

SOMERSET REGIONAL COUNCIL

**TEMPORARY LOCAL PLANNING INSTRUMENT FOR
INFRASTRUCTURE CONTRIBUTIONS (NO. 1) 2008**

1 PURPOSE

- 1.1 This purpose of this temporary local planning instrument, made under Chapter 2, Division 4 of the IPA, is to require contributions towards infrastructure in relation to development within that part of the Somerset Regional Council local government area which is subject to the operation of the Kilcoy Shire Council Planning Scheme.
- 1.2 To achieve this purpose, this instrument deals with:
- contributions towards water supply scheme infrastructure; and
 - contributions towards sewerage scheme infrastructure.

2 DURATION

- 2.1 The sections of this instrument will have effect for a period not exceeding twelve months from the date of commencement of the instrument.

3 DEFINITIONS

- 3.1 Within this instrument, terms that appear that are not defined in this section but are defined in IPA, have the meaning given in IPA.
- 3.2 Within this instrument, terms that appear that are not defined in either this section or IPA, but are defined in the Kilcoy Shire Council Planning Scheme, have the meaning given in the Kilcoy Shire Council Planning Scheme.

- 3.3 The following terms are defined:

“**Council**” means the Somerset Regional Council

“**IPA**” means the *Integrated Planning Act 1997*.

“**Kilcoy Shire Council Planning Scheme**” means the planning scheme for the former Kilcoy Shire Council which commenced on 28 April 2006.

“**Schedule**” means a schedule to this instrument.

4 CONTRIBUTIONS TO WATER SUPPLY INFRASTRUCTURE AND SEWERAGE INFRASTRUCTURE

- 4.1 Council is authorised to levy monetary contributions towards the cost of infrastructure for development in accordance with the terms of this temporary local planning instrument.
- 4.2 For the purposes of this temporary local planning instrument: -
- (a) the development for which a charge may be levied is—

(i) reconfiguring a lot; or

(ii) a material change of use of premises that is assessable under the Kilcoy Shire Council Planning Scheme; or

(iii) carrying out building work that is assessable development; and

(b) the charges can only be levied if the development is an area that is (or is to be) provided with water supply infrastructure and/or sewerage infrastructure; and

(c) the charges are the amounts calculated under schedule A.

4.3 For calculating an amount under schedule A: -

(a) the charge unit for water supply infrastructure is \$5,500.00; and

(b) the charge unit for sewerage infrastructure is \$4,800.00.

4.4 In relation to infrastructure for which a previous contribution has been made, the charge levied must be reduced by an amount that fairly represents the current value of the amount previously paid.

Schedule A

Purpose for which an infrastructure contribution may apply	Water supply	Sewerage
Reconfiguring a rural or park residential lot	1 charge unit per additional lot	1 charge unit per additional lot
Reconfiguring a residential lot	1 charge unit per additional lot	1 charge unit per additional lot
Reconfiguring a commercial or industrial lot	1 charge unit per additional lot	1 charge unit per additional lot
Material change of use or building work for a rural or park residential allotment	1 charge unit per dwelling unit	1 charge unit per dwelling unit
Material change of use or building work for a dwelling house	1 charge unit per dwelling unit	1 charge unit per dwelling unit
Material change of use or building work for residential premises (excluding motel)	0.75 charge units per dwelling unit	0.75 charge units per dwelling unit
Material change of use or building work for motel	0.50 charge units per dwelling unit	0.50 charge units per dwelling unit
Material change of use or building work for child care centre	1 charge unit per 100 square metres of gross floor area	1 charge unit per 100 square metres of gross floor area
Material change of use or building work for service station	15 charge units per hectare	15 charge units per hectare
Material change of use or building work for service industry, refreshment premises, hotel, licensed club, indoor entertainment or tourist attraction	1 charge unit per 100 square metres of gross floor area	1 charge unit per 100 square metres of gross floor area
Material change of use or building work for commercial facilities (excluding hotel and licensed club), local store, tourist attraction, veterinary premises, high impact industry, medium impact industry or low impact industry	1 charge unit per 200 square metres of gross floor area	1 charge unit per 200 square metres of gross floor area