



Draft State planning regulatory provision (adopted charges)

July 2011



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Contents

1.	Division 1 – Preliminary.....	1
1.1	Short title	1
1.2	Purpose of the Draft SPRP	1
1.3	Area to which this Draft SPRP applies.....	1
1.4	Definitions.....	1
2.	Division 2 – Infrastructure charges	2
2.1	Infrastructure for which charges may be levied.....	2
2.2	Development subject to adopted infrastructure charges	2
2.3	Adopted infrastructure charge	2
2.4	Maximum adopted charge.....	3
2.5	Adopted infrastructure charges resolution.....	3
3.	Division 3 - Proportional split of an adopted infrastructure charge between a distributor-retailer and relevant local government	4
4.	Division 4 – Priority infrastructure areas.....	5
5.	Division 5 – Indexation of adopted infrastructure charges schedule	6
6.	Division 6 – Draft infrastructure charges reform guideline.....	7
	Schedule 1 – Adopted infrastructure charges schedule.....	8
	Schedule 2 – Priority infrastructure area maps.....	12

1. Division 1 – Preliminary

1.1 Short title

- (1) This Draft State planning regulatory provision may be cited as the *Draft State planning regulatory provision (adopted charges)* (Draft SPRP).

1.2 Purpose of the Draft SPRP

- (1) This Draft SPRP is made for chapter 8, part 1, division 5A of the *Sustainable Planning Act 2009* (SPA).
- (2) The purpose of this Draft SPRP is to:
 - (a) establish a *maximum adopted charge* for *trunk infrastructure*
 - (b) identify, for certain *local government areas*, *priority infrastructure areas* to facilitate some aspects of development sequencing in relation to the charging framework while those *local governments* complete their *priority infrastructure plans*
 - (c) provide a default proportional split that may be levied by a *distributor-retailer* and relevant *local government*, until 30 June 2013.

1.3 Area to which this Draft SPRP applies

- (1) This Draft SPRP applies to all Queensland *local government areas* with the following exceptions:
 - (a) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2009*
 - (b) development in a *urban development area* under the *Urban Land Development Authority Act 2007*
 - (c) development in a *master planned area* under the SPA, except where a *local government* has made an *adopted infrastructure charges resolution* that states otherwise.

1.4 Definitions

- (1) Where a word or term used in this Draft SPRP is defined in the SPA or Queensland Planning Provisions, that word or term will have the meaning given in the SPA¹ or Queensland Planning Provisions.

¹ Words used in the Draft SPRP that are defined in SPA are italicised.

2. Division 2 – Infrastructure charges

2.1 Infrastructure for which charges may be levied

- (1) *Adopted infrastructure charges* may be levied for *development infrastructure* that is *trunk infrastructure*.

2.2 Development subject to adopted infrastructure charges

- (1) The types of development that may trigger the levying of *adopted infrastructure charges* are:
 - (a) *reconfiguring a lot*
 - (b) *a material change of use of premises*
 - (c) *carrying out building work*.

2.3 Adopted infrastructure charge

- (1) To remove doubt, a *local government* and *distributor-retailer* may levy a charge for supplying *trunk infrastructure* as an *adopted infrastructure charge*. An *adopted infrastructure charge* is:
 - (a) if the *local government* has adopted a charge for the infrastructure under an *adopted infrastructure charges resolution*, the adopted charge; or
 - (b) otherwise, the lesser of the following:
 - i. a charge equivalent to the *pre-SPRP amount* for development for which the charge is levied under a *planning scheme policy* or *priority infrastructure plan*
 - ii. the *maximum adopted charge* for the infrastructure.
- (2) The total infrastructure charges levied for *trunk infrastructure* including *reconfiguration of lot* and/or *material change of use* and/or *building work* development, are to be no greater than the *adopted infrastructure charge*.
- (3) To remove doubt, an *adopted infrastructure charge* can be allocated by a *local government* and a *distributor-retailer* across a *reconfiguration of a lot* and/or *material change of use* and/or *building work* development (e.g. on a percentage basis), as long as the total charge levied does not exceed the *adopted infrastructure charge*.
- (4) If a type of development identified in section 2.2 of this Division, may in a *local government's* opinion be the subject of more than one use, the *local*

government may levy an *adopted infrastructure charge* for development on the basis of the use with the highest potential demand.

- (5) The *maximum adopted charge* for development identified in section 2.2 of this Division is the charge stated in Schedule 1.

2.4 Maximum adopted charge

- (1) The *maximum adopted charge* for *trunk infrastructure* is as per the *adopted infrastructure charges schedule* at Table 1 of Schedule 1.

2.5 Adopted infrastructure charges resolution

- (1) A *local government* may decide matters about charges for infrastructure by an *adopted infrastructure charges resolution*².

² Refer to Section 648D of SPA and the infrastructure guideline for further information on *adopted infrastructure charges resolutions*.

3. Division 3 – Proportional split of an adopted infrastructure charge between a distributor-retailer and relevant local government

- (1) This division applies to Queensland Urban Utilities and Ipswich City Council until 30 June 2013.
- (2) For Queensland Urban Utilities and Ipswich City Council the proportion of an *adopted infrastructure charge* that can be charged by Queensland Urban Utilities and Ipswich City Council, is as per the proportional split in the *planning scheme policy* for Ipswich City Council as at 30 June 2011.

4. Division 4 – Priority infrastructure areas

- (1) *Priority infrastructure areas* for the relevant *planning scheme areas* are identified in Schedule 2.
- (2) For *local governments* with an adopted *priority infrastructure plan*, the adopted *priority infrastructure plan* prevails over division 4 (1) of the Draft SPRP, for the relevant *planning scheme area*.

5. Division 5 – Indexation of adopted infrastructure charges schedule

- (1) The Minister responsible for the SPA may change the amount of a *maximum adopted charge*³.

³ Refer to section 648C of SPA or the infrastructure guideline for further information on changes to the *maximum adopted charge*.

6. Division 6 – Draft infrastructure charges reform guideline

- (1) The draft infrastructure charges reform guideline (draft infrastructure guideline) provides advice on implementation of the Draft SPRP and is declared as 'extrinsic material' under the *Statutory Instruments Act 1992*.

Schedule 1 – Adopted infrastructure charges schedule

- (1) The *maximum adopted charge* for development is to be calculated in accordance with the *adopted infrastructure charges schedule*.
- (2) For a *local government* to which section 648A(1)(b) of the SPA applies, the *maximum adopted charge* for particular development is the amount stated for the development in Table 1 of this schedule.
- (3) For a *local government* to which section 648A(1)(a) of the SPA applies, the *maximum adopted charge* for particular development is \$1, plus the amount stated for the development in Table 1 of this schedule.

Table 1 – Adopted infrastructure charges schedule

Adopted infrastructure charge category	Queensland Planning Provision use	Maximum adopted charge
3 or more bedroom dwelling		\$28 000 per dwelling
1 or 2 bedroom dwelling		\$20 000 per dwelling
Accommodation (short term)	<ul style="list-style-type: none"> • Hotel • Short-term accommodation • Tourist park 	\$10 000 per dwelling unit (1 or 2 bedroom dwelling) or \$14 000 per dwelling unit (3 or more bedroom dwelling)
Accommodation (long term)	<ul style="list-style-type: none"> • Community residence • Hostel • Relocatable home park • Retirement facility 	\$20 000 per dwelling unit (1 or 2 bedroom dwelling)) or \$28 000 per dwelling unit (3 or more bedroom dwelling)
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
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 (e.g. washing, packaging, processing, refrigeration)
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 • Outdoor sport and recreation • Port services • Tourist attraction • Utility installation • Extractive industry 	Use and demand determined at time of assessment
Minor uses	<ul style="list-style-type: none"> • Advertising device • Cemetery • Home based business • Landing • Market • Non-resident workforce accommodation • Roadside stalls • Telecommunications facility • Temporary use • Park • Outdoor lighting 	Nil charge

* GFA has the meaning given in the Queensland Planning Policy

Schedule 2 – Priority infrastructure area maps

Priority infrastructure area maps for local governments' can be viewed at www.dlgp.qld.gov.au.

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