



FACT SHEET

Charges Resolution (No. 1) 2015

What are Infrastructure Charges for?

Charges are collected in order for local government to recoup a reasonable proportion of the cost of essential trunk infrastructure. Trunk infrastructure is significant infrastructure that supports large areas, such as sewerage treatment plants.

Charges Resolution (No. 1) 2015

On 24 June 2015, Council resolved to adopt Charges Resolution (No. 1) 2015 in accordance with section 630 of the *Sustainable Planning Act 2009*. Charges Resolution (No. 1) 2015 replaces Adopted Infrastructure Charges Resolution (No. 1) 2013. Charges Resolution (No. 1) 2015 has effect on and from 29 June 2015 (*day stated in the resolution*).

The Charges Resolution (No. 1) 2015 only applies to material change of use and reconfiguring a lot development.

When are Infrastructure Charges Payable?

Infrastructure Charges are payable –

- For reconfiguring a lot—when the local government that levied the charge approves the plan of subdivision for the reconfiguration;
- For a material change of use—when the change happens;
- For other development—on the day stated in the infrastructure charges notice under which the charge was levied.

Automatic increase provision (indexation)

Infrastructure charges are valid for the financial year they are issued after which they are subject to index adjustment. Any charge increase must be in line with the PPI index.

A PPI index calculator is available on the Department of Infrastructure, Local Government and Planning website. A link is provided below.

<http://dilgp.qld.gov.au/resources/template/infrastructur e-charges/ppi-index-calculation.xls>

Exclusions

Exclusion may apply for calculating charges and some development types. Please refer to section 2.5.1 of the Charges Resolution (No. 1) 2015.

Credits for existing demand

Credits are given for the value of existing demand.

Credits can also be given for:

- The amount of a previous adopted charge paid for the development of the premises; or
- Where the applicant can provide evidence of a previous financial contribution paid for trunk infrastructure for the premises, the amount of the contribution paid.

Use definitions

Currently the Banana Shire Council administers two planning schemes:

- The Banana Shire Planning Scheme 2005; and
- The Taroom Shire Planning Scheme 2006.

As a result of this, the use definitions across the two planning schemes do not always correlate.

Table C provides a guide for matching the Planning Scheme Use definitions with the SPRP definitions used throughout the Charges Resolution (No. 1) 2015.

Calculating Infrastructure Charges

Table A and B provide examples on how to calculate charges. Council officers can also provide advice on calculating charges for your development proposal.

Table A

Material Change of Use		Example 1
		Two 3 bedroom units located within the Urban Zone in Taroom.
Step 1	Locate the relevant use definition matching the approved development using Column 1 of Table 1 of the Charges Resolution	Dual occupancy
Step 2	Note the charge unit in Column 2	3 or more bedroom dwelling x 2
Step 3	From Column 3, Column 4 & Column 5, determine which Area the development is located in.	Area 2 (Taroom) = \$4,500 x 2 = \$9,000
Step 4	Credits for existing demand	A credit is given for a change of use for a residential land use that is self-assessable in the relevant zone. A dwelling house is self-assessable in the Urban Zone. Therefore a credit is granted for a dwelling house. The charge per charge unit is \$4,500 for a dwelling house. = \$9,000 - \$4,500 = \$4,500.

- The Infrastructure Charge for Example 1 equates to **\$4,500** which would be payable prior to the use commencing.

Table B

Reconfiguring a Lot		Example 2
		A residential subdivision in Biloela (1 into 6) located in the Town Zone – Rural Residential Precinct on Alexandra Avenue
Step 1	Identify the land use using Column 1, Table 3 of the Charges Resolution	Residential
Step 2	Note the applicable infrastructure charges networks in Column 2	Water / Sewerage Public parks and land for community facilities Transport (because located in the Valley View Drive / Dawson Highway Transport Zone
Step 3	From Column 3, Column 4 & Column 5, determine which Area the development is located in.	Area 1 (Biloela) Water / Sewerage - \$8,000 Public parks and land for community facilities - \$2,545 Transport - \$8,000 = \$18,545 per additional lot generated = 18,545 x 5 <u>additional</u> lots = \$92,725

- The Infrastructure Charge for Example 2 equates to **\$92,725** which would be payable prior to the approval of the plan of subdivision for the reconfiguration.

Table C

Column 1	Column 2	Column 3a	Column 3b
Adopted infrastructure charge category	Use State Planning Regulatory Provision (SPRP)	Use Banana Shire Planning Scheme 2005	Use Taroom Shire Planning Scheme 2006
Residential	Dwelling house	House	Detached house
	Caretaker's accommodation	Caretaker's residence	Caretaker's accommodation
	Dual occupancy, Multiple dwelling	Dual occupancy, Multiple dwelling	Multiple dwelling
Accommodation (short-term)	Hotel ¹	Hotel	Hotel
	Short-term accommodation	Home host accommodation,	Bed and breakfast
		Accommodation building, Hotel (residential component), Worker's accommodation.	Accommodation building, Hotel (residential component).
	Tourist park	Caravan park	Visitor accommodation
Accommodation (long-term)	Community residence	Accommodation building	Accommodation building
	Hostel	Accommodation building	Accommodation building
	Relocatable home park	Caravan park	Multiple dwelling (relocatable home park)
	Retirement facility	Retirement village	Multiple dwelling (retirement village)
Places of assembly	Club	Indoor entertainment	Not defined.
	Community use	Community purposes (category 3 & category 4 excluding child care centre)	Educational establishment (public library, art gallery or museum)
	Function facility	Hotel (function facilities), Food premises (function and reception centre)	Not defined.
	Funeral parlour	Commercial premises (funeral parlour)	Commercial activities
	Place of worship	Community purposes (category 4)	Community orientated activities (Category 3 - Place of worship)
Commercial (bulk goods)	Agricultural supplies store	Shop, Showroom	Shop
	Bulk landscape supplies	Landscape supplies	Shop, Storage facility
	Garden centre	Shop, Showroom, Landscape supplies	Shop
	Hardware and trade supplies	Shop, Showroom	Shop
	Outdoor sales	Landscape supplies, Vehicle showroom, Shop.	Shop
	Showroom	Showroom, Vehicle showroom	Shop
Commercial (retail)	Adult store	Shop	Shop
	Food and drink outlet	Food premises	Catering premises
	Service industry	Commercial premises, Low-impact industry (Laundromat), Low impact industry	Commercial premises, Shop, industry
	Service station	Service station	Service station
	Shop	Shop	Shop
Shopping centre	Shop, Retail/commercial complex	Shop, Commercial	

¹ Residential component

Column 1	Column 2	Column 3a	Column 3b
Adopted infrastructure charge category	Use State Planning Regulatory Provision (SPRP)	Use Banana Shire Planning Scheme 2005	Use Taroom Shire Planning Scheme 2006
			premises
Commercial (office)	Office	Commercial premises, Retail/commercial complex	Commercial premises, Professional office
	Sales office	Commercial premises, Retail/commercial complex	Commercial premises
Education facility except an educational establishment for the Flying Start for Queensland Children program	Child care centre	Community purposes (category 5)	Child care centre
	Community care centre	Community purposes (category 3)	Community oriented activities
	Educational establishment except an educational establishment for the Flying Start for Queensland Children program	Community purposes (category 6)	Community orientated activities (Category 2 – Educational establishment)
Educational establishment for the Flying Start for Queensland Children program	Educational Establishment for the Flying Start for Queensland Children program	Community purposes (category 6)	Community orientated activities (Category 2 – Educational establishment)
Entertainment	Hotel (Non-residential component)	Hotel	Hotel
	Night club	Indoor entertainment	Indoor recreation
	Theatre	Indoor entertainment	Indoor recreation
Indoor sport and recreation facility	Indoor sport and recreation	Indoor entertainment	Indoor recreation
Industry	Low impact industry	Low impact industry	Industrial activities (Category 2 – Industry), Storage facility
	Medium impact industry	Medium impact industry	Industrial activities (Category 2 – Industry), Noxious industry
	Research and technology industry	Medium impact industry	Industrial activities
	Rural industry	Agriculture	Not defined
	Warehouse	Warehouse	Storage facility
High impact industry	High impact industry	High impact industry	Noxious industry
	Noxious and hazardous industries	High impact industry	Noxious industry
Low impact rural	Animal husbandry	Animal husbandry	Grazing
	Cropping	Agriculture	Agriculture
	Permanent plantations	Not defined	Not defined
	Wind farms	Not defined	Not defined
High impact rural	Aquaculture	Animal husbandry, Intensive animal husbandry	Intensive animal industry
	Intensive animal industries	Intensive animal husbandry	Intensive animal industry
	Intensive horticulture	Intensive agriculture	Intensive agriculture
	Wholesale nursery	Plant nursery	Shop, Commercial premises
	Winery	High impact industry	Industry, Noxious industry
Essential services	Detention facility	Public facility – other (category 4)	Community orientated activities
	Emergency services	Community purposes (category 1)	Community orientated

Column 1 Adopted infrastructure charge category	Column 2 Use State Planning Regulatory Provision (SPRP)	Column 3a Use Banana Shire Planning Scheme 2005	Column 3b Use Taroom Shire Planning Scheme 2006
			activities
	Health care services	Public facility – other (category 5)	Community orientated activities
	Hospital	Public facility – other (category 5)	Community orientated activities
	Residential care facility	Public facility – other (category 5)	Community orientated activities
	Veterinary services	Commercial premises	Commercial premises
Specialised uses	Air services	Transport terminal	Transport terminal, Airport
	Animal keeping	Kennels and catteries	Stable, Kennel, Cattery
	Car park	Off street car park	Outdoor activity area, Storage facility
	Crematorium	Community purposes – (category 2)	Community oriented activities
	Extractive industry	Extractive industry	Extractive industry
	Major sport, recreation and entertainment facility	Motor sport facility, Outdoor entertainment	Outdoor recreation
	Motor sport	Motor sport facility, Outdoor entertainment	Outdoor recreation
	Non-resident workforce accommodation	Workers accommodation	Accommodation building
	Outdoor sport and recreation	Outdoor entertainment, Motor sport facility, Open space	Outdoor recreation, Park, Outdoor activity area
	Tourist attraction	Indoor entertainment, Outdoor entertainment	Indoor recreation, Outdoor recreation
	Utility installation	Public facility – other (category 3 & 7), Public facility – operational	Public utility, Railway activities
	Minor uses	Advertising device	Advertising device
Cemetery		Community purposes – (category 2)	Community oriented activities
Home based business		Home based business	Home business
Landing		Public facility – operational (category 1.h)	Not defined
Market		Shop	Shop
Outdoor lighting		Not defined	Not defined
Park		Open space, Outdoor entertainment	Park, Outdoor recreation
Roadside stalls		Roadside stall	Shop
Telecommunications facility		Public facilities – operational (category 1.k), Public facilities – other (category 6)	Public utility
Temporary use		Not defined	Not defined

Note:

- Where there is a discrepancy between the use definitions in the Banana Shire Planning Scheme 2005 or the Taroom Shire Planning Scheme 2006 and the uses identified in the various charge categories in the SPRP the charge category will be determined by Council.
- Where there is a discrepancy between the information in this factsheet and the Charges Resolution, the Charges Resolution will prevail.