

LGAQ ANNUAL CONFERENCE MOTION – 2016

Submitting council / organisation Sunshine Coast Council	
Date of council / organisation resolution 18 August 2016	LGAQ Policy Executive district District 2 (South East)
Number and title of motion	
Motion	To investigate providing legislative power to local government to apply catchment based developer contributions for delivery of non-trunk infrastructure.
Background	<p>Currently the 'first developer' is required, via development approval conditions, to provide connection to the network upgrades triggered by that development, often at significant cost. The spare capacity of those upgrade works is then enjoyed at no cost by follow-on development.</p> <p>It should be noted that in such situations, connections-to-network do not qualify as trunk works identified in councils' plans for trunk infrastructure, hence fall outside the infrastructure charges regime.</p> <p>There is a case to be put calling for a spread of those connections-to-network costs across all the development beneficiaries, defined within a closed and clearly identified catchment. Where the 'first developer' would still be conditioned to deliver the works, it would be on the understanding that collected and to-be-collected contributions would be provided to that 'first developer' funding the works. This would not only introduce equity, it could also incentivise investment that might otherwise balk at the high cost of development, often at a cost to make a project unprofitable. There is currently no legislative power enabling councils to collect and distribute such contributions.</p>
<p>What is the desired outcome sought?</p> <p>What are the impacts (positive or negative) on local government?</p>	That the LGAQ Annual Conference resolves to support the motion to engage with State Government to introduce legislation in support of the motion.
LGAQ comment	