

Infrastructure Charges

Charges resolution (No. 1) 2021

Council, at its Ordinary Meeting held on 21 December 2021, adopted Charges Resolution (No 1) 2021 for the purposes of setting infrastructure charges under the *Planning Act 2016*. This resolution is due to take effect 1 March 2022 and replaces Council's previous charges resolution adopted on 30 June 2020.



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 at or below the State cap.

What has changed in the new charges resolution?

Charges Resolution (No. 1) 2021 includes the following changes, from the previous charges resolution adopted on 30 June 2020.

Discounts

- **Expanded range of discounts:** The current range of discounts has been expanded to include other uses such as health and community care, education, research and community uses, transport and logistics, defence supply, manufacturing industry and ag tech, bioenergy and bioproducts and tourism.
- **Reduced percentages discount:** The amount of discounts for Nature based tourism and Tourist park uses has been reduced however the category has been expanded to include a broader range of tourism uses.
- **Housing Choice / Affordability discounts:** A new discount to promote residential development that increases housing diversity and residential densities (within fully serviced charge areas) has been introduced. Discounts range from 5% to 40% and are proposed to make better use of planned infrastructure within the region.

Other changes

- The Bundaberg Fully Serviced Charge Area has been split into two charge areas - Inside the Priority Infrastructure Area (PIA) and Outside the PIA.



For development in the Bundaberg Fully Serviced Charge Area Outside the PIA the adopted charge has been increased to be in-line with the State cap. This broadly reflects the additional costs of servicing development in these areas.

- From 1 July 2023, the charges for each Infrastructure Charge area will be based on a proportion/percentage of the maximum adopted charge. This will see the charge for the Bundaberg Fully Serviced Charge Area Inside the PIA at 90% of the State cap (i.e., 10% below the State cap). The proportion/percentage charge for other charges areas have been adjusted proportionately, generally in-line with Council's previous resolution.
- With the above change, consequential changes have been made to ensure 'fair value' and customised charges for specific uses have been retained.

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.

Notes

For further information
Please visit Council's website at:
bundaberg.qld.gov.au
or contact the Duty Planner, Development Assessment on:
 **1300 883 699**
 **duty.planner@bundaberg.qld.gov.au**