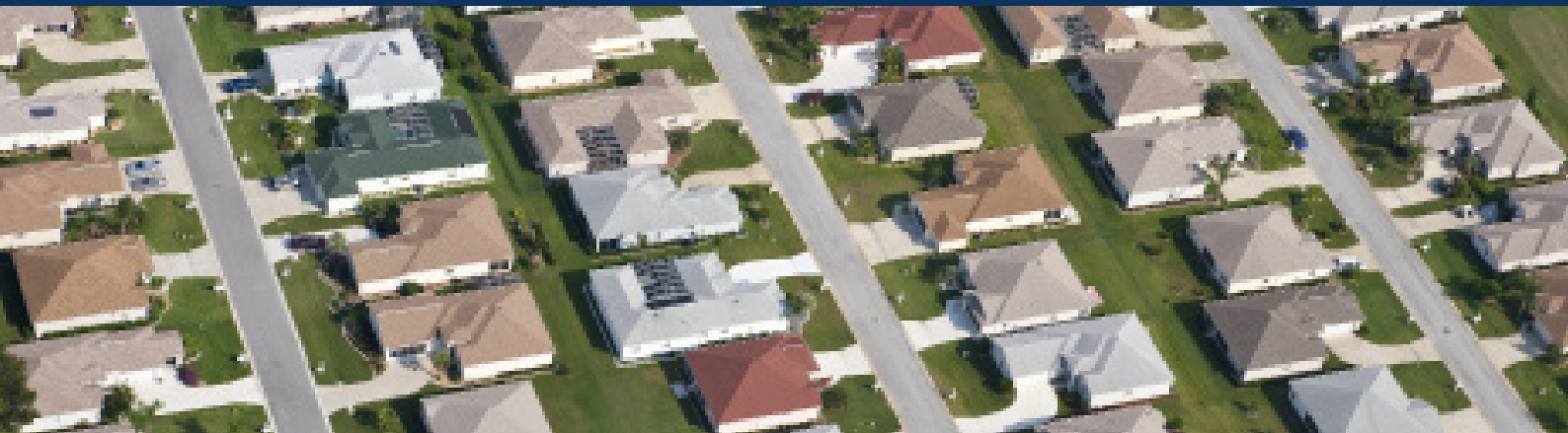


Fact Sheet

Infrastructure charges



WHAT ARE INFRASTRUCTURE CHARGES?

Infrastructure charges are fees that council usually 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-12.2-2017](#)

WHAT IS TRUNK INFRASTRUCTURE?

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

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

It is identified in the [Local Government Infrastructure Plan Part 4](#) of the Central Highlands Regional Council Planning Scheme 2016.

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.

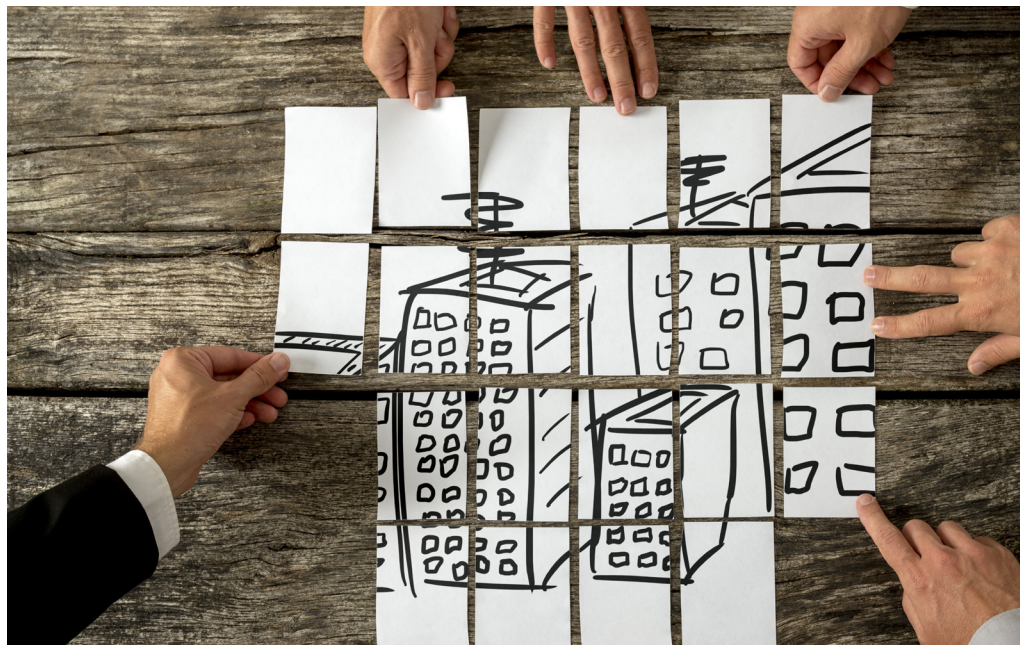
There are some exceptions such as:

- boundary realignments
- temporary developments
- developments that do not create

additional demand on trunk infrastructure, where the existing use of the site is lawful

- developments with prior payments. For example, construction of a dwelling house on a vacant lot where the developer of the estate has already paid infrastructure charges when it was subdivided

Infrastructure charges may also apply to developments that do not require council approval (accepted developments). In this case, council will issue an infrastructure charges notice after a building approval has been issued. Whilst this is uncommon, developers should contact council to discuss their proposal.





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. The calculation 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, suites 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 (asphalt or concrete) 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)	Before endorsement of the survey plan.
Material change of use	Whichever occurs first: Before compliance certificate is issued, or before the change of use commences.
Building work	Before final inspection or building classification certificates are issued.



FURTHER INFORMATION AND TIPS

- If you have an idea or proposal you'd like to scope out, you can request an informal meeting with a planner to get feedback and advice on potential applications.
- If you have planned a development application that's almost ready for submission, you can request a pre-lodgement meeting with council's development assessment team.
- The more information you provide with your idea and proposal, the better we can assist.
- Contact council's planning department