

# Policy



## STRATEGIC

# DEVELOPMENT INCENTIVES – INFRASTRUCTURE CHARGES

## Head of Power

*Local Government Act 2009*

## Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan (2017-2022):

Lockyer Business, Farming & Livelihood

2.4 Attract and support education and employment opportunities for the community.

## Definitions

**Locality** an area that is defined as a locality and which has a place name and boundaries gazetted in accordance with the *Place Names Act 1994*.

## Policy Objective

To provide guidance on the discounts provided by Council for infrastructure charges levied on development that is encouraged and incentivised to establish in the Lockyer Valley Region.

## Policy Statement

The Lockyer Valley Regional Council recognises the importance of a diversified commercial and industrial development base and a range of housing types to support the growth of the region. To support investment by the private sector, the Lockyer Valley Regional Council provides a discount for infrastructure charges levied through an infrastructure charges notice. The discounts provided in this policy recognise the lower returns on investment in the Lockyer Valley relative to major urban centres and the lesser demands on infrastructure resulting from development, particularly that which is located outside of the main centres of Gatton, Laidley and Plainland.

## Application

This policy only applies to infrastructure charges payable to Lockyer Valley Regional Council for material change of use development where:

1. a development permit for material change of use is issued prior to and including 17 June 2021;
2. the development has commenced within two years from the date that the development permit took effect;
3. all conditions of the relevant development permit have been satisfied prior to the commencement of the use;
4. the payment of infrastructure charges has been made, in full, prior to the commencement of the use;
5. the development is not subject to an infrastructure agreement for the supply of infrastructure or the payment of infrastructure charges, other than in relation to Clause 2 of the Discounted Amount section of this policy; and
6. the development has not been subject to compliance or enforcement action for a development offence under Chapter 5 of the *Planning Act 2016* for which the relevant development permit remedies the offence.

The discount will be applied, on request, as a refund upon demonstration of satisfaction of criteria 1-6 above.

This policy does not apply to infrastructure charges payable for reconfiguring a lot.

This policy does not apply to any infrastructure contributions that are payable to Urban Utilities for water cycle infrastructure, being water supply infrastructure and wastewater infrastructure.

## Discounted Amount

1. The Discounted Amount which will be accepted by Council in satisfaction of an Infrastructure Charges Notice is the amount shown in Table 1 or Table 2, whichever is greater:

**Table 1. Discount amount based on charge category**

Charge Category <sup>1</sup>	Locality	Discount Amount	Conditions
Residential uses	Plainland	12.5%	Not applicable
Long-term non-permanent accommodation	Gatton or Laidley	25%	
Short-term non-permanent accommodation	All other localities	50%	
Commercial (bulk goods)	Plainland	12.5%	Gross Floor Area of the development is less than 1,200m <sup>2</sup>
Commercial (office)	Gatton or Laidley	25%	
Commercial (retail)	All other localities	50%	
High impact industry or special industry Other industry			
Educational facility	Plainland	12.5%	Not applicable
Entertainment	Gatton or Laidley	25%	
Essential services	All other localities	50%	
Indoor sport and recreation			
Low impact rural High impact rural Place of assembly			

<sup>1</sup> The charge category is that applying to the specific land use as determined under Schedule 3 of the relevant infrastructure charges resolution.

**Table 2. Discount amounts for specific developments**

Development	Locality	Discount Amount	Conditions
Development with a sole and primary function of: 1. provision of accommodation for itinerant workers engaged in the agricultural industry of the Lockyer Valley; or 2. carrying out processes that add value to products produced by the agricultural sector of the Lockyer Valley; or 3. provision of accommodation for students attending a recognised tertiary institution.	All localities	50%	Not applicable

2. In recognition of the impacts of the COVID-19 pandemic on the development industry, for material change of use applications for which a development permit is issued between 17 June 2020 to 17 June 2021, irrespective of its charge category or function, the discount amount is 25%.
3. Council may by resolution provide a discount greater than those specified above where in the opinion of Council a particular development provides a substantial economic and/or community benefit to the Lockyer Valley.

## Related Documents

Lockyer Valley Adopted Infrastructure Charges Resolution (No.2) 2018

Lockyer Valley Adopted Infrastructure Charges Resolution (No.3) 2019

Lockyer Valley Adopted Infrastructure Charges Resolution (No.4) 2019