

Infrastructure Charges

FACTSHEET

Infrastructure charges are fees that Council collects as part of the development assessment process.

The fees contribute towards capital works of expanding, maintaining or replacing public trunk infrastructure. Hence, they are a means to offset a development's additional demands on the infrastructure.

The charges are a requirement under Queensland planning legislation and any development may be subject to them. Council levies its infrastructure charges in accordance with the current

[Infrastructure Charges-Resolution-March 2022](#)

What is Trunk Infrastructure?

Trunk infrastructure, also known as high-order infrastructure, services multiple users and the public. It is classified into five networks:

- water supply
- sewerage
- transport
- stormwater
- public parks and community land.

When do Infrastructure Charges apply

Infrastructure charges apply to developments that create additional demands on trunk infrastructure networks. Usually this includes reconfiguring a lot (subdivisions), material change of use or building work. Infrastructure charges may also apply to developments that do not require planning approval (accepted development). In this case, council will issue an infrastructure charges notice after a building approval has been issued. Developers or owners should contact council to discuss their proposal and whether infrastructure charges may apply.

How are Infrastructure Charges Calculated?

Infrastructure charges are usually calculated during the development approval process and are based on the development's additional demand on trunk infrastructure. In accordance with the **Adopted Infrastructure Charges Resolution** the calculation methodology considers the following attributes of the development:

Location and site, for example residential or non-residential zoning and what charge areas apply.

Development type and land use, for example subdivision, dwelling house, motel, commercial office, industry, essential services.

Development size and scale, for example the number of units in an accommodation facility or the gross floor area of a warehouse.

Charges for residential development vary according to the additional number of dwellings, units and bedrooms. Charges for non-residential development consider and depend on the additional gross floor area and the impervious area of the development site once complete. The impervious area includes sealed and covered areas that generate run-off to stormwater drains.

When are Infrastructure Charges due?

The due date of infrastructure charges is outlined in each individual payment notice and depends on the type of development.

The Queensland planning legislation outlines the due dates as follows, unless otherwise stated in the payment notice.

Type of Development	Infrastructure charges due
Reconfiguring a lot (subdivision)	Prior to endorsement of survey plan.
Material change of use	Prior to the commencement of use.
Building works	Prior to final inspection or certificate of occupation is issued.

Need assistance?

For further information or assistance, please contact Council's Planning and Growth Department, enquiries can be made between 8:15am and 4:45pm, Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Service Centres.