

## INFRASTRUCTURE CHARGES RESOLUTION (NO.7) 2017

### TABLE OF AMENDMENTS

Refer to Tracked Change Version Resolution 7 in the Attachments for relevant section numbers.

(A) denotes an administrative change and (P), a policy change

Item No.	SECTION	PROPOSED AMENDMENT	REASON FOR AMENDMENTS
1 (A)	Entire document	Rename from Infrastructure Charges Resolution (No.6) 2014 to Infrastructure Charges Resolution (No.7) 2017	New version of the Resolution
2 (A)	Entire document	Amend all references of previous Act – <i>Sustainable Planning Act</i> to new Act – <i>Planning Act</i> and subordinate legislation	<i>Planning Act 2016</i> (PA) now in effect.
3 (A)	Entire document	Various amendments to reflect amended name to Table 13.1 (Schedule of adopted charges - material change of use or building work) new Table 13.2 (Schedule of adopted charges – reconfiguring a lot)	Consistency of document
4 (A)	Entire document	Replace “Specialised uses” with “Other use”	The terminology “Specialised uses” has been replaced by “Other use” consistent with the new <i>Planning Act</i> and Regulation.
5 (A)	1.4	Delete “public”	Amend the network name to be consistent with terminology used in the draft Local Government Infrastructure Plan.
6 (A)	1.5	Added definitions for Commercial lot, Residential lot, Industrial lot and Other lot	The current Resolution lists charges for reconfiguring a lot as the rate for “Residential (3 or more bedroom dwelling)”. While the charge rate is the same for each type of lot it was unclear how this was apportioned between Unitywater and Council. The charge rates stay the same and are now listed in new Table 13.2 and the apportionment of the charge for each type of lot is contained in Table 10.1.

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7 (A)	1.5	Added footnotes to "gross floor area" definition to clarify that shipping containers used as permanent structures are considered as GFA and also provide an example of what constitutes a "mall".	Provides further clarification on issues associated with applying the gross floor area definition.
8 (A)	1.5	Delete "consumer price index (CPI)" definition	No longer used in the calculation or indexing of charges. This has been replaced by the 3-yearly PPI average – consistent with the PA.
9 (A)	1.5 (3)	Added a reference to "specified local government planning scheme".	Reference to the planning scheme has been added to cover additional definitions contained in the planning scheme that would be relevant to infrastructure charges.
10 (A)	1.5	Added new definition <i>court area</i> which means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.	Charges for indoor sport and recreation use have a different charge rate for the GFA of non-court areas and the GFA of court areas. What is considered "court area" has not previously been defined. This definition gives more certainty as to what is "court area" for calculation of charges.
11 (A)	1.5	Added definition of <i>Planning Regulation</i> which means the Planning Regulation 2017 made under the Planning Act 2016.	The Planning Regulation under the Planning Act, now contains the relevant information about charges that was previously contained in the State Planning Regulatory Provisions.
12 (A)	3	Simplify the wording of this section.	Similar to sections 4, 5, 6 and 7 of this document these issues are now dealt with in the LGIP and the <i>Planning Act</i> so detail is not required to be repeated in the Resolution.
13 (A)	4.2	Remove wording "for the specified local government planning scheme"	Wording not required as there is only one LGIP relevant that is the Sunshine Coast Planning Scheme LGIP.
14 (A)	5.1	Add "and Netserv Plan" after the word LGIP.	Both the LGIP and the Netserv Plan state the trunk infrastructure networks. This was an omission in the current document.

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15 (A)	8.1(a)	Change network name from "community" to "parks and land for community facilities"	For consistency in network references.
16 (A)	8.2 and new 8.3	Amend this section to clarify the calculation of a base charge based on the adopted charge rates in the Resolution and then the base charge is indexed to the date of issue of the charges notice. The index rate has been changed to the 3-yearly PPI average, consistent with the new Act.	Clarifies current calculation method of determining a base charge and then indexing this base charge up to the maximum charge allowed by the Act.
17 (A)	8.4	Amend section to delete previous reference to reconfiguring a lot charge amount and include a reference new Table 13.2 (Schedule of adopted charges – reconfiguring a lot) for reconfiguring a lot charge amounts.	Table 13.2 (Schedule of adopted charges – reconfiguring a lot) is added to include different types of lots created, ie residential commercial industrial and other, and therefore states the different apportioning of a charge between Unitywater and Council in accordance with Table 10.1.
18 (A)	8.5(1)(b)(i)	Include additional wording "or a lot where infrastructure charges were paid for a reconfiguring a lot approval" and include reference to new Table 13.2.	Provides clarification that a previously paid charge for a lot created by a reconfiguring a lot approval applies as a credit in calculation of the base charge.
19 (A)	8.5	Change Section heading title to "Credit for existing lawful uses or vacant lots"	Previous heading was not consistent with contents of this section.
20 (A)	8.6	Add wording "The additional credit for past contribution or charge as calculated above will be deducted from the levied charge from section 8.3. This new amount will become the final levied charge"	Clarifies that additional credit from previous payments is deducted from the final levied charge.
21 (A)	9.2 (old)	Remove this section that references the rebates for charitable organisations policy.	This Policy sits outside the requirements of the current legislation and can be changed or removed at any time so does not need to be referenced in the Resolution.
22 (A)	9.2 (new)	Remove reference to "or development requiring compliance assessment"	No longer relevant to the <i>Planning Act</i>
23 (A)	9.3 & 9.4	Remove footnote references to previous Act	Footnotes are no longer relevant to new PA.

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		Reword the Automatic increase provision section to reflect current wording of the PA.	Wording consistent with the new PA.
24 (A)	Footnote to 8.5 (1)(c)(i)	Add wording "be on a single title". Remove wording "or rural".	Clarify issue where, historically, lots have been created and then conditioned to be amalgamated with an adjoining lot and the amalgamation has never happened. The two lots appear on the one title, however should be one lot if the conditions were complied with, therefore an existing lot credit should not apply to the second lot. Rural lots are now captured in the definition of residential lots so this reference is not required.
25 (A)	Table 10.1	Amend the charge categories in Column 1 of the Table to include all charge categories used in Schedule 18 in the Planning Regulation. Add the new reconfiguring a lot types and the relevant proportion split to the Table.	Clarify which charge category is subject to the different apportionment rates between Unitywater and Council. States the previously applied apportionment rates for reconfiguring a lot types that were previously applied.
26 (A)	Table 10.2	Add the new reconfiguring a lot types to the Table	Clarify current practice of proportion split between Council trunk networks.
27 (A)	13.2	Change the name of Table 13.1 to "Schedule of Adopted Charges – material change of use or building work" and add reference to new Table 13.2 Schedule of Adopted Charges – reconfiguring a lot.	Make provision for a new Table for reconfiguring a lot charges.
28 (A)	Table 13.1	Amend all charge categories in Column 2 so that they are consistent with the terms used in the new Planning Regulation Schedule 16.	Consistency with new planning documents terminology.
29 (P)	Table 13.1	Update all adopted charge rates that were at the original maximum amount in the SPRP to the new prescribed amount in the Schedule 16 of the Planning Regulation.	The current adopted charge rates, in the majority, were at the maximum that was allowed under the original SPRP (2011), eg \$28,000 for a 3 bedroom dwelling. The maximum charge rates were increased by the State Government in 2016, generally by approximately 1.1%, eg \$28,311 for a 3 bedroom dwelling. The new

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			<p>prescribed amounts have been subject to a further increase, on the 11 August 2017, by approximately 1%, the new amount for a 3 bedroom dwelling is now \$28,335.90. Council charges at the new maximum, for the majority of charges, due to the index provisions for the adopted charge contained in the Resolution. The updated adopted charge rates will be consistent with the current prescribed charge amounts in the Regulation.</p>
30 (P)	Table 13.1	<p>Change adopted charge rate for:</p> <ul style="list-style-type: none"> <li>• 1 bedroom dwelling unit or suite of \$14,000 (original maximum charge rate of \$20,000) to new prescribed amount of \$20,239.95</li> <li>• 1 bedroom relocatable dwelling site of \$14,000 (original maximum charge rate of \$20,000) to new prescribed amount of \$20,239.95</li> <li>• a bedroom that is not part of a suite for short term accommodation from \$7,000 to the new prescribed amount of \$10,119.95.</li> <li>• cabins with 2 bedrooms or less from \$7,000 to the new prescribed amount of \$10,119.95 and cabins with 3 or more bedrooms from \$10,000 to the new prescribed amount of \$14,167.95.</li> <li>• Indoor sport and recreation from \$150/m<sup>2</sup> GFA (non-court areas) and \$20/m<sup>2</sup> GFA (court areas) to new prescribed amounts of</li> </ul>	<p>The original Council adopted charge rates for residential development in the first Resolution in 2011 were less than the maximum charge rate set by the State. This was done based on typical contributions from the previous policies and an analysis of future revenue from the charges. There is no real correlation between the maximum charge rates set by the State and the cost of the provision of trunk infrastructure. It is therefore proposed to increase all of the adopted charge rates to be consistent with the prescribed amount set by the State. With the following exception of tent and caravan sites charge rates.</p>

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		\$202.40 and \$20.20 respectively.	
31 (P)	Table 13.1	Change adopted charge rates for tent sites and caravan sites, from the rate of \$10,000 per 1 or 2 sites to \$7,195 for a single site and \$9,740 for 2 sites.	The State, for reasons unknown, under the previous and current Acts has a charge of \$10,111.15 whether you are applying for one site or two sites or \$14,155.60 for groups of three sites. This creates an anomaly where one can pay a different rate per site depending on how many sites are applied for. The proposed revised charge rates for a single or groups of two sites will make Council's proportion of the final charge the same as the current charge rate of \$14,167.95 per three sites (\$2,550 per site after deducting the Unitywater proportion of the maximum charge).
32 (P)	Table 13.1	Add note (5) to the Table to allow for no charge, for Council's proportion of the charge, for the first 5 tent or caravan parks sites.	To recognise as ancillary, small scale tent site and caravan site facilities, generally in the rural and rural residential areas, it is proposed to waive the requirement for an infrastructure charge for the first 5 sites of a proposal. It is also proposed to include an advice that a credit for sites where charges were not levied under these provisions will not apply to future development proposals.
33 (A)	Table 13.1	Add Residential care facility charge rate to Retirement Community use definition under Caloundra Planning Scheme	Caloundra Planning Scheme definitions include residential care facility in the retirement community definition, therefore the charge rate for this use has been added to the Table.
34 (A)	Table 13.1	Added cabin charge rates to Short-term accommodation use	Short-term accommodation use definition includes cabins so a charge rate is needed.

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		in Sunshine Coast Planning Scheme uses	
35 (A)	Table 13.1	Change description of bedrooms in suites and cabins from "1 or 2 bedrooms" to "2 or less bedrooms"	For consistency with changed terminology used in the Regulation.
36 (A)	13.3	Add new section 13.3 that contains charge rates for the various reconfiguring a lot types	Included so that apportionment of the charge for the different lot types is clarified in the breakup agreement with Unitywater in Table 10.1.
37 (P)	1.5 (1) & Table 13.1	Remove the definition of Air services from Section 1.5(1). In Table 13.1 remove wording "Nil for Council proportion of the charge" and amend the wording for how the charge is determined, to be consistent with "Other uses" charge determination. Amend Note 4 at the end of Table 13.1 to "Nil charge for Council's proportion of the charge for the development of air services at the Caloundra Aerodrome".	Removal of this definition will remove any inconsistency with the definition in the planning scheme. The changes to Table 13.1 will reinstate a charge applying to Air services. Note 4 amendment will maintain a nil charge for air services development at the Caloundra Aerodrome.
38 (A)	Table 13.1	Amend wording for how "Other uses", charge rates are determined to be consistent with the wording used in the Planning Regulation as follows: "The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use".	Consistency with the Planning Regulation.