

Our leading role in council discount on PIP charges

SDGC I is proud to have played a leading role in bringing about long needed change to the onerous infrastructure charges by Gold Coast City Council.

But early last year we were initially a lone voice in taking the fight to the council to prove that its level of charges for new development was hurting the local economy and the council failing to do any economic modelling of its charges regime.

SDGC I commissioned at its own expense the extensive research by Brisbane based company Place Design Group that determined how much Gold Coast developers were being charged in infrastructure fees by the local council over and above those in Brisbane, Tweed, Ipswich, Logan and Townsville.

It was this damning report on the facts that brought about wider development industry action and a joint approach to the council by the industry to bring about remedies.

Town planner president of SDGCI, Greg Short, says the recent decision by council to offer a “helpful” total \$4 million discount on these charges in a ‘first in best dressed’ basis is certainly welcome but the industry should not sit back and take things for granted.

“Our body welcomes the initiative and congratulates council for offering some long overdue consideration to an industry struggling through the toughest times in maybe two decades,” he said.

Significant aspects of the PIP apply as follows:

- \$10,000 per dwelling for the first residential projects for the first 20 dwellings;
- The discount is 100% of local transport charges and the balance made up from discounts to recreational charges;
- \$200,000 maximum for non-residential projects. The same 100% discount applies to local transport charges up to the maximum;
- GCCC and the joint industry group to lobby State Government to match the GCCC and offer a 100% discount on the State transport charge.
- Discounts only apply to shovel ready projects to be completed within 12 months.
- A further \$4 million in discounts may be provided after the initial three-month trial period.
- Council agrees to a thorough study of economic impacts of its infrastructure charges.
- A full PIP review is also underway which includes significant joint industry consultation – including SDGCI – on all aspects of the review.

SDGCI is represented on the joint industry group by David Ransom of Humphreys Reynolds , town planners, Dave Dover of Rix Developments and Greg Short, of Bennett & Bennett, surveyors and town planners.