

Attachment 1 – Summary of Proposed Amendments to Adopted Infrastructure Charges Resolution (No.2) 2011 (Rev.1)

Section No.	Item	Proposed Amendments (as highlighted)	Reason for Amendment
1.6	Interpretation Impervious Area	<p><i>impervious area</i> means the area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.</p> <p>(Impervious area does not include hardstand or compacted earth surfaces.)</p>	Provide additional clarification
8.4 (2)	Regarding past contributions for determining discount	<p>(2) For a past contribution and or charge that has been paid for a particular network under a previous charging regime. A discount against the adopted charge for the particular network will be recognised. The amount of the discount will be determined by converting the previous payment to an equivalent adopted charge as determined by Council. The amount of the discount will not be more than the adopted charge amount for that network. The onus remains with the applicant to provide full details and evidence of any payments of contributions and or charges under a previous charging regime.</p>	Delete this clause from section 8.4 discount & add as a new section 8.5.
8.5	Additional discount for past contribution or charge	<p>(1) For a past contribution and or charge that has been paid for a particular network under a previous charging regime that exceeds the network component of the Discount applied under section 8.4 (Discount) an "additional discount" against the adopted charge for the particular network will be recognised. The amount of the discount will be determined by converting the previous payment to an equivalent adopted charge as determined by Council and only relates to the amount over and above the standard discount applied under section 8.4 (Discount). The amount of the discount will not be more than the adopted charge amount for that network. The onus remains with the applicant to provide full details and evidence of any payments of contributions and or charges under a previous charging regime.</p>	This is to clarify how the assessment & application of past contributions for additional discount is undertaken for a fair outcome to both the developer and Council.
9.5	Indexation of adopted infrastructure charge	<p>The amount of the adopted infrastructure charge is to be indexed in accordance with relevant legislation from the date of the notice to the date of payment.</p> <p>The adopted charge is first calculated at the based date of 1 July 2011 and indexed to the date of issue and then further indexed to the time of payment. Indexation is applied using variations in the Consumer Price Index at the times applicable. The indexed charge amount is limited to the "maximum amount" possible to be issued under the State Planning Regulatory Provision (adopted charges).</p>	Legislation requires further details to be provided on indexation method being applied. The additional clause provides clarification.
10.3	Allocation of adopted infrastructure charge to trunk infrastructure networks	<p>(b) Council trunk infrastructure, is stated in column 4 in Table 10.2 (Allocation of adopted infrastructure charge to trunk infrastructure networks). Sport and recreation uses are exempt from "Public parks and land for community facilities" proportion of the adopted charge.</p>	Acknowledge use is providing a complementary sport & recreation facility, hence no parks component of the adopted charge is proposed.
	Table 10.2 Allocation of adopted infrastructure charge to trunk infrastructure networks	<p>Adopted charge for residential development:</p> <p>(a) reconfiguring a lot; or</p> <p>(b) a material change of use or building work</p> <p>Transport % = 30 40</p> <p>Stormwater % = 20 10</p>	Amend allocation between Council's Transport & Stormwater networks to better align with quantum of schedule of works costs and funding for trunk capital works projects.

11.2	Application of section (Infrastructure Offset)	(a) required the following (trunk infrastructure contribution): (i) the supply of land and/or work for trunk infrastructure in a condition of a development approval under section 649 (Conditions Councils may impose for necessary trunk infrastructure) of the <i>Sustainable Planning Act 2009</i> ; (ii) the giving of part of the land the subject of a development application or request for compliance assessment in a notice given under section 648K(2 3) (Agreements about, and alternatives to, paying adopted infrastructure charge) of the <i>Sustainable Planning Act 2009</i> (land dedication notice); and	Minor corrections
11.3	Claim for infrastructure offset	(1) The person bound to provide the trunk infrastructure contribution and the adopted infrastructure charge for the development under the <i>Sustainable Planning Act 2009</i> (claimant) may give a notice in the prescribed form to the Council which states the following: (a) that the claimant proposes to supply the trunk infrastructure contribution; (b) that the claimant seeks an offset for the supply of the trunk infrastructure contribution against an adopted infrastructure charge (infrastructure offset); (c) the claimant's estimate of the following: (i) the planned estimate of the trunk infrastructure land contribution; (ii) the planned or pre-market estimate of the trunk infrastructure works contribution; (iii) the value of the infrastructure offset for the trunk infrastructure contribution.	Amend to allow the full, current day costs of providing trunk infrastructure works to be offset against infrastructure charges.
11.4	Calculation of infrastructure offset	(1) The value of an infrastructure offset for the trunk infrastructure contribution which is: (a) land, is the planned estimate of the land; and (b) work, is the lesser either of the following: (i) the planned estimate of the work (where agreed by both parties); or (ii) the pre-market estimate of the work. (2) The planned estimate of land or work for the trunk infrastructure contribution is the net present value of the establishment cost of the trunk infrastructure contribution item stated in the schedule of works which is calculated having regard to the following: (3) (c) The claimant (i) must undertake a tender process in accordance with the Council's Procurement Policy for any work contribution which is eligible for an Infrastructure Offset under this document; (ii) must give the Council a Notice which states the claimant's calculation of the pre-market estimate, which will include, as applicable; A. a copy of the tender advertisement; B. a copy of each tender received; C. the claimant's preferred tenderer; D. the claimant's reason for the preferred tenderer; E. a copy of the proposed Work Contract issued by the claimant's preferred tenderer; F. detailed plans and specifications showing the extent of the Work Contribution eligible for an Infrastructure Offset; G. the claimant's calculation of the cost providing a Works Contribution to which an Infrastructure Offset applies; H. the total of the claimant's calculation of the Pre-Market Estimate.	Provides additional guidance in calculation of pre-market estimate for an infrastructure offset.

13	Schedule of adopted charges	(c) where connection to the water supply or sewerage networks is not provided, Table 13.1 (Schedule of adopted charges) the adopted charge in Column 4 is reduced by 20% for each network not provided.					Minor change only to provide additional clarification	
13	Table 13.1 Schedule of adopted charges	Development under The Noosa Plan	Multiple Housing – Type 1 Relative or employee	Residential	3 or more bedroom 2 bedroom 1 bedroom dwelling unit	\$27,000 \$19,500 \$13,000 Ancillary to & included in Detached House	Included in adopted charge in Column 4	To align with Maroochy and Caloundra Planning Schemes where the annexed dwelling is included in the defined use for a detached house.
			Multiple housing - Type 3 Retirement and special needs (aged care facility) ⁽⁴⁾	Essential services ⁽⁴⁾	m ² GFA	\$140	\$10	To recognise these developments generally have occupants that place reduced demand on Road and Park networks.
			Multiple housing - Type 3 Retirement and special needs (residential retirement village) ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom 2 bedroom 1 bedroom dwelling unit	\$27,000 \$19,500 \$13,000	Included in adopted charge in Column 4	To recognise these developments generally have occupants that place reduced demand on Road and Park networks.
			Visitor accommodation - Type 4 Conventional (hotel/motel/hostel may include common dining & recreation facilities) Visitor accommodation – Type 4 Conventional (fully self-contained dining & recreation facilities within dwelling unit)	Short term accommodation	room	\$6,500	Included in adopted charge in Column 4	Correction to align with SPRP i.e.: in that all forms of visitor accommodation are classed 'short term'
			Animal husbandry	High impact	m ² GFA	\$20	NA Nil	Correction to align with SPRP

			- Type 2 Intensive	rural ⁽¹⁾	(Transport charge only)		(Adopted charge for stormwater)	
			Entertainment and dining business - Type 2 Recreation, amusement and fitness ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$200 140 (excluding court areas) \$20 (court areas)	\$10	Amend rate for balance area to reflect a charge that is more aligned to use. Acknowledge use is providing a complementary sport & recreation facility.
			Open space - Type 1 Sport and recreation ⁽³⁾	Special uses ⁽³⁾	Use and demand determined at time of assessment.		\$10	Acknowledge use is providing a complementary sport & recreation facility.

13	Table 13.1 Schedule of adopted charges	Development under Maroochy Plan 2000	Residential Care facility ⁽⁴⁾	Essential services ⁽⁴⁾	m ² GFA	\$140	\$10	To recognise these developments generally have occupants that place reduced demand on Road and Park networks.
			Retirement Village ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom 2 bedroom 1 bedroom dwelling unit	\$27,000 \$19,500 \$13,000	Included in adopted charge in Column 4	To recognise these developments generally have occupants that place reduced demand on Road and Park networks.
			Aquaculture, Intensive Animal Husbandry, Intensive Horticulture, Wholesale Nursery	High impact rural ⁽¹⁾	m ² GFA (Transport charge only)	\$20	Nil	Correction to align with SPRP
			Winery	High impact rural ⁽¹⁾	m ² GFA (Transport charge only)	\$20	Nil	Correction to align with SPRP
			Gyms ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$200 140 (excluding court area) \$20 (court areas)	\$10	Amend rate for balance area to reflect a charge that is more aligned to use. Acknowledge use is providing a complementary sport & recreation facility.
			Indoor Sports Centre ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$200 140 (excluding court area) \$20 (court areas)	\$10	Amend rate for balance area to reflect a charge that is more aligned to use. Acknowledge use is providing a complementary sport & recreation facility.
			Outdoor Recreation ⁽³⁾	Special uses ⁽³⁾	Use and demand determined at time of assessment.		\$10	Acknowledge use is providing a complementary sport & recreation facility.

13	Table 13.1 Schedule of adopted charges	Development under Caloundra City Plan 2004	Retirement community ⁽⁴⁾	Long term accommodation ⁽⁴⁾	3 or more bedroom 2 bedroom 1 bedroom dwelling unit	\$27,000 \$19,500 \$13,000	Included in adopted charge in Column 4	To recognise these developments generally have occupants that place reduced demand on Road and Park networks.
			aquaculture	High impact rural ⁽¹⁾	m ² GFA (Transport charge only)	\$20	Nil	Correction to align with SPRP
			animal husbandry - high impact	High impact rural ⁽¹⁾	m ² GFA (Transport charge only)	\$20	Nil	Correction to align with SPRP
			indoor sport, recreation and entertainment ⁽³⁾	Indoor sport & recreation facility ⁽³⁾	m ² GFA	\$200 140 (excluding court areas) \$20 (court areas)	\$10	Amend rate for balance area to reflect a charge that is more aligned to use.
			outdoor sport, recreation and entertainment ⁽³⁾	Special uses ⁽³⁾	Use and demand determined at time of assessment.		\$10	Acknowledge use is providing a complementary sport & recreation facility.
13	Table 13.1 Schedule of adopted charges <i>(All three Planning Schemes)</i>	<p>Note:</p> <p>(1) The adopted charge for high impact rural development is limited to an adopted charge for the transport network only.</p> <p>(2) Where connection to the water supply or sewerage networks is not provided, Table 13.1 Column 4 adopted charges is reduced by 20% for each network not provided.</p> <p>(2) For short-term accommodation the total charge shall not exceed the maximum calculated in accordance with Column 3, in Schedule 1 – Adopted infrastructure charges schedule of the State planning regulatory provision (adopted charges)</p> <p>(3) Sport and recreation uses are exempt from “Public parks and land for community facilities” proportion of the adopted charge.</p> <p>(4) For Retirement and residential care developments, the net charge payable for Council “Road” and “Parks” networks is reduced to 70% of the standard calculated charge apportioned to those networks.</p>						<p>Correction to align with SPRP</p> <p>Correction to align with SPRP</p> <p>Acknowledge use is providing a complementary sport & recreation facility, hence no parks component of the adopted charge is proposed.</p> <p>To recognise these developments generally have occupants that place reduced demand on Road and Park networks.</p>