

Infrastructure charge proposal summary

Planning & Environment
Contributed Assets
City Development

PO Box 5042 GOLD COAST MC QLD 9729

P 07 5582 9030 F 07 5582 8241

E dcg@goldcoast.qld.gov.au

W cityofgoldcoast.com.au

Please use **BLOCK LETTERS** and complete all details in full

Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the **Information Privacy Act (Qld) 2009** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to cityofgoldcoast.com.au/privacy.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you.

Reconfiguration of lot application	Type	Proposed No of lots	Existing No of lots	Rate per lot
Enter the appropriate number of lots	• Residential lots			\$28,335.90
	• Non residential lots			
	• Management lots			

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	City Plan use definitions (for information only)				
Enter the appropriate number of dwellings Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Dwelling house	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Multiple dwellings	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Dual occupancy	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Caretakers accommodation	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Dwelling unit	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	2003 Scheme use definitions (for information only)				
Enter the appropriate number of dwellings Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Detached dwelling	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Attached dwellings and medium density detached dwellings	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Apartment	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Caretakers residence	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90

Residential land use (material change of use and building application only)	Family accommodation dwellings (2003 Scheme only)				
	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling	
	Enter the appropriate number of dwellings	1 bedroom			\$20,239.95
		2 bedrooms			\$20,239.95
	3+ bedrooms			\$28,335.90	

Non residential land use (material change of use and building application only)	Charging category	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)	
	Long term accommodation	1 bedroom				\$20,239.95	<ul style="list-style-type: none"> Community residence Relocatable home park Retirement facility Rooming accommodation 	<ul style="list-style-type: none"> Aged persons accommodation Relocatable home park Special accommodation Hostel accommodation
		2 bedrooms				\$20,239.95		
		3+ bedrooms				\$28,335.90		
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Short term accommodation	1 bedroom			\$10,119.95	<ul style="list-style-type: none"> Hotel (residential component only – see Entertainment charging category for associated non-residential charges) Short-term accommodation Tourist park Resort complex 	<ul style="list-style-type: none"> Camping ground Caravan park Motel Resort hotel Tourist cabins Hostel accommodation (backpacker) 	
		2 bedrooms						\$10,119.95
		3+ bedrooms						\$14,167.95
See further details in the Charges Resolution							See further details in the Charges Resolution	

Previous quarterly charge rates can be found on Council's website cityofgoldcoast.com.au

Non residential land use (material change of use and building application only) Enter the gross floor area (GFA)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Place of assembly			\$70.85	<ul style="list-style-type: none"> • Club • Community use • Function facility • Funeral parlour • Place of worship 	<ul style="list-style-type: none"> • Community purpose (art gallery, community hall, library, museum, scout hall and other community organised uses) • Funeral parlour • Place of worship • Reception room • Restricted club • Surf life saving club
	Common area					
	Commercial (bulk goods)			\$141.65	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom 	<ul style="list-style-type: none"> • Bulk garden supplies • Retail plant nursery • Showroom • Vehicle hire premises • Vehicle sales premises
	Common area					
	Commercial (office)			\$141.65	<ul style="list-style-type: none"> • Office • Sales office 	<ul style="list-style-type: none"> • Commercial services • Display home • Estate sales office • Funeral business • Office • Vehicle hire office
	Common area					
	Commercial (retail)			\$182.15	<ul style="list-style-type: none"> • Adult store • Food and drink outlet • Service industry • Service station • Shop 	<ul style="list-style-type: none"> • Cafe • Convenience shop • Department store • Fast food remises • Laundromat • Manufacturer's shop • Restaurant • Service industry • Service station • Shop • Shopping centre development • Take away food premises • Tourist shop
	Common area					
	Education			\$141.65	<ul style="list-style-type: none"> • Child care centre • Community care centre • Educational establishment 	<ul style="list-style-type: none"> • Child care centre • Community purposes (child day care) • Educational establishment
	Common area					

Non residential land use (material change of use and building application only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m2 GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
<p>Enter the gross floor area (GFA)</p> <p>Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution</p>	Entertainment				<ul style="list-style-type: none"> Hotel (non-residential component only – see Short Term Accommodation charging category for associated residential charges) Nightclub entertainment facility Theatre Bar Brothel 	<ul style="list-style-type: none"> Adult entertainment Amusement parlour Brothel Cinema Hotel (non-residential component) Night club Tavern
	Common area			\$202.40		
	Indoor sport and recreational facility			\$202.40	<ul style="list-style-type: none"> Indoor sport and recreation (excluding courts) 	<ul style="list-style-type: none"> Indoor sport and recreation facility (excluding courts)
	Indoor sport and recreational facility			\$20.20	<ul style="list-style-type: none"> Indoor sport and recreation (courts) 	<ul style="list-style-type: none"> Indoor sport and recreation facility (courts)
	Common area					
	Essential services				<ul style="list-style-type: none"> Emergency services Health care services Hospital Residential care facility Veterinary services 	<ul style="list-style-type: none"> Community care centre Community purposes (day respite care) Community purposes (emergency services) Community purposes (health services) Corrective institution Hospital Medical centre Veterinary clinic Veterinary hospital
	Common area			\$141.65		
	High impact industry				<ul style="list-style-type: none"> High impact industry 	
	Common area			\$70.85		
	Industry				<ul style="list-style-type: none"> Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Transport depot Warehouse 	<ul style="list-style-type: none"> Fuel depot Industry Milk depot Motor vehicle repairs Outdoor storage area Rural industry Salvage yard Storage Warehouse Waterfront (or marine) industry
	Common area			\$50.60		
	High impact rural				<ul style="list-style-type: none"> Aquaculture Intensive animal industries Intensive horticulture Wholesale nursery Winery 	<ul style="list-style-type: none"> Aquaculture Minor aquaculture
	Common area			\$20.20		
	Low impact rural				<ul style="list-style-type: none"> Animal husbandry Cropping Permanent plantations 	<ul style="list-style-type: none"> Agriculture Animal husbandry Farm forestry
	Common area			\$0		

Non residential land use (material change of use and building only) Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Minor use			\$0	<ul style="list-style-type: none"> • Cemetery • Home based business • Landing • Market • Park • Roadside stalls • Telecommunications facility 	<ul style="list-style-type: none"> • Advertising device • Bed and breakfast • Cemetery • Family day care home • Farm stay • High impact telecommunications facility • Home occupation • Home office • Kiosk • Low impact telecommunications facility • Market • Stall • Substantial structure • Temporary use
	Common area					
				\$0 (note: impervious area charges continue to apply)	<ul style="list-style-type: none"> • Parking station 	<ul style="list-style-type: none"> • Car park
	Specialist uses			Rates determined at time of assessment	<ul style="list-style-type: none"> • Air services 	<ul style="list-style-type: none"> • Caretakers residence
		<ul style="list-style-type: none"> • Animal keeping 	<ul style="list-style-type: none"> • Commercial groundwater extraction 			
		<ul style="list-style-type: none"> • Car wash 	<ul style="list-style-type: none"> • Community purposes (government use) 			
		<ul style="list-style-type: none"> • Crematorium 	<ul style="list-style-type: none"> • Ecotourism facility 			
		<ul style="list-style-type: none"> • Environmental facility 	<ul style="list-style-type: none"> • Extractive industry 			
		<ul style="list-style-type: none"> • Extractive industry 	<ul style="list-style-type: none"> • Helipad 			
		<ul style="list-style-type: none"> • Major electricity infrastructure 	<ul style="list-style-type: none"> • Kennel 			
		<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility 	<ul style="list-style-type: none"> • Marina 			
		<ul style="list-style-type: none"> • Minor tourist facility 	<ul style="list-style-type: none"> • Outdoor sport and recreation 			
		<ul style="list-style-type: none"> • Motor sport facility 	<ul style="list-style-type: none"> • Private recreation 			
		<ul style="list-style-type: none"> • Nature based tourism 	<ul style="list-style-type: none"> • Public utility 			
		<ul style="list-style-type: none"> • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Railway activities 			
		<ul style="list-style-type: none"> • Outstation 	<ul style="list-style-type: none"> • Refuse disposal 			
		<ul style="list-style-type: none"> • Port services 	<ul style="list-style-type: none"> • Refuse transfer station 			
		<ul style="list-style-type: none"> • Renewable energy facility 	<ul style="list-style-type: none"> • Telecommunications facility 			
	<ul style="list-style-type: none"> • Substation 	<ul style="list-style-type: none"> • Tourist facilities 				
	<ul style="list-style-type: none"> • Tourist attraction 	<ul style="list-style-type: none"> • Transit centre 				
	<ul style="list-style-type: none"> • Utility installation 	<ul style="list-style-type: none"> • Transport terminal 				
	Common area					

Confirmation that GFA is as per Queensland Planning Provisions definition (see notes for filling out this form)

Lawful use operating at date of lodgement

If not, date of use ceasing ___/___/___

IMPERVIOUS AREA CALCULATION (applicable only to non residential and mixed use developments)

Impervious area	Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.				
	Total impervious area (A)	Total exclusive residential impervious area (B)	Net total impervious area (A – B = C)	Rate per impervious m²	
Proposed	m ²	m ²	=	m ²	\$10.10
Existing	m ²	m ²	=	m ²	

Calculation example

Note

Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only

Impervious area = Area of roof + car parking area + pool area + paved area

Total roofed area	Total vehicle surfaces (road, parking, driveway, etc)	Total other impervious areas (including (pool, pool surrounds, pavers etc)
360 + 525 = 885m ² (A)	+ 1000m ² (A)	+ 700m ² (A)
Total exclusive residential impervious areas	Net total impervious area (Sum of A) - B = C	
360 + 700 = 1,060m ²	= 1,525m ² (C)	
		Rate per impervious m²
		\$10.10

Notes for filling out this form	
Use of this form	Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.
Rate adjustments in areas not fully serviced by Gold Coast Water	<p>All charge rates are based on areas fully serviced by Gold Coast Water. In areas not planned to be fully serviced by Gold Coast Water, rate adjustments will apply.</p> <p>Areas in the City's local government area which are not planned to be serviced by water supply or wastewater are identified in clause 8.3 (water supply service area) and clause 9.3 (wastewater service area) of the Council's Local Government Infrastructure Plan (LGIP).</p> <p>In these areas, the assessable demand rate will be reduced by Gold Coast Water's water supply or wastewater component of the charge depending on which service is not planned to be provided. If the development is in an area:</p> <ol style="list-style-type: none"> a. not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9% b. not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%.
Charging categories	Use the column "City Plan use definitions" or "2003 Scheme use definitions" (as applicable) on the right of each page to determine the appropriate charging category.
Common areas	<p>At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category.</p> <p>If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate.</p>
Credits for existing lawfully established use	<p>Credits will be provided in accordance with section 3 (credits) of the City's charges resolution. Enter the number of existing dwellings/units or the gross floor area of any existing use against the appropriate charging category. Use the "included land use" column on the right as a guide to determine the appropriate charging category to use.</p> <p>Evidence of the prior lawfully established use must be provided.</p>
Gross floor area (GFA)	<p>Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ol style="list-style-type: none"> a. building services, plant and equipment b. access between levels c. ground floor public lobby d. a mall e. the parking, loading and manoeuvring of motor vehicles f. unenclosed private balconies whether roofed or not.
Not-for-profit organisations	<p>If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "Application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit.</p> <p>Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.</p>
Exemption under section 5 of the charges resolution	Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.