Infrastructure contributions

Infrastructure contributions levied on approved developments are determined by the applicable charging regime in place at the date the approval is granted. Information relating to current and historical charging regimes is included in the links below:

1. Council of the City of Gold Coast Charges Resolution
2. Historical infrastructure charging regimes

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

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. The previous charging regimes can be found at Historical infrastructure charging regimes.

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.

Infrastructure Charges Register

The Infrastructure Charges Register (ICR) contains all levied infrastructure charges from 27 December 2019. This register is updated monthly. To verify any particular information or data provided in the register please contact the Developer Contributions Team by email at dcr@goldcoast.qld.gov.au or phone 07 5582 9030.

Download the Infrastructure Charges Register

Planning Regulation amendments

The Planning (Infrastructure Charges Register and Other Matters) Amendment Regulation 2019 (Amendment Regulation) contained amendments to the Planning Regulation 2017 relating to document availability that commenced on 1 January 2020.

The Queensland Government introduced the Amendment Regulation with the objective of improving the transparency of the infrastructure charging and planning framework. This was in response to community and stakeholder feedback on the current framework.

The Amendment Regulation introduced additional obligations to provide public access to information about the City's Local Government Infrastructure Plan (LGIP), infrastructure charges and trunk infrastructure delivery.

In addition to the City's Annual Report and Budget, this Trunk Infrastructure Information (TII) Register will be published periodically. This is in accordance with Schedule 22 Section 3A of the Planning Regulation 2017.

The TII Register is intended to provide the community and development industry with greater transparency and certainty regarding the City's commitment to plan, fund and deliver trunk infrastructure. This commitment is set out in Part 4 of the LGIP included in the City Plan. The LGIP outlines the City's vision for trunk infrastructure services. It assists in providing trunk infrastructure in an efficient, coordinated and financially sustainable way.

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

Key information

<table>
<thead>
<tr>
<th>Brochures, fact sheets &amp; reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council of the City of Gold Coast Charges Resolution</td>
</tr>
<tr>
<td>Historical infrastructure charging regimes</td>
</tr>
<tr>
<td>Infrastructure Charges Register</td>
</tr>
</tbody>
</table>

Frequently asked questions

What are unpaid infrastructure charges?

Council of the City of Gold Coast 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?
The 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 correspondence to you to pay the charges. If full payment is not made within the timeframe set out in the correspondence, the unpaid infrastructure charges may be transferred to the rates account of your property. If the charges were levied as conditions of an approval in accordance with Council’s Planning Scheme Policies, then you may receive 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. This 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 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 12 months.

There is a fee associated with this application, and you must complete an Application for Infrastructure offset agreement, Infrastructure payment deferral or non-profit 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 request security (usually in the form of a bank guarantee) for the full amount of the charges plus five per cent.

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 5.83 per cent per annum, compounding daily. This 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.