

FAQ - Development Infrastructure Charges

What are infrastructure charges?

Infrastructure charges are levied as part of the development assessment process. Funds are collected from developers to contribute for their use of Trunk (major) infrastructure items, so the community isn't bearing the entire cost.

Infrastructure charges are not used for infrastructure maintenance or operational purposes. They fund capital works that are necessary to support growth and development in the region.

Infrastructure charges are levied for five networks that are managed by Council:

- water supply
- sewerage
- stormwater
- transport (roads, including footpaths)
- parks and land for community facilities

What is Trunk infrastructure?

Trunk infrastructure is the 'higher order' network infrastructure that is planned and provided by Local Governments. It services multiple users and includes but is not limited to sewerage pump stations, underground stormwater, kerb and channel, local parks and major water reticulation mains.

When do infrastructure charges apply?

Maranoa Regional Council levies infrastructure charges when development occurs, that will generate extra demand on Council's trunk infrastructure networks, including development for:

- Material change of use of premises (i.e. the start of a new use, change or expansion of an existing land use) ; and
- Reconfiguration of a lot (subdivision)

Infrastructure charges generally become payable once a development is completed:

For a Material change of use this is when all building and operational works are finished and certified, and the approved use commences (e.g. when a shop commences trading).

For subdivision this is when all of the approval conditions have been met, the land has been surveyed and Council is provided with a subdivision plan to endorse the creation of new lots.

Why does Council collect infrastructure charges?

Charges are collected to help Council manage the additional demands that new development places on public infrastructure. Funds that are collected contribute to the costs of expanding or replacing infrastructure once it reaches capacity. These costs are otherwise borne by the public.

How much does Council charge?

The State Government sets out how infrastructure charges must be applied and the maximum amount that any Council can charge.

To support new development, Maranoa Regional Council's current adopted charges are less than the limits set by the State Government. The charge amounts that apply in the Maranoa Region are set out in Council's *Adopted Infrastructure Charges Resolutions*.

The Resolutions apply different amounts depending on the location, type and scale of the development.

Council has adopted lower charge amounts for development that occurs in the urban areas outside of Roma. For development that occurs in the urban areas of the former Bendemere, Booringa, Bungil and Warroo shire boundaries, the charge amounts are **25% less** than the charge amounts that apply to new development in Roma.

Do infrastructure charges have to be paid for all developments?

Infrastructure charges are only payable for the extra demand that a development will place on trunk infrastructure.

Council has established a Priority Infrastructure Area (PIA) that covers the urban areas of the region that are already serviced or intended to be serviced by Council's trunk infrastructure networks, including water, sewerage, roads, stormwater and parks and community facilities.

Council assumes that every lot within the PIA will be developed for some type of urban purpose. Each residential lot is expected to be developed with a house. Commercial and Industrial lots are expected to be developed to an extent with buildings, driveways, parking and laydown areas.

To calculate the extra demand, the development assumptions are translated to monetary 'credits' and are subtracted from the charge amount. Residential lots are credited for a value of a dwelling. Commercial and Industrial lots are credited for a certain amount of floor area and impervious area.

How are the Charges calculated?

For Residential Development:

Charges apply on a 'per unit' basis.

For example: per room for a motel, per site for a caravan park, or per house for a subdivision.

For Non-residential development:

Charges are made up of two components, being *Gross Floor Area* (i.e. building area) and *Impervious Area* (i.e. sealed land area, such as concrete driveways and car parks). For each of these components, a charge per square metre applies.

For example: \$X per square metre of floor area + \$X per square metre of Impervious area.

The total charge is calculated by subtracting the credit from the adopted charge amount.

If the charge amount is greater than the credit, then the difference will be payable. Where credits exceed the charge amount, the developer will not have to pay any charges.