

GUIDELINES FOR INFRASTRUCTURE POLICIES 3A, 3B, 16 AND 19

1. Commencement of Planning Scheme Policies for Infrastructure

Policies for infrastructure commenced on Monday 2 February 2004. There are four Policies as follows:

Policy 3A - Policy for Infrastructure Water Supply Network Developer Contributions

Policy 3B - Policy for Infrastructure Sewerage Network Developer Contributions

Policy 16 (see note) - Policy for Infrastructure Recreation Facilities Network Developer Contributions

Policy 19 (see note) - Policy for Infrastructure Transport Network Developer Contributions.

NOTE: Policy 16 (Recreation Facilities) and Policy 19 (Transport Network) do not apply to development applications assessed for infrastructure charges under the Priority Infrastructure Plan (PIP). These policies apply to pre-PIP development applications only. Policy 3A (Water Supply Network) and Policy 3B (Sewerage Network) remain current and will continue to apply to all development applications until such time as the Water Supply Network and Sewer Network are also converted to applying the PIP charge calculation methodology.

2. Actual Development versus Planning Scheme Density

To plan infrastructure for the sewerage, water supply and open space networks, Gold Coast City Council developed a yield factor layer that is aimed at providing a benchmark for infrastructure planning. The yield factor map converts the gross developable area to the net developable area of a lot. *Our Living City Gold Coast Planning Scheme* residential densities are then applied to give the yield expected for the lot.

The "yield factor" represents the percentage of developable land within a specific lot. It accounts for future roads, transport corridors, floodplain areas, open space and any other constraints to development that affects the net developable area.

Where easements or covenants are over a lot proposed to be developed, then the area may be excluded for the calculation of net developable area, provided the development does not benefit or use the easement or covenant.

There are three scenarios that can occur when the yield is calculated:

- 1) The proposed densities to be developed, match those of the yield factor. Where this scenario occurs, there are no conflicts between infrastructure planning and development density proposals and the developer contribution is calculated accordingly.
- 2) The proposed densities to be developed are higher than those of the yield factor. Where this scenario occurs, if the development densities are higher than those assumed in the yield factor method, the contributions are calculated on the proposed yield. Council's infrastructure providers are to determine if extra conditions are required for further augmentation of the network.

- 3) The proposed densities to be developed are lower than those of the yield method. Where this scenario occurs, there are conflicts between infrastructure planning and development density proposals. The applicant is encouraged to review the densities proposed from the development and increase the densities to that in the planning scheme.

The applicant can submit written grounds to support their argument that a lower yield factor should be applied to their site if the development cannot yield the densities planned due to constraints on net developable area.

Note: Only the yield factor is subject to review. The other aspects of calculating the contribution will not be reviewed as part of the assessment of the application.

3. Transfer of Infrastructure Credits

Council will not permit the transfer of credits for the same network between different developments. For example, infrastructure credits for the same network cannot be transferred from a Coomera to a Beenleigh development, or between different developments in the same financial catchment.

Council will not permit the transfer of credits between different networks. For example, credits for the Transport Network cannot be transferred to the Water Supply Network.

4. No Additional Demand Created as a result of Redevelopment

If redevelopment of a lot proposes to demolish a dwelling and replace with a like dwelling then the yield factor or developer contribution will not apply, even though the planning scheme may provide for a higher density.

If a development of a lot proposes to demolish an existing detached dwelling and construct a duplex, and planning scheme densities yield 3 units, then the developer will be charged for the extra 2 providing the site can accommodate 3 units. Where a Material Change of Use is proposed and involves only minor building work, the applicant will pay for any increased demand.

5. Existing Conditions

Where existing conditions apply for headworks developer contributions for the water supply and sewerage networks, then the developer is to pay the contribution at the rate that is applicable at the time of payment, unless specifically otherwise stated in the conditions of development.

6. Family Accommodation

Where family accommodation is proposed, developer contributions apply at the following rates for each of the networks:

- Water 0.275 ET
- Sewerage 0.275 ET
- Recreation 0.410 ET
- Transport 2-vehicle trips/day.

An infrastructure agreement will be established between Council and the property owner where a detached Family Accommodation is proposed on an allotment that can accommodate more than two (2) dwellings, in accordance with the planning scheme.

7. Application of the Developer Contributions Policies

Developer contributions apply to all development applications that have not commenced the 'decision stage' by Monday 2 February 2004. The applicable contribution is calculated as per the relevant formula in the policy documents and applied to the development approval as a condition of approval.

For a development application lodged after the commencement of the IPA planning scheme, which is to be assessed as a development application (superseded planning scheme), Council can only impose the planning scheme policies, which were in effect prior to commencement of the Gold Coast Planning Scheme Policies. However, the revised costs under the new infrastructure policies will apply for the relevant infrastructure network.

Where an existing approval has conditions for infrastructure contributions to be paid, and those contributions have not been received prior to 2 February 2004, then it is appropriate to apply the latest adopted contribution for that infrastructure item. The contribution is calculated on the number of lots/units that were originally approved, not the planning scheme densities based on the yield factor adjustment of the new policies. (An exception would be when the actual condition explicitly sets an alternative contribution.)

8. Industrial/Commercial Developments Reconfiguration of a Lot

Where it is proposed to reconfigure a lot, and the development type/use for the lot is unknown, developer contributions will apply to the lot created at the building application stage for the Transport Network.

Council's Strategic Growth Management committee, at its meeting on 20 April 2004, resolved to encourage water savings incentives for industry and business domains/precincts.

Where the developer undertakes to enter into water savings incentives for the precincts by agreement with Council, which are binding on successors of title, a developer contribution rate of 10ET per hectare for the water and sewerage networks may apply depending on the anticipated use.

9. Rebates for Developer Contributions for Non-Profit Community Groups

One or more Charge Rates may apply for a network's infrastructure. The charge rates relate to the particular charge area in which the development site is located and are shown in the ICS for each Network.

Charges quoted in the PIP are as at June 2005 and will be indexed to date of charge payment, using relevant indexes. Administration on-costs of 1.5% will be included in charge rates.

Rebates for some Networks may apply to qualifying Not-For-Profit Community Groups. A request for rebate must be made at the time the development application is submitted. A Not-For-Profit Community Group will provide evidence of its not for profit and incorporated/ registered status. This shall include providing Council with a copy of its relevant constitution or governing documents and registration number under the *Associations Incorporation Act 1981* or the *Collections Act 1966* as appropriate. Council will rebate infrastructure charges for complying Not-For-Profit Community Groups in accordance with Table 2-1.

Table 2- 1 Rebates for Not-For-Profit Community Groups

Category 1 - 100% Rebate for Transport, Stormwater, Water Supply and Wastewater Networks:		
<ul style="list-style-type: none"> • Aboriginal Organisations • Welfare Organisations • Cultural Organisations • Charitable Organisations • Environmental Organisations • Youth Recreation Camps • Currumbin Wildlife Sanctuary 	<ul style="list-style-type: none"> • Scouts and Guides • Crèche / Kindergartens • Sporting and Recreational Organisations except those that hold either a gaming and / or full liquor licence. • Surf Life Saving Clubs and Rescue Organisations 	<ul style="list-style-type: none"> • Child Care Centres • Community Groups • Senior Citizens Clubs • Youth Organisations • Community Halls / Centres
Category 2 - 50% Rebate for the Transport, Stormwater, Water Supply and Wastewater Networks:		
<ul style="list-style-type: none"> • Religious nursing homes / religious aged persons homes • Schools registered with the Queensland Department of Education. • Churches / Church Halls 		

Where Council has agreed to grant a rebate, the requisite Infrastructure Charges for the Stormwater Network, Water Supply Network, Wastewater Network and for the Local Government Roads component of the Transport Network will be paid by Council from general revenue. In this way the ability of the infrastructure charges to fund the capital expenditure program is maintained.