

2014

NORTH BURNETT REGIONAL Planning Scheme

Infrastructure charges

Info Sheet

This info sheet explains the system of levying infrastructure charges on development projects. Infrastructure charges can be a significant component of a project's cost and should therefore be considered in budgeting for a project.

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Funding water, sewerage, roads, drainage and parks

The North Burnett Regional Council, like other local governments, is responsible for the infrastructure vital to the region's towns and communities. Funding the upgrades and expansion of infrastructure networks to accommodate growth and development is challenging.

Trunk infrastructure

Trunk infrastructure is the main infrastructure in Council's networks such as water, sewerage,

roads, drainage and community land. Typically, trunk infrastructure serves a broader catchment than individual sites—water treatment plants, sewage pump stations, major stormwater mains are some examples.

Additional lots in a subdivision or a new use (material change of use), for example, generate additional demand on Council's trunk infrastructure. Charges help fund essential trunk infrastructure.

Collecting charges

Charges apply to new development and Council issues charges notices when giving development approvals. The charging regime is a statewide one under the *Planning Act 2016* although individual Councils have the ability to set their own level of charges. North Burnett Regional Council has chosen to keep charges affordable relative to other areas.

Charges apply to development approvals

Charges Resolution (No.2) 2015

Council made a charges resolution that took effect from 6 October 2015. It is available to download from Council's website at <http://www.northburnett.qld.gov.au/res/file/Planning/6%20October%202015%20-%20LGP%20Resolution%20No%202.pdf>

The two types of development that trigger an adopted charge are reconfiguring a lot, and material change of use of premises. Building work applications and operational work applications do not currently trigger charges.

What the resolution says

The charges resolution—

- confirms that the *Priority Infrastructure Area (PIA)* and *trunk infrastructure* is that identified in the planning scheme;
- sets charges for different types of uses and subdivision;
- explains how to calculate charges;
- available credits and discounts;
- sets out when payment of a charge is payable;
- offsets for situations where a developer constructs trunk infrastructure;
- the criteria for deciding applications to 'convert' non-trunk to trunk infrastructure.

The process

The following five steps illustrates the basic events as they involve a development project subject to infrastructure charges.

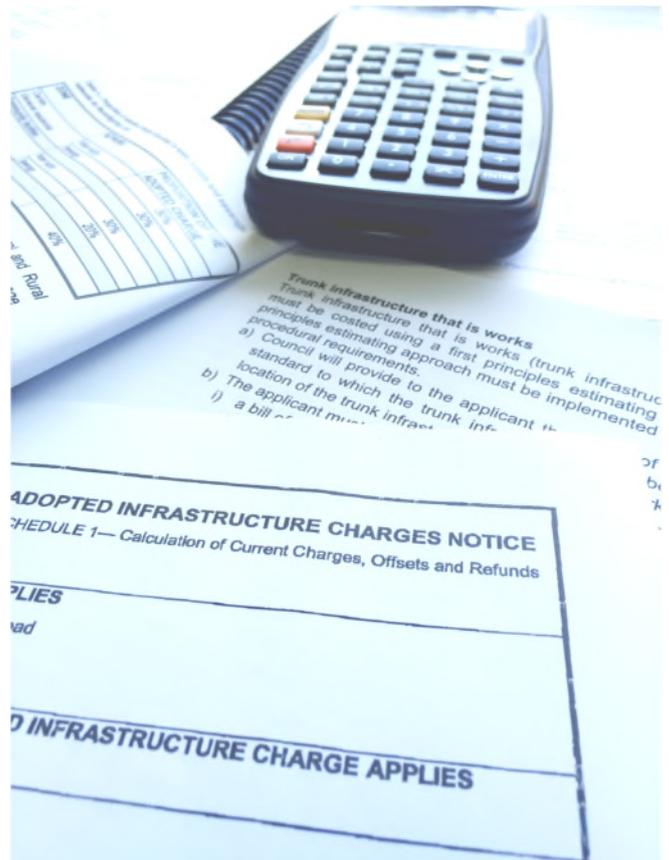
1 *Prelodgement discussion with Council's Development Services staff for preliminary advice about charges*

2 *Lodge development application*

3 *Receive decision notice and charges*

4 *Pay charges as per notice*

5 *Commence the use or complete subdivision (plan-sealing)*



The charges

The following is a sample of some of the charges for different uses (from Council's charges resolution)—

- multiple dwelling—\$4,200 for each one or two-bedroom unit and \$6,500 for each unit with three or more bedrooms;
- shop—\$27.00 per m² of GFA (max \$4500)
- industry—\$7.50 per m² of GFA (max \$4500).

Refer to Table 1 in the charges resolution for the full schedule of charges.

For reconfiguring, the charges for each additional lot vary by the zone—

- Centre zone—\$6000
- Community facilities—Nil
- General residential—\$6000
- Industry—\$6000
- Recreation and open space—nil
- Rural—\$1500
- Rural residential—\$3500
- Township—\$1500.

Some examples

The following shows three example calculations for different development projects—

- a packing shed (Rural industry) on a vacant lot
- converting an industrial building to a gymnasium
- subdividing land for a small industrial estate.

	Rate	Calculation
Gymnasium in an existing industrial building—500m ²	\$30.00 per m ² <small>(max of \$4,500)</small>	\$4,500
Credit for existing use	\$7.50 per m ² <small>(max of \$4,500)</small>	-\$3,750
Trunk infrastructure being carried out	Nil	\$0
TOTAL		\$750

	Rate	Calculation
Subdivision creating 5 lots (Industry Zone)	\$6,000 per lot	\$30,000
Credit for existing one lot	\$6,000	-\$6,000
Trunk infrastructure being carried out	Upgrade trunk road	-\$15,000
TOTAL		\$9,000

	Rate	Calculation
Rural industry, proposed 500m ²	\$7.50 per m ²	\$3,750
Credit for existing use	Nil	\$0
Trunk infrastructure being carried out	Nil	\$0
TOTAL		\$3,750





Still need help?

This information sheet summarises the key matters to consider for people considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.

Property and development can be confusing—obtain appropriate help

Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the planning scheme seeks to enable business growth and expansion while simultaneously creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Make contact with Council's Development Services staff to find out how to streamline your next development project.

SCHEDULE
YOUR
APPOINTMENT



Contact Us

Give us a call for more information about the planning scheme and making an application.

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