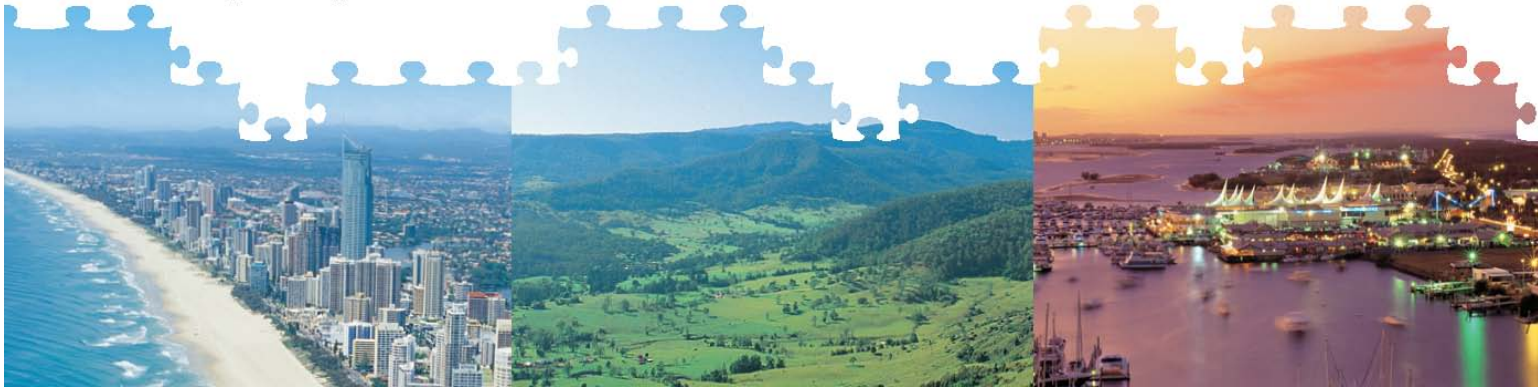


## Infrastructure planning



# Frequently Asked Questions - Priority Infrastructure Plan

## What is the Priority Infrastructure Plan?

The Priority Infrastructure Plan (PIP) for the Gold Coast is the first to be introduced in Queensland. The PIP has been prepared over the last two years in accordance with Queensland State Government legislative requirements, and will identify where growth is expected to occur and the nature and scale of this growth.

The PIP is the first major step towards more informed and transparent infrastructure charges levied against development in the City. As the PIP comes into effect, infrastructure will be built in logical stages to coincide with planned growth, ensuring residents have appropriate access to services and facilities, as well as removing the 'guess work' for developers.

A charging regime covering infrastructure including water supply, wastewater, stormwater, transport and recreation facilities, will be applied consistently across the City. The PIP will ensure that development pays its fair share towards servicing growth.

## Why is having a PIP so important for local government?

Gold Coast City is one of Australia's fastest growing cities. The PIP identifies infrastructure provision until 2021. It will be amended periodically to keep up with the City's growing population.

The PIP is a proactive planning approach to infrastructure planning provision and has been developed in accordance with State Government legislation. The PIP provides some certainty where infrastructure will be provided across the City in the future. It aims to collect funding contributions towards infrastructure identified in the plan from new developments that impact existing networks or create demand for new networks.

Effective planning significantly reduces infrastructure costs to the community and is vital in high growth areas such as the Gold Coast. Infrastructure planning is recognised as a fundamental component of land use planning that allows infrastructure to be supplied in a coordinated, efficient and orderly manner. It has a major influence on achieving sustainable development and allows for urban growth to be encouraged in areas where adequate infrastructure exists or can be provided efficiently.

The PIP forms a clear, transparent and certain basis for the calculation of infrastructure charges applicable to new development. This will ensure that developers and ratepayers are paying an equitable share of infrastructure costs. The infrastructure that comprises the PIP provides the essential components of safe, healthy and efficiently functioning local communities.

The Gold Coast community will continue to be involved in the preparation of the PIP with feedback from public consultation contributing to the decision-making process. This feedback will enable the end result to deliver environmental and economic outcomes that will benefit the community.

## What is infrastructure?

Infrastructure is land, facilities, services and works used for supporting economic activity and meeting environmental requirements and social needs.

## What will Infrastructure Charges provide?

All infrastructure charges collected will be used to provide necessary infrastructure to service the City. The infrastructure will be constructed to provide a standard of service that are appropriate to community expectations. The City's growth will be managed efficiently by providing adequate infrastructure at the right time to meet projected demand.

## How does the conditioning process work under the PIP?

Where development applications are deemed inconsistent with Council's infrastructure planning assumptions, there may be conditions placed on development approvals to make up for any shortfall in the infrastructure network.

Council may also enter into an infrastructure agreement with the developer, depending on the type of the development proposed.

## What organisations are eligible for rebates under the PIP?

Rebates apply to Not For Profit Community Groups. Some groups will receive a rebate of 50% and others 100%. Rebates do not apply to the recreation network. The table below outlines those groups that can apply for a rebate.

## What is user pays?

User pays is where any new or existing users that create demand for something pay, rather than being funded from another source.

## How are current Planning Scheme constraints considered in the calculation?

In most circumstances constraints mean the lot cannot develop to its full potential. The PIP has used a number of constraints identified in the Planning Scheme in developing the methodology. These constraints are excluded from a lot prior to calculating the infrastructure charge.

## Has global warming been considered in the PIP?

Environmental considerations have been addressed using current environmental initiatives for each of the networks. Until greater understanding, and standard industry guidelines are developed that address the potential impacts of global warming, the PIP does not cover these issues at this stage.

## Where can you get a copy of the PIP?

A copy of the PIP is available from Council offices at Nerang, Bundall, and Coolangatta. It also can be found on Council's website at [www.goldcoast.qld.gov.au/pip](http://www.goldcoast.qld.gov.au/pip)

If you have questions or require further information please contact:

Gold Coast City Council  
Developer Contributions Group  
Tel: (07) 5582 8863  
[www.goldcoast.qld.gov.au/pip](http://www.goldcoast.qld.gov.au/pip)

<b>Category 1 – 100% Rebate for the Water Supply, Wastewater, Transport and Stormwater Networks</b>		
Aboriginal organisations	youth recreation camps	child care centres
welfare organisations	Currumbin Wildlife Sanctuary	community groups
cultural organisations	scouts and guides	senior citizens clubs
charitable organisations	crèche/ kindergartens	youth organisations
environmental organisations	community halls/ centres	surf life saving clubs and rescue organisations
sporting and recreational organisations except those that hold either a gaming and/or full liquor licence		
<b>Category 2 – 50% Rebate for the Water Supply, Wastewater, Transport and Stormwater Networks</b>		
religious nursing homes/ religious aged persons homes		
schools registered with the Queensland Department of Education		
churches/ church Halls		