

Scenic Rim Planning Scheme 2020



Infrastructure Charges

What are infrastructure charges?

Under Queensland's planning legislation, local Councils may require new developments to contribute towards the provision of the essential trunk infrastructure network. Trunk infrastructure is infrastructure that services multiple development sites, can be planned without knowing the details of individual development and serves as a distribution/collection function to service a particular area. Generally, trunk infrastructure is centrally located, closer to the dense population and every ratepayer has the opportunity to use it.

Council's trunk infrastructure is classified into the following three networks:

1. Parks and land for community facilities;
2. Stormwater; and
3. Transport.



Infrastructure charges resolution

Council levies infrastructure charges according to the Charges Resolution. Charges are collected as a result of the demand placed on the trunk infrastructure networks by new development. The charges collected are used to fund part of the cost of trunk infrastructure networks, as identified in the Local Government Infrastructure Plan (LGIP) in Council's Planning Scheme.

For the latest version of the adopted infrastructure charges resolution (AICR), please refer to Council's website www.scenicrim.qld.gov.au/planning-and-permits/planning-schemes/infrastructure-charges.

How are charges calculated?

Infrastructure charges are calculated for applicable development during the development assessment process. Charges are set by the planning legislation for different types and sizes of development. **Table 2 – Adopted Charges Schedule** in the AICR, identifies the charge amount based on the land use (e.g. Dwelling house, Tourist park - cabins), and the charge category (for example, gross floor area (GFA), number of bedrooms etc.).

When are charges levied?

An Infrastructure Charges Notice (ICN) is usually issued with the Development Permit listing any applicable infrastructure charges for the approved development.

When are charges payable?

Infrastructure charges will be due and payable depending on the type of development application. The trigger of payment is defined in State planning legislation:

- **Building Work** - before final inspection certificate for the building work or the certificate of classification is given to the local government;
- **Material Change of Use** - before the issue of a Compliance Certificate under the *Plumbing and Drainage Act 2002* or before the change of use happens (whichever occurs first);
- **Reconfiguring a Lot** - before approval of the survey plan (plan for the reconfiguration); or
- as otherwise stated in the Infrastructure Charges Notice.



Who is responsible for payment of charges?

In accordance with the State planning legislation, charges under an infrastructure charges notice:

- are payable by the applicant; and
- attach to the premises (the land).

Ultimately though, once charges are attached to the land, they are recovered in the same manner as rates from the land owner or future successors in title.

Where do infrastructure charges apply?

Infrastructure charges apply to the entire local government area of Scenic Rim Regional Council.

However, the Charges Resolution will not have effect if an infrastructure agreement has been entered into that facilitates infrastructure charging.

There are scenarios where the infrastructure charges will not be payable. These include:

- minor uses such as an advertising device, Home based business, temporary uses etc.;
- development which does not create additional demand on trunk infrastructure, where the existing use of the site is lawful; and
- where a prior contribution was made such as a subdivision and a new use does not exceed the paid charge amount.

Does new development contribute to the delivery of the infrastructure?

Yes, Council levies infrastructure charges on new development through the development assessment process. However these infrastructure charges are capped by the Queensland Government and fund only a portion of much wider infrastructure projects that Council delivers. Significant additional funds are invested by Council to deliver new and upgrade infrastructure to cater for the growth of the region.

Which charging resolution applies to the development?

The date the development application was decided determines which charging resolution is applicable. To view the relevant charging resolution, please visit Council's website at www.scenicrim.qld.gov.au/planning-and-permits/planning-schemes/infrastructure-charges.

Does Council collect charges for Queensland Urban Utilities?

Queensland Urban Utilities (QUU) levies and collects water and sewer infrastructure charges. Please refer to QUU's Netserv Plan for information on adopted charges for water and sewer infrastructure, which can be found here www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan.



Doing business in the Scenic Rim

Scenic Rim Regional Council is committed to supporting local business and new entrants to the market.

Our Regional Prosperity team can assist you to navigate the information you need to start a new business, expand your existing business or relocate your business to the Scenic Rim. We encourage projects and proposals which support a sustainable and prosperous economy and align with both the Scenic Rim Regional Prosperity Strategy 2020-25 and the Planning Scheme.

For more information on how Council can support you to set up or grow your business, contact the Regional Prosperity Team on (07) 5540 5111 or email prosperity@scenicrim.qld.gov.au.

TALK TO A PLANNER

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call (07) 5540 5111 or email mail@scenicrim.qld.gov.au to make an appointment.

FOR MORE INFORMATION

The planning scheme and mapping is available to view on Council's website at www.scenicrim.qld.gov.au/planning-and-permits/planning-schemes.

Hard copies of the planning scheme and mapping are also available at Council's Customer Service Centres.

Contact council's planning department on 07 5540 5111

Web scenicrim.qld.gov.au/planning-and-permits/planning-schemes **Email** mail@scenicrim.qld.gov.au

Disclaimer - This information sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, Customers are encouraged to view the relevant sections of the Scenic Rim Planning Scheme 2020 or talk to a planner. It has been prepared to assist the community in understanding parts of the Scenic Rim Planning Scheme.

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