proposed infrastructure works. This step may occur several times, depending on the Proponents project methodology and management processes, as the Proponent prepares for and undertakes works.</p> <p><i>“Process if Council requires the cost of trunk infrastructure that is work to be determined through an open tender process”</i> of the Current Logan Charges Resolution provides a detailed list of the types of costs and works that may be incurred and those that are excluded. For details of the current resolution please see Logan City Council's website.</p> <p style="text-align: center;">https://www.logan.qld.gov.au/planning-and-development/infrastructure-planning-and-charges</p> <p style="text-align: center;"><i>(Below are details from Logan City Council Logan Charges Resolution (No. 9) 2021)</i></p> <p>The Establishment Cost for a trunk infrastructure contribution for work may be recalculated by Council at the request of the applicant by using the market cost for the work.</p> <p>The market cost for the work is the estimate of the cost of the design and construction of the work:</p> <ul style="list-style-type: none"> 1) The market cost includes the following: <ul style="list-style-type: none"> a) the construction cost for the work;

b) construction on costs for the work which do not exceed the maximum construction on cost stated in Table 1 (below) for the following:

- i. The cost of survey for the work;
- ii. The cost of geotechnical investigations for the work;
- iii. The cost of only detailed design for the work;
- iv. The cost of project management and contract administration;
- v. The cost of environmental investigations for the work; and
- vi. A portable long service leave payment for a construction contract for the work.

Table 1 - Maximum construction on costs for work

Column 1	Column 2
Trunk infrastructure network	Maximum construction on costs for work (Percentage of the construction cost for the work)
movement network	20%
parks network	20%
stormwater quantity network	20%
land for community facilities network	Not applicable
water supply network	20%
sewerage network	20%

c) risk and contingencies which do not exceed 10% for the cost of that part of the work in a construction contract which is subject to a contingency.

Example - a construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.

2) The market cost excludes the following:

- a) the planning of the work;
- b) a cost of carrying out temporary infrastructure;
- c) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;

		<ul style="list-style-type: none"> d) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (b) and (c); e) a part of the trunk infrastructure contribution provided by: i. Council; or ii. a person, other than the applicant or a person engaged by the applicant; f) a cost to the extent that GST is payable and an input tax credit can be claimed for the work; g) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a Relevant Approval for the work; h) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant; i) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item; j) a cost of carrying out trunk infrastructure which relates to another development infrastructure network; k) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network; l) a cost of carrying out development infrastructure in excess of the DSS for the network of development infrastructure stated in the respective infrastructure planning instrument; m) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution. <p>Any claims for costs for works done by the Proponent that have not been approved by Council before the works were undertaken or costs incurred will not be recognised.</p> <p>In the event that the Proponent undertakes works or incurs costs that have not been approved by Council, any Claim by the Proponent for costs will be rejected by Council, in which case the Council will give a written Notice to the Proponent of this. The Notice will include an assessment undertaken by Council to provide a Cost Estimate using a first principles estimating approach. This Cost Estimate is the Establishment Cost for the infrastructure contribution.</p>
6	Completion of Works Notice	<p>A Proponent entitled to an offset for a Infrastructure Contribution is to:</p> <ul style="list-style-type: none"> (a) give Council a notice which states the following: <ul style="list-style-type: none"> (i) the date the Infrastructure Contribution which is the subject of an offset was lawfully completed; and

		<p>(ii) that the Infrastructure Contribution has been provided in accordance with the Relevant Approval for the Infrastructure Contribution.</p> <p>Council will as soon as is reasonably practicable after receiving a notice:</p> <ul style="list-style-type: none"> (a) determine whether the Infrastructure Contribution has satisfied the matters in the Notice; and (b) give to the Proponent a notice stating the outcome of Council's determination. <p>If Council is satisfied with the matters, and unless otherwise provided for in an Infrastructure Agreement, Council will set off the Establishment Cost for the Infrastructure Contribution against the levied charge at the time that the adopted charge stated in the ICN is payable under the PA.</p>
<p style="font-size: 24pt; font-weight: bold;">7</p>	<p>Adjustment of Establishment Cost</p>	<p>After the completion of the construction of the work and prior to the date for the payment of a levied charge, the Council may determine an adjustment to the Establishment Cost as follows:</p> <p>First Principles Estimating Approach</p> <ol style="list-style-type: none"> 1. If the Establishment Cost for the work was determined using the bill of quantities: <ol style="list-style-type: none"> a. the adjustment will only apply to the cost of work (prescribed cost) if the cost: <ol style="list-style-type: none"> i. would have formed part of the cost determined using the bill of quantities to work out the Establishment Cost for the work; ii. was not included in the cost determined using the bill of quantities to work out the Establishment Cost or was included in the cost determined using the bill of quantities but was for an amount less than the prescribed cost; iii. was included in the cost determined using the bill of quantities to work out the Establishment Cost but was subject to a contingency stated in Table 1 of Schedule 5 the <i>Logan City Council Logan Charges Resolution (No. 9) 2021</i>. 2. Within 15 business days after the Proponent has completed the work, the Proponent may give to Council a single notice which is to state the following: <ol style="list-style-type: none"> a. that the Proponent requests that Council adjust the Establishment Cost to take account of the prescribed cost; b. all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost; c. the Proponent's calculation of the prescribed cost; 3. Council is to as soon as reasonably practicable determine whether the Establishment Cost is to be adjusted acting reasonably having regard to the matters in the notice.

4. Upon determining whether the **Establishment Cost** is to be adjusted, Council is to, as soon as reasonably practicable, give to the Proponent a notice which states the following:
 - a. Council's calculation of the adjusted **Establishment Cost** for the work and the reason for any difference from the Proponents calculation; and
 - b. the **Establishment Cost** for the work.

Open Tender Process

1. If the **Establishment Cost** for the work was determined using the open tender process (in accordance with Schedule 5 of the ***Current Logan Charges Resolution***):
 - a. the adjustment will only apply to the cost of work (prescribed cost) if the cost:
 - i. would have formed part of the cost determined using the open tender process to work out the **Establishment Cost** for the work;
 - ii. was not included in the cost determined using the open tender process to work out the **Establishment Cost** or was included in the cost determined using the open tender process but was for an amount less than the prescribed cost;
 - iii. was included in the cost determined using the open tender process to work out the **Establishment Cost** but was subject to a contingency stated in Table 1 of Schedule 5 the ***Current Logan Charges Resolution***.
2. The Proponent may, within 15 business days after the Proponent has completed the work, give to Council a notice which is to state the following:
 - a. that the Proponent requests that Council adjust the **Establishment Cost** to take account of the prescribed cost;
 - b. all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
 - c. the Proponent calculation of the prescribed cost.
3. Council is to as soon as reasonably practicable determine whether the **Establishment Cost** is to be adjusted acting reasonably having regard to the matters in the Notice.
4. Upon determining whether the **Establishment Cost** is to be adjusted, Council is to as soon as reasonably practicable give to the applicant a notice which states the following:
 - a. Council's calculation of the adjusted **Establishment Cost** for the work and the reason for any difference from the applicant's calculation; and
 - b. the **Establishment Cost** for the work.

		<p>Where a written notice has been given by the Council, in relation to either a First Principles Approach or an Open Tender Process Approach for an Adjustment of the Establishment Cost, the applicant may negotiate and agree with the Council regarding the cost estimate. An agreed cost estimate is the Establishment Cost for the infrastructure contribution.</p>
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Attachment 1: Definitions

Term	Definition
Cost Estimate	<i>Cost Estimate</i> means a first principles estimate expressed in dollars for the cost of designing, constructing and commissioning the infrastructure contribution, specified in a bill of quantities completed by a suitably qualified person.
Current Logan Charges Resolution	<p>The current Logan Charges Resolution adopted by resolution of Logan City Council pursuant to section 113 of the PA.</p> <p>[Note: at the date of this document this is the “Logan Charges Resolution (No. 9) 2021” – see: https://www.logan.qld.gov.au/planning-and-development/infrastructure-planning-and-charges]</p>
Establishment Cost	<p>Has the meaning given in the <i>Planning Act 2016</i>.</p> <p><i>Establishment Cost</i>, for trunk infrastructure, means—</p> <ul style="list-style-type: none"> (a) for existing infrastructure— <ul style="list-style-type: none"> (i) the current replacement cost of the infrastructure as reflected in the relevant local government’s asset register; and (ii) the current value of the land acquired for the infrastructure; or (b) for future infrastructure—all costs of land acquisition, financing, and design and construction, for the infrastructure.
Infrastructure Agreement	<p>Has the meaning given in the <i>Planning Act 2016</i>.</p> <p>An <i>Infrastructure Agreement</i> is an agreement, as amended from time to time, stated in—</p> <ul style="list-style-type: none"> (a) section 67 (Agreements about development conditions), to the extent the agreement is about a condition for paying for, or providing, infrastructure; or (b) section 123 (Agreements about payment or provision instead of payment); or (c) section 131(2) (Content of extra payment condition); or (d) section 135(3) (Refund if development approval stops); or (e) section 144(2) (Levied charge taken to be rates); or (f) section 149(2) (Reimbursement by local government for replacement infrastructure); or (g) section 158 (Agreement for infrastructure partnerships).
Infrastructure Charges Notice	Has the meaning given in the <i>Planning Act 2016</i>

	<p><i>An infrastructure charges notice means—</i></p> <ul style="list-style-type: none"> (a) if an infrastructure charges notice is replaced by a replacement infrastructure charges notice under section 76(6)—the replacement infrastructure charges notice; or (b) if an infrastructure charges notice is replaced by a negotiated notice under section 125(3)—the negotiated notice; or (c) if an infrastructure charges notice is amended under section 119(6), 137(4) or 142(4)(b)—the notice as amended; or (d) otherwise—an infrastructure charges notice given under section 119(2) or (5) or 142(4)(a).
Infrastructure Offset	Means an Infrastructure Contribution which may be offset against a Financial Contribution.
Market Cost	Has the meaning in Schedule 5 of the Logan+Charges Resolution (9) 2021.pdf .
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 standards of service, as per section 4.4 of the Logan Planning Scheme 2015.
Most Efficient Option	Means the best means of achieving the desired outcomes, having regard to all options available including non-trunk infrastructure alternatives
PA	Means the <i>Planning Act 2016</i> .
PPI	<p>Has the meaning given in the <i>Planning Act 2016</i>.</p> <p><i>PPI</i> means—</p> <ul style="list-style-type: none"> (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics; or (b) if that index stops being published—another similar index prescribed by regulation.
Pre-Market Estimate	Means the estimate expressed in dollars of the cost for the provision of a Work Contribution as determined by the Council.
Relevant Approval	Means a development approval, change approval, or an extension approval under the <i>Planning Act 2016</i> .
Scope of Works	Has the meaning given in section 10.5(a) of the Logan+Charges Resolution (9) 2021.pdf .
Trunk Infrastructure	<p>Has the meaning given in the <i>Planning Act 2016</i>.</p> <p><i>trunk infrastructure</i>, for a local government, means—</p>

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| | <ul style="list-style-type: none">(a) development infrastructure identified in a LGIP as trunk infrastructure; or(b) development infrastructure that, because of a conversion application, becomes trunk infrastructure; or(c) development infrastructure that is required to be provided under a condition under <u>section 128(3)</u>. |
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