

NEW MAXIMUM INFRASTRUCTURE CHARGES



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INDEXING MAXIMUM INFRASTRUCTURE CHARGES

The State Government sets the maximum infrastructure charges that Local Governments can levy for new development. Up until recently, the maximum charge for a new 3 bedroom residential dwelling has been \$28,000.

The Planning Minister recently decided to increase the amount of the maximum infrastructure charges that a Local government can levy based on the average of the previous three years Producer Price Index (PPI) for building roads and bridges. These changes took effect from 29 July 2016.

For example, the new ‘capped’ infrastructure charge for a 3 bedroom dwelling has increased by \$311.20 to \$28,311.20 per dwelling, while the charge for retail premises has increased by \$2 per sqm gross floor area (GFA) to \$182 per sqm GFA.

Local Council’s will now be able to amend their Adopted Infrastructure Charges Resolutions to reflect the new maximum infrastructure charges or may apply automatic indexation to unpaid charges from the date the charge was levied, to the date it is paid. It is yet to be confirmed if and when Council’s will start to apply the new charges.

More information including answers to frequently asked questions can be found [here](#).

DID YOU KNOW?

In some cases the minimum lot size for new Low density residential allotments in Brisbane is 300 square metres? Under the Brisbane City Plan 2014, lot sizes down to 300sqm may be possible within the Low Density Residential Zone where located within 200m walking distance of a site or sites in a zone in the Centre Zone with a combined site area of more than 2,000sqm. Minimum lot size for rear lots in the Low density residential zone remains at 600sqm.

‘Walking distance’ is defined to mean *the distance between two places, measured from reasonable pedestrian access points and along roads with verges, off-road pathways or other reasonable pedestrian connections.*

If you would like more information or to discuss if a site qualifies for this minimum lot size, please call our office.

OTHER NEWS

The new Bulimba Barracks Temporary Local Planning Instrument (TLPI) is now live. The TLPI has been put in place by Brisbane City Council to guide redevelopment of the Bulimba Barracks site over the next 12 months while the Brisbane City Plan is being amended.

WANT MORE INFORMATION?

Want to know more about how these changes impact the development potential of your property? Contact Doug from our office on (07) 3876 0533

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