Infrastructure contributions

Infrastructure contributions levied on approved developments are determined by the applicable charging regime in place at the date the approval is granted. There have been three (3) different charging regimes in recent years that may apply to existing approved developments.

1. Council of the City of Gold Coast Charges Resolution (view the most recent infrastructure charges regime)
2. Adopted Infrastructure Charges Resolution (AICR)
3. Infrastructure Charge Rates under the PIP (Infrastructure Charges Schedule) and the Planning Scheme Policies

Each regime has a number of versions which were progressively superseded and took effect at different times. Each version can be viewed by following the link under the relevant charging regime.

Current infrastructure charges regime

The first version of the Council of the City of Gold Coast Charges Resolution (No 1 of 2015) (Charges Resolution) took effect from 1 July 2015 following its adoption by Council of the City of Gold Coast (Council) on 16 June 2015. The Charges Resolution details how and when infrastructure charges will be applied to development within the Gold Coast. Subsequent amendments to the Charges Resolution have created a number of different versions. The applicable version to use will depend on when a development is approved.

Infrastructure charges are included in an Infrastructure Charges Notice. The issuing of an Infrastructure Charges Notice may be triggered by assessable development, a change approval, an extension approval, or a development requiring compliance assessment.

While the Charges Resolution has effect from 1 July 2015, Council maintains information about previous charging regimes which have applied to development approvals prior to that date. To access the previous charging regimes click on the links above to Adopted infrastructure Charges Resolution (AICR) and Infrastructure Charge Rates under the PIP (ICS) and the Planning Scheme Policies.

The types of development that may trigger the issuing of an Infrastructure Charge Notice are:

- reconfiguring of a lot
- material change of use
- carrying out building work.

To access the current charges go to the City of Gold Coast Charges Resolution page.

Forms and other information

The following provides access to relevant forms and other information relating to infrastructure charges.

Infrastructure Charges Proposal Summary

Use this form to provide the City of Gold Coast (City) with details of a development application to assist with the calculation of infrastructure charges.

Infrastructure Charges Proposal Summary (PDF 291kb)

Infrastructure Charges Proposal Summary (Word 291kb)

Application for Infrastructure Agreement

Use this form to apply for an infrastructure agreement, deferral of infrastructure payment or to request a not-for-profit rebate.

Application for Infrastructure Agreement (PDF 171kb)

Application for Infrastructure Agreement (Word 198kb)

Application for Negotiated Infrastructure Charge Notice

Use this form to request the City to provide a negotiated infrastructure charges notice for a development you are considering if your Infrastructure Charge Notice was issued under the Sustainable Planning Act 2009.

Application for Negotiated Infrastructure Charge Notice (PDF 126kb)

Application for Negotiated Infrastructure Charge Notice (Word 145kb)

Conversion applications

An initiative of the Sustainable Planning (Infrastructure Charges) and Other Legislation Amendments Act 2014 is the ability for applicants to seek a change in the classification of non-trunk infrastructure to trunk infrastructure that they are conditioned to provide via the lodgement of a Conversion Application.

Application for conversion of non-trunk to trunk infrastructure (PDF 214kb)
Infrastructure Contributions fact sheet regarding infrastructure charges estimate services

An infrastructure charges estimate is an educated calculation of the approximate cost of infrastructure charges for a development you are considering.

Download the Infrastructure Charges Estimate Service fact sheet.

Infrastructure Charges Request form

To request an estimate of infrastructure charges and/or infrastructure charge search, find the form below.

Use this form to request the City to provide an estimate of the infrastructure charges you will be required to pay for a development you are considering or to request an infrastructure charges search which will provide details of any unpaid infrastructure charges on a property as well as the resolution/policy that these charges are levied under.

Infrastructure Charges Request form (PDF 164kb)
Infrastructure Charges Request form (Word 137kb)

Local Government Infrastructure Plan (LGIP)

Refer to our Local Government Infrastructure Plan (LGIP) page for details on how the LGIP services the forecasted scale, type, timing and location of growth in the city through the provision of trunk infrastructure in a timely manner.

The Council of the City of Gold Coast's (Council) Local Government Infrastructure Plan (LGIP), formerly known as the Priority Infrastructure Plan (PIP), is a component of the Council's Planning Scheme and commenced in January 2007. Under changes to the Sustainable Planning Act (2009), the existing PIP automatically became a Local Government Infrastructure Plan (LGIP) from 4 July 2014. Council is required to prepare a new LGIP and is working towards having this in effect by July 2018. The new LGIP will have similar elements and methodology to the PIP, although infrastructure charges will continue to be set by Council resolution.

Further information

For further information regarding infrastructure contributions:

Phone: 07 5582 9030
Email: dgg@goldcoast.qld.gov.au

Related information

- Infrastructure charge rates under the Priority Infrastructure Plan (PIP) and Planning Scheme Policies
- Lodge a development application
- Plan sealing

Jump to key information

Key information

Brochures, fact sheets & reports

- Adopted Infrastructure Charges Resolution (ACCR)
- Council of City of Gold Coast Charges Resolution
- Infrastructure charges estimates service fact sheet

External links

- Gold Coast Planning Scheme - Priority Infrastructure Plan (PIP)
- Planning Scheme Policies

Frequently asked questions

What are unpaid infrastructure charges?

Council of the City of Gold Coast (Council) is currently undertaking an audit of its infrastructure charging system to determine those applications where infrastructure charges have not been paid. These charges are referred to as unpaid infrastructure charges.

How are unpaid infrastructure charges recovered?
This depends on how the charges were levied originally.

If the charges were levied in accordance with Council's Priority Infrastructure Plan, Adopted Infrastructure Charges Resolution or Charges Resolution, the process will involve issuing a Show Cause Notice which will request you to show cause to Council as to why an Enforcement Notice should not be issued to you.

If any response to the Show Cause Notice is not satisfactory, Council may then issue you with an Enforcement Notice. The notice will request that you comply with the conditions of the approval by making payment of the unpaid infrastructure charges.

If payment is not made in response to an Enforcement Notice, Council may begin proceedings in Court to recover the unpaid infrastructure charges.

**I was not the owner of the property at the time the charges were levied, why am I responsible for payment?**

Infrastructure charges and development approvals attach to the land and are binding on the owner and the owner's successors in title.

**I am the owner of the property, but was not the applicant for the development approval which triggered the charges. Am I responsible for payment?**

If the charges were levied in accordance with Council's Priority Infrastructure Plan, Adopted Infrastructure Charges Resolution or Charges Resolution, then you, ultimately the charges are the responsibility of the property owner, as these unpaid infrastructure charges can be recovered as a rate against the property.

If the charges were levied as conditions on the development approval under Council's earlier Planning Scheme Policies, then you may still be responsible for the payment of the charges.

**Can I pay my charges off over a period of time?**

Upon application, Council will make an assessment of your situation and may enter into an Infrastructure Agreement with you to pay the charges off over a period not exceeding twelve (12) months.

There is a fee associated with the application (currently $306 for the 2014-15 financial year), and you must complete an Application for Infrastructure offset agreement, infrastructure payment deferral or rate rebate request form.

You will be asked to provide evidence of the extenuating circumstances which are preventing you from paying the unpaid infrastructure charges immediately. In addition to this, Council may require security (usually in the form of a bank guarantee) for the full amount of the charges plus five percent.

**My unpaid infrastructure charges have been transferred to my rates. What do I do now?**

You should ensure you comply with any rates notice issued to you which includes an unpaid infrastructure charges amount (referred to as Outstanding Infrastructure Charges on a rates notice). You can either

- pay the full amount of the charge by the due date stated on the rates notice or
- apply to Council to enter an arrangement to pay rates off over a period of time.

**Notes:** Rates that are overdue currently attract penalty interest calculated at 11 per cent per annum, compounding daily. The penalty interest also applies to unpaid infrastructure charges which have been transferred to the rates notice of the property.

**How do recent changes to infrastructure charges affect me?**

Recent changes made to the way in which infrastructure charges are calculated will not affect previously levied charges. The infrastructure charges levied to you must be paid in accordance with the relevant charging regime in place at the time your charges were levied.