

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP1 Road Works Contributions

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ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

ADOPTION OF AMENDMENT (Amendment 3/2008)

Moreton Bay Regional Council adopted amendments to the planning scheme policy on 18 November 2008.

COMMENCEMENT OF AMENDMENT

The amendments to the planning scheme policy took effect from 28 November 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.



John Rauber
Chief Executive Officer

PSP 1 – ROAD WORKS CONTRIBUTIONS

HEAD OF POWER

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

OBJECTIVE

The purpose of this policy is to:-

- (1) prescribe those circumstances under which Council will require a monetary contribution towards frontage road works construction in lieu of the developer carrying out the frontage road works required under the relevant code;
- (2) provide details of the contribution charges rates and the methods of determining the amount of contribution payable; and
- (3) state the time for payment of the contributions.

DEFINITIONS/APPLICATION

Application

This policy applies to each development application for Reconfiguring of a Lot where:-

- (1) the development approval for Reconfiguring of a Lot creates an excision¹ lot in the future urban zone; or
- (2) a parcel of land is severed by a road and the plan of subdivision creates separate lots for residential occupation in respect of the severances; or
- (3) the development approval for Reconfiguring of a Lot creates lots in the Park Residential or the Rural Residential zone and the Council is satisfied that the existing frontage road is safe, the existing pavement and seal is in good condition, the existing pavement and seal has sufficient width for the anticipated traffic requirements and is likely to remain serviceable without being upgraded for the currency period of the approval.

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

POLICY STATEMENT

(1) Council Policy

For development to which this policy applies, the Council will require a contribution towards the cost of reconstruction and upgrading the road frontage as a condition of a development permit pursuant to the *Integrated Planning Act 1997*.

(2) Times for Payment of Contributions

The road works contribution shall be paid by the developer before the Council approves (signs and seals) the plan of subdivision.

(3) Monetary Contributions

The contribution charge rate effective from 1 July 2003 is given in Table 1. The rate in Table 1 shall be adjusted to provide for inflationary factors in line with movements in the Consumer Price Index (All Groups-Brisbane) from the effective date (1 July 2003) to the time of payment.

¹ Excision Lot means a single lot created by subdivision of land in the Future Urban Zone. One excision lot only shall be created in the Future Urban zone from a parent parcel of land that was created prior to 14 May 1988.

Table 1 – Road works Contribution Charge Rates effective from 1 July 2003

Type of Reconfiguring a Lot	Charge Rate
Future Urban Excision	\$8,911 plus \$300 per metre for each metre by which the road frontage (and if more than one then the road frontage providing access to the excision lot) of the excision lot exceeds 30 metres.
Road Severance	\$5,945 per additional lot
Park Residential or Rural Residential	The lesser of: (i) \$5,945 for each additional lot; or (ii) The actual cost of upgrading the road frontage in accordance with the relevant code based on an estimate provided by the applicant's engineer and approved by Council's engineer.

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.

ENDNOTES

Amendment No – 3/2008	Date Adopted – 18 November 2008	Effective Date – 28 November 2008
Planning Scheme Policy Reference	Description of Amendment	
Page 1 Head of Power	Reword statement.	
Page 1 Definitions	Amend to refer to <i>PineRiversPlan</i> rather than individual section.	
Page 1	Remove out of date footnote and renumber remaining footnote	
Page 2 Responsibility	Amend position names.	