

CALOUNDRA CITY COUNCIL



**PLANNING SCHEME POLICY NO. 11.20
(INFRASTRUCTURE CONTRIBUTIONS FOR BITING
INSECT CONTROL INFRASTRUCTURE) 2005**

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**PLANNING SCHEME POLICY NO. 11.20
(INFRASTRUCTURE CONTRIBUTIONS FOR BITING INSECT CONTROL
INFRASTRUCTURE) 2005**

PART 1 - INTRODUCTION

Division 1 - Preliminary

1.1.1 Short title

This planning scheme policy may be cited as *Planning Scheme Policy No. 11.20 (Infrastructure Contributions for Biting Insect Control Infrastructure) 2005*.

1.1.2 Commencement

This planning scheme policy commences on the date of commencement of the *Caloundra City Plan 2004*.

Division 2 - Purpose of the planning scheme policy

1.2.1 Purpose of the planning scheme policy

The purpose of this planning scheme policy is to assist with the implementation of the *Caloundra City Plan 2004* by specifying the methods for calculating infrastructure contributions for biting insect control infrastructure.

Division 3 - Relationship to the Integrated Planning Act 1997

1.3.1 Authorising legislation

This planning scheme policy is made pursuant to the *Integrated Planning Act 1997*.

Division 4 - Relationship to the planning scheme

1.4.1 Relationship to the planning scheme

This planning scheme policy is to be read in conjunction with –

- (a) section 6.1.31 (Conditions about infrastructure for applications) of the *Integrated Planning Act 1997*; and
- (b) Part 7.4 (Biting Insects Code) of the *Caloundra City Plan 2004*; and
- (c) Part 4 (Development in Planning Areas) of the *Caloundra City Plan (Planning Area Overlay Maps) 2004*.

1.4.2 Application of planning scheme policy

- (1) This planning scheme policy applies in respect of a development application for –
 - (a) a development permit for a material change of use or the reconfiguring of a lot that is assessable development in respect of land within an area subject to a Biting Insects Overlay shown in Part 4 (Development in Planning Areas) of the *Caloundra City Plan 2004*; or
 - (b) a preliminary approval to which section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997* applies, where the development which is the subject of the preliminary approval is stated to be self-assessable development in respect of land within an area subject to a Biting Insects Overlay shown in Part 4 (Development in Planning Areas) of the *Caloundra City Plan 2004*.
- (2) This planning scheme policy does not apply -
 - (a) where an infrastructure charges plan which deals with infrastructure charges in respect of biting insect control infrastructure has been adopted;¹ or
 - (b) where a legally binding agreement exists between the local government and the applicant that deals with biting insect control infrastructure and which relates to the land to which the development application relates.

Division 5 - Interpretation

1.5.1 Definitions – the dictionary

The dictionary in Schedule 1 (Dictionary - Biting Insect Control) of this planning scheme policy defines particular words used in this planning scheme policy.

¹ Section 6.1.20(3) (Planning scheme policies for infrastructure) of the *Integrated Planning Act 1997* provides that if the local government has an infrastructure charges plan, the planning scheme policy must not deal with the same matters as the infrastructure charges plan.

1.5.2 Interpretation of the planning scheme policy

A term used in the planning scheme policy which is not defined in Schedule 1 (Dictionary - Biting Insect Control) of this planning scheme policy is to be given the meaning in –

- (a) Part 3 (Interpretation) of the *Caloundra City Plan 2004*; or
- (b) the *Integrated Planning Act 1997*.

PART 2 - INFRASTRUCTURE CONTRIBUTIONS FOR BITING INSECT CONTROL INFRASTRUCTURE

Division 1 - Types of infrastructure contributions

2.1.1 Types of infrastructure contributions for biting insect control infrastructure

An infrastructure contribution for biting insect control infrastructure shall be in the form of a financial contribution being the provision of money (“financial contribution”).

Division 2 - Calculation of the infrastructure contribution

2.2.1 Calculation of an infrastructure contribution for biting insect control infrastructure

A financial contribution in respect of biting insect control infrastructure is an amount calculated in accordance with the following formula -

$$H = (BI \times Cr) \times I$$

Where -

H = The total biting insect control infrastructure contribution expressed as (\$).

BI = The assessed demand of the development expressed in accordance with column 2 of Schedule 2 (Infrastructure contributions for biting insect control infrastructure).

Cr = The infrastructure contribution rate for biting insect control infrastructure for the development in accordance with Column 3 of Schedule 2 (Infrastructure contributions for biting insect control infrastructure) expressed as (\$ per calculation unit) for developments contained within the shaded area of Map 1 (Biting Insect Control Infrastructure Contribution Areas) of Schedule 3 (Map).

I = the ratio of the most recently available financial quarter published for the consumer price index (all groups Brisbane) divided by the June 2004 published financial quarter (146.3). Refer to www.abs.gov.au.

- (1) Infrastructure contributions previously paid may be recognised in this calculation. However, the onus is upon the applicant/owner/developer to provide evidence of any previous infrastructure contributions.

Division 3 - Form of the infrastructure contribution

2.3.1 Form of the infrastructure contribution

The local government is to specify the form which an infrastructure contribution for biting insect control infrastructure is to take.

Division 4 - Timing of the infrastructure contribution

2.4.1 Timing of the infrastructure contribution

An infrastructure contribution for biting insect control infrastructure is to be provided to the local government –

- (a) prior to the time specified in the development approval; or
- (b) if no time is specified in the development approval, prior to the time being –
 - (i) in the case of a development, which is a material change of use, the commencement of the development; and
 - (ii) in the case of a development, which is a reconfiguring a lot, the sealing of the survey plan; and
 - (iii) in the case of a development, which is not a material change of use or a reconfiguring a lot, the commencement of the development.

SCHEDULE 1

DICTIONARY - BITING INSECT CONTROL

1.1 Defined terms

“aerial larviciding” means applying biological and biochemical mosquito larvicides to large areas of mosquito breeding sites via aircraft to prevent the emergence of large populations of adult mosquitoes.

“developable area” means the total area of the development minus the land for major roads, open space and waterway corridors.

“runnelling” means the construction of shallow spoon shaped channels through a saltmarsh to enhance the natural movement of water over the marsh and make it less favourable as a mosquito breeding site.

SCHEDULE 2

INFRASTRUCTURE CONTRIBUTIONS FOR BITING INSECT CONTROL
INFRASTRUCTURE

Table 2.1 - Infrastructure contributions for biting insect control infrastructure

Column 1 Development¹	Column 2 Calculation units	Column 3 Amount of contribution (\$/calculation unit)
Development being reconfiguring a lot for a residential purpose where the proposed lots have an average area less than or equal to 2,500m ² .	Developable hectare	1,720 / hectare
Development being reconfiguring a lot for a residential purpose where the proposed lots have an average area greater than 2,500m ² .	Developable hectare	516 / hectare
Development being reconfiguring a lot for industrial or commercial purposes.	Developable hectare	344 / hectare
Development being a material change of use for - (a) a place of worship; or (b) a child care centre; or (c) a community centre; or (d) a sport and recreation use; or (e) an educational establishment; or (f) any other use which results in a number of people gathering or residing.	Developable hectare	172 / hectare
Development being a material change of use for - (a) a multiple dwelling; or (b) a duplex dwelling; or (b) a retirement community.	Dwelling unit	172 / dwelling unit
Development being a material change of use for - (a) a motel; or (d) a caravan and relocatable home park; or (e) an accommodation building.	Habitable room	172 / habitable room

The contribution rates in Table 2.1 (Infrastructure contributions for biting insect control infrastructure) are in June 2004 dollars and will be subject to indexation by the consumer price index (all groups Brisbane), unless otherwise specified in this planning scheme policy.

¹ The development types listed in this table have the meanings given in section 3.2 (Use definitions and classes of use definitions) of the *Caloundra City Plan 2004*.

SCHEDULE 3

MAP

Figure 1 Biting Insect Control Infrastructure Contribution Areas