

Infrastructure charges

Charges Resolution (No. 1) 2020

Council at its Ordinary Meeting held 30 June 2020 adopted Charges Resolution (No. 1) 2020 for the purposes of setting infrastructure charges under the *Planning Act 2016*. This resolution takes effect 1 July 2020 and replaces Council's previous charges resolution adopted in 2018.

What is a charges resolution?

Under the Queensland planning framework, developers may need to make financial contributions (infrastructure charges) to trunk infrastructure identified in Council's Local Government Infrastructure Plan (LGIP). These contributions are used to fund major infrastructure including transport, water, wastewater, stormwater, parks and land for community facilities.

Infrastructure charges for development in the Bundaberg Region are calculated in-line with the charges resolution in effect at the time the development application is decided. The charges resolution is made under the *Planning Act 2016*, which sets out the requirements for infrastructure charges, including the maximum charges for different types of development.

Council's charges resolution seeks to achieve a balance between affordability and sustainability, with infrastructure charges set below the State cap.

What has changed in the new charges resolution?

Charges Resolution (No. 1) 2020 includes the following changes, from the previous charges resolution adopted in 2018:

- **New charge area** – the 'hinterland fully serviced' charge area has been introduced for Childers, Gin Gin and Woodgate. This provides reduced charges that strike a balance between infrastructure costs and development sustainability, to support development opportunities in these areas.
- **Collecting for all building work** – all development associated with 'accepted' material change of use (MCU) development will be charged at Building Work stage. Council has previously limited charging for 'accepted' MCU development to dual occupancy development. Expanding this to include other 'accepted' MCU development (e.g. industry development in an industry zone) is more equitable and ensures all development that places additional demand on Council's infrastructure networks is subject to a charge.

- **Simplified charge rates** – to keep the calculation of charges simple and more consistent across different bed and room configurations, Council has introduced a flat 'per bed' charge for short-term accommodation (backpackers) and rooming accommodation. Council has also clarified the applicable charge rate for non-resident workforce accommodation and has nominated a charge rate for Extractive industry, calculated on the annual tonnage of material extracted.
- **Additional discounts** – the resolution provides for an additional 50% discount for 'tourist industry' development (i.e. nature-based tourism and tourist parks), rural industry uses and other 'rural activities' (except for boarding kennels and catteries).
- **Minor charge increases** – the resolution includes an increase to the adopted charges by 1.57% per annum over the next three years. This reflects increases to the maximum charges set by the State, and the increasing costs of providing truck infrastructure.

Application of reduced infrastructure charges

Where Council has levied a charge under a previous charges resolution, and the charge has not been paid and is not overdue, an applicant can request to have the charge recalculated under the new resolution. Approval of any request will be subject to the applicant entering into an infrastructure agreement related to the new charge.

Other development incentives

The charges resolution does not affect eligibility for any infrastructure charges incentives, such as the Bundaberg Open for Development or Building Bundaberg Region 2020 incentives.

For further information please visit Council's website at:

bundaberg.qld.gov.au

or the Duty Planner, Development Assessment on:

1300 883 699

duty.planner@bundaberg.qld.gov.au