



## USER GUIDE #20 - INFRASTRUCTURE CHARGES

**This user guide provides information on how infrastructure charges are applied to development under the Mackay Region Planning Scheme 2017.**

### MACKAY REGION PLANNING SCHEME 2017

The planning scheme is the primary instrument for managing development in our local government area.

#### **The planning scheme:**

- outlines a 20 year vision for the region
- identifies zones and overlays over land
- defines various forms of development
- determines the level of assessment for each type of development
- sets codes for the assessment of development

Upon coming into effect on 24 July 2017, the planning scheme replaced three previous planning schemes based on the former Mackay City, Sarina Shire and Mirani Shire local government areas.

### WHAT ARE INFRASTRUCTURE CHARGES?

The Planning Act 2016 allows Councils to levy charges on development to contribute towards the cost of providing trunk infrastructure needed to support new

development. Infrastructure charges are levied by Council through its Adopted Charges Resolution (ACR). The ACR is not part of the planning scheme but is the mechanism which allows Council to levy charges for new development.

### WHAT IS TRUNK INFRASTRUCTURE?

Trunk infrastructure is the major infrastructure that services multiple development areas or service catchments and can include land or works relating to roads, sewerage, water, stormwater and parks.

Certain trunk infrastructure is identified in the planning scheme through the Local Government Infrastructure Plan (LGIP). The LGIP-identified trunk infrastructure includes the projects that Council has determined will be required to support the planned growth and development to the year 2031.

Other infrastructure can be determined to be trunk infrastructure as part of a decision made under the Planning Act, including through infrastructure conditioning or a trunk conversion application.

### WHO HAS TO PAY INFRASTRUCTURE CHARGES?

Infrastructure charges may be payable as part of any development approval for a material change of use or a reconfiguration of a lot.

### HOW ARE THE CHARGES CALCULATED?

**The amount of levied charges will depend on a number of factors, including:**

- the type and scale of the development – the larger a development is, the more demand it places on infrastructure networks and typically, the higher the infrastructure charge will be
- a discount may apply where water or sewerage services are not available, or are not planned to be provided to the premises
- to ensure that only additional demand on infrastructure is included in the levied charge, credits may be applied to the land depending on the existing use, approved uses, or charges previously paid.

The ACR provides all the detail on how infrastructure charges are calculated, and is available on the [website](#).

### WHEN DO I KNOW WHAT CHARGES HAVE TO BE PAID?

An initial estimate of potential infrastructure charges can be obtained through Council's development enquiry and pre-lodgement processes, or by contacting a consultant town planner.

If infrastructure charges are applicable to your development, an Infrastructure Charges Notice will be issued as part of an approval. The notice will identify:

- the amount of the levied charge
- how the levied charge was calculated including the adopted charge and any service discount or credit (where applicable)
- how any increases to the charge will be calculated (to account for inflation between the time it is levied and when it is paid)
- when it is payable in relation to the development
- whether there is any offset or refund (which may be

### OTHER RELEVANT USER GUIDES:

#### General

- #1 Using the planning scheme
- #2 What is my zone and other planning scheme designations?
- #3 Do I need to lodge a development application?
- #5 Making a development application
- #6 The development assessment process
- #8 After a development approval is issued

applicable if the development approval requires certain trunk infrastructure to be provided as part of the development)

### FOR MORE INFORMATION

This user guide provides an overview of planning scheme requirements and the development assessment process only. To view the planning scheme in full, please visit Council's website -

[www.mackay.qld.gov.au/planningscheme](http://www.mackay.qld.gov.au/planningscheme)

The *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules* set out the requirements for the development assessment process.

#### Council provides general development advice:

- [Online](#) enquiries can be lodged via the [Planning advice online enquiries form](#)
- 15 minute [counter](#) appointments available Monday - Friday between 8.30am and 4.30pm (minimum 24 hours notice)

You can also contact a building certifier, consultant town planner, building designer or other qualified professional who can provide assistance and, if necessary, prepare and lodge a development application on your behalf.

FOR MORE INFORMATION PHONE COUNCIL  
ON **1300 MACKAY** (1300 622 529)  
OR VISIT THE WEBSITE [MACKAY.QLD.GOV.AU](http://MACKAY.QLD.GOV.AU)