

FRASER COAST REGIONAL COUNCIL

ADOPTED INFRASTRUCTURE CHARGES RESOLUTION

That pursuant to Section 648D of the *Sustainable Planning Act* 2009, Council's 'adopted infrastructure charges resolution' is as follows:

- A1.** This resolution is attached to the Fraser Coast Planning Scheme 2014. This resolution declares that adopted infrastructure charges apply to the entire local government area of the Fraser Coast Regional Council.

To remove any doubt, it is declared that the details of the resolution are not part of the Local Government's planning schemes.

- A2.** This resolution has effect on and from 13 February 2014.

- A3.** The Priority Infrastructure Area is identified in Schedule 3 (Priority infrastructure plan mapping and supporting Material) in the Fraser Coast Planning Scheme.

- A4.** This resolution adopts a charge for particular development that is equal to the *maximum adopted charge* outlined in Column 3 of Schedule 1 of the State planning regulatory provision (adopted charges) July 2012 (SPRP 2012) (**Attachment 3**).

To enable the *adopted infrastructure charges schedule* identified in Column 3 of Schedule 1 of the SPRP (refer **Attachment 3**) to be applied to existing development use types, **Table 2 (Attachment 2)** identifies the relationship between existing planning scheme use types and the classes of development to which the *adopted infrastructure charges schedule* apply.

To remove any doubt, where an existing planning scheme use type corresponds to more than one use in the *adopted infrastructure charges schedule*, the applicable infrastructure charge will depend on the nature of the proposed use and will be determined by the Chief Executive Officer or Executive Manager, Development Assessment, as Council's delegate.

Table 1 (Attachment 1) identifies the Council's adopted infrastructure charges for particular development within the Fraser Coast Regional Council area.

Unless indicated otherwise in **Table 1 (Attachment 1)** for a particular development, infrastructure charges will apply as shown in the following table:

Network	Application of Charges
Water	All development within a Water Supply Service Area*.
	All development where reticulated water is available.
Sewer	All development within a Sewerage Service Area*
	All development where sewer is available.
Transport	All development within the Fraser Coast Regional Council Area.
Community Facilities and Parks	All development within the Fraser Coast Regional Council Area.
Drainage	All development within the Fraser Coast Regional Council area.

*Water Supply and Sewerage Services areas are identified on the plans for trunk infrastructure in Schedule 3 of the Fraser Coast Planning Scheme. Discounts may apply to development where water and sewerage services are not available.

A5. The issuing of an adopted infrastructure charges notice may be triggered by assessable development or development requiring compliance assessment. The types of development that may trigger the issuing of an adopted infrastructure charges notice are:

- a) Reconfiguring of a lot
- b) Material change of use
- c) Carrying out building work.

A6. This resolution includes how a charge for particular development is to be calculated to take into account the existing usage of trunk infrastructure by the premises on or in relation to which the development is carried out. A charge credit may apply where:

- a) the land has an existing lawful use. The credit is calculated using the charges schedule indicated in the adopted infrastructure charges resolution; and/or
- b) monetary contributions/charges have been paid for trunk infrastructure and the use has not commenced or is not being utilised. In this instance, the payment credit will be indexed to 1 July 2012 using the Producer Price Index – ABS Publications 6427 – Table 15 Index Numbers and Percentage Changes for Road and Bridge Construction, Queensland.

A charge credit will only be provided to a maximum equal to the calculated charge.

A7. The terms used in this resolution are defined in the *Sustainable Planning Act 2009* or the *State planning regulatory provision (adopted charges)* July 2012.

ATTACHMENTS:

1. Table 1 - Adopted infrastructure charges;
2. Table 2 - Categories for Planning Scheme Use Types;
3. Schedule 1 of State Planning Regulatory Provisions;

ATTACHMENT 1 - Table 1 – Adopted Infrastructure Charges

	Development for which an adopted infrastructure charge may apply	Adopted infrastructure charges
Residential Development	3 or more bedroom dwelling & new lots with dwelling entitlement	\$22,800 per dwelling or allotment
	1 or 2 bedroom dwelling	\$16,300 per dwelling
	Accommodation (Short Term) tent or caravan site in a tourist park	\$10,000 per 1 or 2 sites; or \$14,000 per 3 sites
	Accommodation (Short Term) cabin in tourist park	\$10,000 per 1 or 2 bedroom cabin; or \$14,000 per 3 bedroom cabin
	Accommodation (Short Term) hotel or short term accommodation	\$10,000 per suite (1 or two bedrooms); or \$14,000 per suite (3 + bedrooms)
	Accommodation (Long Term) relocatable home park	\$20,000 per 1 or 2 bedroom relocatable dwelling site; or \$28,000 per 3 + bedrooms relocatable dwelling site
	Accommodation (Long Term) community residence, retirement facility or hostel	\$20,000 per suite (1 or 2 bedrooms); or \$28,000 per suite (3 + bedrooms); or \$20,000 per bedroom (for a bedroom that is not within a suite)
Non-Residential Development	Industrial Subdivision	\$28 per m ² of lot size + SW\$8.00/m ² of lot size
	Places of Assembly	\$70 per m ² of GFA + SW
	Commercial (Bulk Goods)	\$140 per m ² of GFA + SW
	Commercial (Retail)	\$180 per m ² of GFA + SW
	Commercial (Office)	\$140 per m ² of GFA + SW
	Education Facility	\$140 per m ² of GFA + SW
	Entertainment	\$200 per m ² of GFA + SW
	Indoor Sport and Recreation Facility	Court Areas at \$20 per m ² of GFA, elsewhere \$200 per m ² of GFA + SW
	Industry	\$50 per m ² of GFA + SW
	High Impact Industry	\$70 per m ² of GFA + SW
	Low Impact Rural	Nil Charge
	High Impact Rural	\$20 per m ² of GFA
	Essential Services	\$140 per m ² of GFA + SW \$10 /m ² of impervious area
	Specialised Uses & other Uses	Use and demand determined at time of assessment
	Minor uses	

ATTACHMENT 2 - Table 2 – Categories for Planning Scheme Use Types

Planning Scheme Uses¹	Adopted infrastructure charges category
Caretaker's accommodation, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling, Rural workers accommodation	Residential
Hostel, Hotel, Tourist park, Short term accommodation,	Accommodation (Short term)
Community residence, Hostel, Relocatable home park, Retirement facility, Rural workers accommodation,	Accommodation (long Term)
Club, Community use, Function facility, Funeral parlour, Place of worship,	Places of Assembly
Agricultural supplies Store, Bulk landscaping supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom,	Commercial (Bulk Goods)
Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre,	Commercial (Retail)
Office, Sales office	Commercial (Office)
Child Care Centre, Community Care Centre, Educational establishment	Education Facility
Nightclub entertainment facility, Theatre,	Entertainment
Indoor sport and recreation Facility	Indoor Sport and Recreation Facility
Low Impact Industry, Marine Industry, Medium Impact Industry, Research and Technology Industry, Rural Industry, Transport depot, Warehouse,	Industry
High Impact Industry, Special industry,	High Impact Industry
Animal Husbandry, Cropping, Permanent plantation,	Low Impact Rural
Aquaculture, Intensive Horticulture, Wholesale Nursery, Winery,	High Impact Rural
Detention facility, Emergency Services, Health Care Services, Hospital, Residential Care Facility, Veterinary services,	Essential Services
Air services, Animal keeping, Crematorium, Car wash, Extractive industry, Major electricity infrastructure, Major sport recreation and entertainment facility, Motor sport facility, Nature-based tourism, Outdoor sport and recreation, Parking station, Port services, Renewable energy facility, Resort complex, Substation, Tourist attraction, Utility installation, Rural Fire Service	Specialised uses
Cemetery, Home based business, Landing, Market, Park, Roadside stall, Telecommunications facility,	Minor Uses
	Other Uses

¹ To remove any doubt, where a planning scheme use type corresponds to more than one use in the *adopted infrastructure charges schedule* or the use is not mentioned or the use is unclear, the applicable infrastructure charge will depend on the nature of the proposed use and will be determined by the Chief Executive Officer or Executive Manager, Development Assessment, as Council's delegate.

ATTACHMENT 3

Schedule 1 – Adopted infrastructure charges schedule

Adopted infrastructure charges schedule

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Maximum adopted charge
Residential	<ul style="list-style-type: none">• Dwelling house• Caretaker's accommodation• Multiple dwelling• Dual occupancy	\$20 000 per 1 or 2 bedroom dwelling or \$28 000 per 3 or more bedroom dwelling
Accommodation (short term)	<ul style="list-style-type: none">• Hotel• Short-term accommodation• Tourist park	For a tent or caravan site in a tourist park: \$10 000 per 1 or 2 tent/caravan sites or \$14 000 per 3 tent/caravan sites <i>Example:</i> <i>The maximum charge for seven caravan sites is \$38 000. This is calculated as below:</i> <i>\$14 000 x 2 (for 2 x 3 caravan sites) = \$28 000</i> <i>plus</i> <i>\$10 000 (for 1 site) = \$10 000</i> <i>Total charge for seven caravan sites = \$38 000</i>
		For a cabin in a tourist park: \$10 000 per 1 or 2 bedroom cabin or \$14 000 per 3 or more bedroom cabin
		For a hotel or short-term accommodation: \$10 000 per suite (with 1 or 2 bedrooms) or \$14 000 per suite (with 3 or more bedrooms) or \$10 000 per bedroom (for a bedroom that is not within a suite) <i>Examples:</i> <ul style="list-style-type: none">• The maximum adopted charge for a hotel containing suites with 3 bedrooms is \$14 000 per suite.• The maximum adopted charge for a motel with studio rooms is \$10 000 per room.• The maximum adopted charge for a bedroom (which is not in a suite) in a backpacker is \$10 000.

Column 1 Adopted infrastructure charge category	Column 2 use	Column 3 Maximum adopted charge
Accommodation (long term)	<ul style="list-style-type: none"> Community residence Hostel Relocatable home park Retirement facility 	For a relocatable home park: \$20 000 per 1 or 2 bedroom relocatable dwelling site or \$28 000 per 3 or more bedroom relocatable dwelling site
		For a community residence, retirement facility or hostel: \$20 000 per suite (with 1 or 2 bedrooms) or \$28 000 per suite (with 3 or more bedrooms) or \$20 000 per bedroom (for a bedroom that is not within a suite)
Places of assembly	<ul style="list-style-type: none"> Club Community use Function facility Funeral parlour Place of worship 	\$70 per m ² of Gross Floor Area (GFA) plus \$10 per impervious m ² for stormwater
Commercial (bulk goods)	<ul style="list-style-type: none"> Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom 	\$140 per m ² of GFA plus \$10 per impervious m ² for stormwater
Commercial (retail)	<ul style="list-style-type: none"> Adult store Food and drink outlet Service industry Service station Shop Shopping centre 	\$180 per m ² of GFA plus \$10 per impervious m ² for stormwater
Commercial (office)	<ul style="list-style-type: none"> Office Sales office 	\$140 per m ² of GFA plus \$10 per impervious m ² for stormwater
Education facility	<ul style="list-style-type: none"> Child care centre Community care centre Educational establishment 	\$140 per m ² of GFA plus \$10 per impervious m ² for stormwater
Entertainment	<ul style="list-style-type: none"> Hotel (non-residential component) Nightclub Theatre 	\$200 per m ² of GFA plus \$10 per impervious m ² for stormwater
Indoor sport and recreational facility	<ul style="list-style-type: none"> Indoor sport and recreation 	\$200 per m ² of GFA, court areas at \$20 per m ² of GFA plus \$10 per impervious m ² for stormwater

Column 1 Adopted infrastructure charge category	Column 2 use	Column 3 Maximum adopted charge
Industry	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Research and technology industry • Rural industry • Warehouse • Waterfront and marine industry 	\$50 per m ² of GFA plus \$10 per impervious m ² for stormwater
High impact industry	<ul style="list-style-type: none"> • High impact industry • Noxious and hazardous industries 	\$70 per m ² of GFA plus \$10 per impervious m ² for stormwater
Low impact rural	<ul style="list-style-type: none"> • Animal husbandry • Cropping • Permanent plantations • Wind farms 	Nil charge
High impact rural	<ul style="list-style-type: none"> • Aquaculture • Intensive animal industries • Intensive horticulture • Wholesale nursery • Winery 	\$20 per m ² of GFA for the high impact rural facility
Essential services	<ul style="list-style-type: none"> • Correctional facility • Emergency services • Health care services • Hospital • Residential care facility • Veterinary services 	\$140 per m ² of GFA plus \$10 per impervious m ² for stormwater
Specialised uses	<ul style="list-style-type: none"> • Air services • Animal keeping • Car park • Crematorium • Major sport, recreation and entertainment facility • Motor sport • Non-resident workforce accommodation • Outdoor sport and recreation • Port services • Tourist attraction • Utility installation • Extractive industry 	The maximum adopted charge is the charge (in column 3) for the charge category (in column 1) that the local government determines should apply for the use at the time of assessment

Column 1 Adopted infrastructure charge category	Column 2 use	Column 3 Maximum adopted charge
Minor uses	<ul style="list-style-type: none"> • Advertising device • Cemetery • Home based business • Landing • Market • Roadside stalls • Telecommunications facility • Temporary use • Park • Outdoor lighting 	Nil charge
Other uses	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use.	The maximum adopted charge is the charge (in column 3) for the charge category (in column 1) that the local government decides should apply for the use at the time of assessment.

