

FACT SHEET

Infrastructure Charges Deferral Beenleigh Economic Development Zone



Deferral for development in the Beenleigh Economic Development Zone

Council is providing a deferral of up to \$1 million dollars against infrastructure charges for all new Mixed Use Development involving the construction of a new building within the Beenleigh Economic Development Zone. This deferral initiative has been introduced to encourage local job creation and greater investment in Beenleigh.

Which parts of Beenleigh are located in the Economic Development Zone?

The Beenleigh Economic Development Zone comprises all properties identified within the Centre Core precinct, the Bellew Street precinct and the Civic and Community precinct in the Beenleigh Local Plan of the *Logan Planning Scheme 2015*. A map of the Beenleigh Local Plan indicating the Centre Core precinct, the Bellew Street precinct and the Civic and Community precinct is available on Council's website (see Beenleigh Local Plan Map LPM-01.00) or via the Logan Interactive Mapping tool.

How much can be deferred?

The maximum amount of the deferral is the lesser of:

- \$1 million dollars per development; or
- Up to 100% of the applicable infrastructure charges levied against the development approval capped at \$1 million dollars.

What criteria must be met to be eligible for a deferral?

The following criteria applies for development in the Beenleigh Economic Development Zone seeking a deferral:

- The site must be located in the Beenleigh Economic Development Zone;
- The development must involve the construction of a new building which;
 - (a) is for a Mixed Use Development that contributes significant economic, aesthetic and community benefit to the local area and the City, which has at least one Shop or Food and drink outlet on the ground floor of the development with an Active Frontage; and either:
 - (i) an Office with a minimum GFA of 1,000m²; or
 - (ii) an Office with a minimum GFA of 500m² and a minimum of ten (10) Multiple dwellings.
 - (b) is a Theatre that contributes significant economic, aesthetic and community benefit to the local area and the City.
- A development approval must be in effect and an Infrastructure Charges Notice issued for the proposed development;
- The applicant will be required to enter into an Infrastructure Agreement with Council for the deferral;
- The Infrastructure Agreement must be executed within six (6) months of the giving of the development approval, but before the levied charge becomes payable.

How do I apply for a deferral?

An applicant may, at any time after a development approval has been issued, but before the levied charge becomes payable, apply for a deferral against the levied charges by submitting the application form and supporting information to Council. If Council determines that the development meets the relevant criteria for a deferral, Council will then prepare an Infrastructure Agreement to defer the payment of the levied charges (capped at \$1 million dollars) for the development.

The Infrastructure Agreement will include clauses to:

- Provide for the deferral of levied charges for the development on the basis that:
 - construction of the development is to commence within twelve (12) months after the development approval for material change of use for the development takes effect; and
 - the Deferral Trigger is met within eighteen (18) months of commencing construction;
- Require the levied charges to become due and payable if the development does not meet the timeframes listed above.

Logan City Council

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Definitions

Word / Phrase	Definition
Active Frontage	Means a frontage that has windows, openings, pedestrian entries and awnings to provide a visual connection between a building and a road or public open space.
Beenleigh Economic Development Zone	Means the Centre Core precinct, the Bellew Street precinct and the Civic and Community precinct as shown in the Planning Scheme Beenleigh local plan map LPM-01.00.
Deferral Trigger	Means the earliest of the following events for the development: a) the issue of a compliance certificate under the <i>Plumbing and Drainage Act 2002</i> ; b) the issue of a Certificate of Classification under the <i>Building Act 1975</i> ; c) the commencement of the use.
Food and Drink Outlet	Means the use of premises for - (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).
Gross Floor Area (GFA)	For a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for - <ul style="list-style-type: none">• building services, plant or equipment; or• access between levels; or• a ground floor public lobby; or• a mall; or• parking, loading and manoeuvring vehicles; or• unenclosed private balconies, whether roofed or not.
Infrastructure Agreement	Has the meaning given in the <i>Planning Act 2016</i> .
Mixed Use Development	Means development which has: a) at least one Shop or Food and drink outlet on the ground floor of the development with an Active Frontage; and b) either: (i) an Office with a minimum GFA of 1,000m ² ; or (ii) an Office with a minimum GFA of 500m ² and a minimum of ten (10) Multiple dwellings.
Multiple Dwelling	Means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.
Office	(a) Means the use of premises for - (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods.
Shop	Means the use of premises for - (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.
Theatre	Theatre means the use of premises for - (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b) - (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.

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Further information

- visit Council's [Infrastructure Planning & Charging webpage](#);
- contact Council using the details provided in the footer of this Fact Sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

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