

1. Policy Intent

This Policy provides equity in charging for Commercial (Bulk Goods) development within the Tablelands Regional Council (TRC) local government area (LGA) by providing capped infrastructure charges for development commencing from 1 July 2022.

The policy is intended to apply to large scale development where the demand rates associated infrastructure servicing requirements are not commensurate with the scale of the development.

2. Scope

This Policy applies to all eligible development within the TRC LGA, within the Policy period.

3. Background / Supporting Information

Commercial (Bulk Goods) is defined by the Adopted Infrastructure Charges Resolution No.1 of 2019 (AICR). The uses nominated as Commercial (Bulk Goods) are defined by TRC Planning Scheme 2016 v4.

Gross Floor Area (GFA) is defined by TRC Planning Scheme 2016 v4.

Charges are calculated in accordance with TRC's AICR (as amended from time to time).

A local supplier is a business entity that has its principal place of business/registered office within the TRC LGA, or otherwise has a place of business within the TRC LGA which solely or primarily employs persons who are residents or ratepayers within the TRC LGA.

4. Policy Statement

This Policy outlines the charging cap that is available for Commercial (Bulk Goods) development within the TRC LGA. The Policy will provide certainty to future development of Commercial (Bulk Goods) across the entire TRC LGA.

The policy provides for a capping of Infrastructure Charges levied against a Commercial (Bulk Goods) development with a GFA of equal to or greater than 4,000m². The Infrastructure Charges will be capped at 4000m² GFA subject to the following criteria -

1. The Policy has retrospective effect from 1 July 2022 until 30 June 2027 (Policy Period).
2. Eligible developments must not be a project of an agency or department of any level of government.
3. Eligible developments must not be from a person or entity that has an overdue debt to TRC at the time of application.
4. The Policy applies to development that has a valid and current Development Permit and that commences construction during the policy period and commences the use during the policy period.

5. All eligible developments must be completed within the Policy Period and development will be taken to have been completed upon the issue of a Final Certificate of Classification.
6. All eligible development must have complied with all conditions of their Development Permit at the time the infrastructure charges become payable.
7. Confirmation of the development’s eligibility must be provided to TRC at the time the infrastructure charges become payable.
8. During construction, preference is to be given to the use of a local workforce including contractors and tradespeople and local suppliers of goods, materials and equipment. Evidence of this engagement must be provided at the time infrastructure charges become payable.

Note: Developments that meet the criteria of the Infrastructure Charges Commercial (Bulk Goods) Policy are not eligible for the Investment Incentive Policy (CORP 059).

The entire value of the infrastructure charges will be issued in accordance with the AICR by way of an Infrastructure Charges Notice together with the Development Permit. An invoice will be raised for the capped amount once confirmation of the development’s eligibility has been provided to TRC at the time the infrastructure charges become payable.

Example of Policy-

Table 1- Applied example of Policy

GFA of Commercial (Bulk Goods) Development	AICR Charge Rate	Infrastructure Charges Notice	Capped Charge on payment
4,400m ²	\$130/m ² GFA	\$572,000.00	\$520,000.00
6,700m ²	\$130/m ² GFA	\$871,000.00	\$520,000.00
8,800m ²	\$130/m ² GFA	\$1,144,000.00	\$520,000.00

5. Responsibility

Council is responsible for the adoption, amendment and repeal of the Policy and the Chief Executive Officer is responsible for the development and amendment of any associated procedures and guidelines relevant to the Policy.

6. Review

It is the responsibility of the Executive Manager of Development Services to monitor the adequacy of this Policy and recommend appropriate changes. This Policy will be formally reviewed every year or as required by Council.

This policy is to remain in force until 30 June 2027 or unless otherwise amended/repealed by resolution of Council.