

FACT SHEET: Notice of Changes

Logan Charges Resolution (No. 11) 2023

What is the Logan Charges Resolution?

Under Queensland's planning legislation, local governments can require developers to pay charges that help fund the delivery of trunk infrastructure (like major roads, parks, water, drainage and sewerage networks) to support growing communities. In Logan, these charges for both residential and non-residential development are calculated according to the Logan Charges Resolution.

What are the changes in Resolution No. 11?

On 14 December 2022, Logan City Council (Council) adopted the [Logan Charges Resolution \(No. 11\) 2023](#). This version of the Logan Charges Resolution applies the latest capped charges, addresses the recent legislative amendment on Secondary dwellings and includes changes such as introducing a new incentive for tourist parks and nature-based tourism.

These changes will take effect on **6 March 2023**. Council will provide an industry update via email and update its charge calculation system and the online Infrastructure Charges Estimator tool available in the [Logan PD Hub](#). The new version of the resolution is available on Council's [website](#).

A summary of changes in Logan Charges Resolution (No. 11) 2023 is provided below.

1. **New incentive** - Deferral of infrastructure charges up to \$100,000.00 for tourist parks or nature-based tourism development that encourages an overnight visitor market and grows Logan's visitor economy.
2. **Increase the Auxiliary unit charge** – the infrastructure charge for an Auxiliary unit is increased from 75% to 100% of the charge for a Dual occupancy dwelling. This increase is in recognition of the demand placed by Auxiliary units on Council's infrastructure networks.
3. **Introduce a charge for Secondary dwellings** - On 26 September 2022, the Queensland government introduced legislative changes to allow Secondary dwellings to be rented out to a separate household. This change eliminates the key difference between a Secondary dwelling and an Auxiliary unit in Logan. Accordingly, the same infrastructure charges are levied for a Secondary dwelling as for an Auxiliary unit.

4. **Increase the charges in accordance with the provisions of the *Planning Regulation 2017*** - The State Government annually increases the capped charge rate based on the 3-year rolling average of the Producer Price Index (PPI). Resolution (No. 11) 2023 reflects the increase.
5. **Improvements to operational matters** such as clarification on extra demand and Court Area and Gross Floor Area definitions. The Trigger for payment section has been removed from the Resolution as it is reflected in the *Planning Act 2016*.

Secondary dwellings and Auxiliary units

Building work approval for a Secondary dwelling or Auxiliary unit will require the Decision Notice and all supporting documents to be lodged with Council before 6 March 2023 to receive infrastructure charges under Logan Charges Resolution (No.10) 2022. The lodgement of a Notice of Engagement under the *Building Act 1975* and/ or the lodgement of the Concurrence Agency Referral (CAR) under the *Planning Act 2016* is not considered lodgement of building work approval.

After a copy of the approval is received by Council, an Infrastructure Charges Notice (ICN) will be issued within 20 business days. The charges are payable prior to the issue of a Compliance Certificate under the *Plumbing and Drainage Act 2018*, a Certificate of Occupancy under the *Building Act 1975*, or the commencement of the land use, whichever occurs first.

Any building work approvals for accepted development (subject to requirements) approved and lodged with Council from 6 March 2023 will incur the new charges. Development applications that have not entered the decision stage before the 6 March 2023 will also incur the new charges.

Appendix A explains various lodgement and charging scenarios for Secondary dwellings and Auxiliary units.

To learn more about Auxiliary units, Secondary dwellings, Dual occupancies and Dwelling houses, please see our [Domestic Housing Fact Sheet](#).

More Information

For further information or assistance please:

- contact Council using the details provided in the footer of this fact sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

Appendix A – Lodgement and charging scenarios

The tables below set out various scenarios for the timing of decisions and lodgement of building work approvals and development applications, to clarify when the new charges from Logan Charges Resolution (No. 11) will apply.

Building work approvals issued by a Private Certifier	
<p>Please note:</p> <ol style="list-style-type: none"> 1) Building work approval is the issuing of the Decision Notice in accordance with Section 63 of the <i>Planning Act 2016</i>. 2) If the building work is related to a development application for an Auxiliary unit lodged and decided before 1 July 2018, infrastructure charges are not applicable. 3) Lodgement of a Concurrence Agency Referral (CAR) approval is not considered to be the lodgement of the building work approval. 	
Scenario	New charges applied
Decision notice dated before 6 March 2023 and building work approval lodged with Council before 6 March 2023.	<p>No</p> <p>Infrastructure charges are calculated in accordance with Logan Charges Resolution (No. 10) 2022.</p>
Building work approval lodged with Council on or after 6 March 2023 irrespective of the Decision Notice date*.	<p>Yes</p> <p>If it is accepted development and a development application is not required, infrastructure charges are calculated in accordance with the updated Resolution (No. 11) 2023.</p>

* Decision Notice dated before 6 March 2023 and lodged to Council within 5 business days of the Decision Notice in accordance with the s.86 of the *Building Act 1975*

Development approvals issued by Council

Please note:

Infrastructure charges are assessed and calculated for development applications on approval for Secondary dwelling or Auxiliary unit land uses which refer to Material Change of Use (MCU) or Building Works assessable against the Planning Scheme (BWAP).

Scenario	New charges applied
Development application lodged and decided, or decision stage commenced, before 6 March 2023.	No Infrastructure charges are calculated in accordance with Logan Charges Resolution (No. 10) 2022.
If either: <ul style="list-style-type: none">• Development application is lodged on or after 6 March 2023; or• Decision stage commences on or after 6 March 2023.	Yes Infrastructure charges are calculated in accordance with the updated Resolution (No. 11) 2023.