

FACT SHEET: What is Infrastructure Charging?

Under Queensland's planning legislation, developers may need to contribute towards the provision of trunk infrastructure networks. Sometimes these are called developer contributions.

Logan City Council levies infrastructure charges in accordance with the current **Logan Charges Resolution**. The charges collected are used to fund part of the cost of the trunk infrastructure identified in the Local Government Infrastructure Plan (LGIP, [Part 4](#) and [Schedule 3](#) of the Logan Planning Scheme 2015).

Trunk infrastructure is higher-order infrastructure that supports large areas or catchments with a number of users or developments (e.g. major stormwater pipes for an entire neighbourhood). Trunk infrastructure is classified into these networks:

- Water supply
- Sewerage
- Movement (transport - road and cycle)
- Parks
- Land for Community Facilities
- Stormwater.

What does it apply to?

Development (reconfiguring a lot (subdivision), material change of use or building work) that creates extra demand on trunk infrastructure networks will usually incur infrastructure charges. There are some exceptions such as:

- development in a State Government Priority Development Area (PDA)
- particular housing initiatives under the [Logan Planning Scheme 2015](#), such as a Dwelling house
- boundary realignments
- temporary development
- development which does not create additional demand on trunk infrastructure, where the existing use of the site is lawful

- where prior contributions were made (e.g. a new dwelling house on a vacant lot, where the infrastructure charges were paid by the developer when the estate was first developed).

How are charges calculated?

Infrastructure charges are usually calculated for each applicable development as part of the development approval process, based on the additional demand that will be placed on trunk infrastructure networks as a result of the development. The following aspects of the development are considered:

- the **location / site** (what zone the land is in (residential or non-residential), and what charge areas apply)
- the **type** of development and land use (e.g. subdivision, dwelling house, hotel, commercial office, industry, essential services)
- the **size / scale** of development (e.g. number of units in an accommodation facility, size of a warehouse (gross floor area)).

Charges for residential development depend upon the additional number of dwellings (or units, suites, etc.) and, in some cases, number of bedrooms. For the purposes of infrastructure charges, 'residential' applies to land in the following zones:

- Emerging communities
- Environmental management and conservation
- Residential (low density, low-medium density, and medium density)
- Rural (including rural-residential).

Charges for non-residential development depend on the additional gross floor area and, for stormwater run-off, the impervious area of the site at the end of the development.

Impervious area includes sealed / covered areas of the site which water cannot penetrate, and which therefore generate run-off which impacts stormwater / drainage networks. Whether or not an area is impervious depends on what material was used there (e.g. a concrete or asphalt carpark is impervious, but a grassed or garden area is not).

When are charges payable?

An Infrastructure Charges Notice (ICN) listing any applicable infrastructure charges for the proposed development is usually issued with the Development Permit and is issued by Council to both the applicant and the property / land owner.

Infrastructure charges will be due and payable according to the trigger for payment outlined in the ICN. Triggers for payment depend on the type of development and are defined in State planning legislation:

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- for reconfiguring a lot (subdivision) – before approval of the survey plan
- for building work – before final inspection
- for material change of use – before the issue of a Compliance Certificate under the *Plumbing and Drainage Act 2002*, or before the change of use happens (whichever occurs first)
- as otherwise stated in the ICN.

Payment is not accepted on an ICN. Council monitors development and will issue an invoice for payment to the land owner when the relevant trigger for payment outlined in the ICN is reached.

What about development that does not require approval from Council?

Developments that do not require Council approval are still eligible for infrastructure charges. Council will issue an ICN after Building Approval has been issued. It is uncommon for accepted development to incur an infrastructure charge, however developers should contact Council to discuss their proposal.

More Information:

- visit Council's [Infrastructure planning and charges webpage](#);
- visit the [Logan PD Hub](#) to get an estimate of infrastructure charges for a proposed development;
- 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](#).