

Feedback form

Please use this form to indicate your response to the taskforce recommendations, attaching further pages as required.

Submit the feedback form and any associated material by 15 December 2010.

Submissions can be made by:

Post:

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Please note under the [Right to Information Act 2009](#) submissions will be treated as public documents, unless confidentiality is requested.

Recommendation 1: Maximum standard charges to be set for standard planning regime

A maximum standard infrastructure charge to apply in areas subject to standard planning approaches. The regime proposed would be a standard planning regime of standard charges based on the current infrastructure networks of water, waste water, storm water, transport, and open space/community.

Note:

- The current process of determining an infrastructure charge for special purpose planning areas (urban development area or master planned area) will continue.
- For special purpose planning areas, or where an infrastructure agreement may be required, the relevant planning authority will determine whether a standard infrastructure charge will apply to a proposed development.

Do you: Agree? Disagree?

Comment:

Council generally agrees with the recommendations put forward by the Infrastructure Charges Taskforce, although it is firmly believed that the State Government should contribute to the cost of infrastructure on State Government projects such as public hospitals, social housing and schools. This position is based on the significant demand that these types of uses place on Council infrastructure (e.g. the transport network in relation to hospitals and schools in particular), in addition to the fact that previous State Government subsidies have been withdrawn. Further, the Wide Bay Water Corporation (water and sewerage provider within the Fraser Coast Regional Council area) has recently advised of upgrades being brought forward by some social housing projects being undertaken in Hervey Bay.

Whilst not specifically relating to any of the recommendations, Council also takes this opportunity to advise that the inability to collect charges for the development of community facilities, as opposed to just the land component, is a State-wide issue that Council encourages the Infrastructure Charges Taskforce to further investigate.

Recommendation 2: Maximum standard charges to be differentiated by development type/residential development type

For the standard planning regime, a maximum standard infrastructure charge be differentiated by the various categories of:

- development (e.g. urban residential, non-urban residential, industrial, commercial, retail) noting that there may be some exceptions such as rural and remote communities.
- residential development type such as house and unit

Do you: Agree? Disagree?

Comment:

Recommendation 3: Local Governments to have the discretion to apply a revenue subsidy to the maximum charge

For the standard planning regime, Local Governments to have the discretion to apply a lower charge than the maximum charge.

Do you: Agree? Disagree?

Comment:

Recommendation 4: Queensland Government to subsidise requirement for LFCs to apply for 3 years

The Queensland Government to subsidise the requirement for LFCs to apply for 3 years, and review the policy to coincide with the review of the 3-year implementation of the standard charges regime.

Do you: Agree? Disagree?

Comment:

Recommendation 4: the Queensland Government should subsidise the requirement for Local Function Charges for a minimum period of 5 years;

Recommendation 5: Standard charges to be set for 3 years

For the standard planning regime, a maximum standard infrastructure charge to be:

- applied to all development applications decided after 1 July 2011. The maximum standard infrastructure charge regime will be in place up to 30 June 2014. It is intended that the *Sustainable Planning Act 2009* will be amended to include transitional arrangements dealing with the introduction of the maximum standard infrastructure charge regime to ensure that it does not operate retrospectively, or apply to development approvals given before 1 July 2011, and
- escalated annually by an identified escalation factor.

Do you: Agree? Disagree?

Comment:

Recommendation 6: Maximum standard infrastructure charges to be escalated annually

The regulated infrastructure contribution under the standard planning regime to be escalated by the ABS PPI Construction Index – Queensland Roads and Bridges (on a three-year moving average).

Do you: Agree? Disagree?

Comment:

Recommendation 7: Standard planning regime infrastructure charges to be monitored and an ex-post evaluation conducted

An ex-post evaluation of the maximum standard infrastructure charge, applicable under the standard planning regime, should be concluded prior to 3 years from the commencement of the new charging regime.

Note: this evaluation would not preclude regular monitoring and assessment of the new charging arrangements being undertaken as required.

Do you: Agree? Disagree?

Comment:

Recommendation 8: A deferred payment option to be introduced for standard charges

Options for deferred payment by the developer of infrastructure charges to time of settlement of a lot be introduced, subject to:

- Local Government being provided with appropriate security of payment
- a maximum time period over which payment can be deferred
- Local Government being provided with the flexibility to levy an interest charge, at the Local Government cost of debt, from liability to payment to account for Local Government holding costs.

Do you: Agree? Disagree?

Comment:

Recommendation 9: Standard charge information to be accessible

- Establish and maintain a website to allow access to infrastructure planning and infrastructure charging information, including a calculator to assist interested parties assess the likely standard infrastructure charge on a proposed development under a standard planning regime.

Do you: Agree? Disagree?

Comment:

Recommendation 10: Queensland Government to be responsible for determining the standard infrastructure charge

The Queensland Government to be responsible for determining the maximum standard infrastructure charge and governance arrangements, including:

- policy setting for the standard infrastructure charge (in consultation with Local Governments and the development industry)
- periodic review of the standard infrastructure charge

Do you: Agree? Disagree?

Comment:

Recommendation 10: the Queensland Government should be responsible for determining the standard infrastructure charge in consultation with the Local Government Association of Queensland on behalf of all councils;

Recommendation 11: A maximum standard infrastructure charge to be set for residential development, between \$20,000 and \$30,000 per house.

A maximum standard infrastructure charge be applied to residential developments under a standard planning regime based upon consideration of an amount between \$20 000 and \$30 000 per house.

Notes:

- the maximum standard infrastructure charge will be differentiated by residential development type such as house and unit
- Local governments will continue to have the discretion to apply revenue policy to set a lower charge, however, the charge must be published to provide transparency and certainty relating to the time period any lower charge may be operational
- the implementation of the maximum standard infrastructure charge is contingent on the LFC subsidy being implemented.

\$20,000

Do you: Agree? Disagree?

Comment:

\$30,000

Do you: Agree? Disagree?

Comment:

Recommendation 11: a maximum standard infrastructure charge of \$30,000 per house is supported, based on the fact that work on Council's Priority Infrastructure Plan for the former Hervey Bay City Council area has resulted in infrastructure charges in the order of \$30,000 per residential lot in the Augustus Estate, Pialba and the Doolong Flats area for example, and higher (approximately \$38,000) in Burrum Heads

