

Brighton Council Key Infrastructure Investments and Defined Infrastructure Charges Policy

Addendum 1: South Brighton Urban Growth Area

1. BACKGROUND

- 1.1. In the financial year 2017/2018, as part of the development of the 'Brighton Highways Services Centre', Council invested \$200,000.00 for the construction of a sewer pump station ('Pump Station').
- 1.2. Council invested in this piece of infrastructure as the Pump Station will provide additional capacity for approximately 146 additional Tenements to be serviced by the reticulated sewerage system.

2. APPLICATION

- 2.1. This addendum only applies to use and development occurring on land within the South Brighton Urban Growth Area ('Growth Area').
- 2.2. The Growth Area consists of the following parcels of land:

Volume 21500, Folio 4	Volume 143361, Folio 3
Volume 107930, Folio 1	Volume 143361, Folio 2
Volume 155994, Folio 1	Volume 143361, Folio 1
Volume 155994, Folio 2	Volume 36374, Folio 16
Volume 160067, Folio 1	Volume 36374, Folio 1
Volume 160067, Folio 2	Volume 36374, Folio 2
Volume 143361, Folio 15	Volume 36374, Folio 3
Volume 143361, Folio 14	Volume 36374, Folio 4
Volume 155743, Folio 1	Volume 36374, Folio 5
Volume 155743, Folio 2	Volume 36374, Folio 6
Volume 143361, Folio 12	Volume 36374, Folio 7
Volume 143361, Folio 11	Volume 36374, Folio 8
Volume 143361, Folio 10	Volume 36374, Folio 9
Volume 143361, Folio 12	Volume 36374, Folio 10
Volume 143361, Folio 8	Volume 36374, Folio 11
Volume 143361, Folio 7	Volume 36374, Folio 12
Volume 143361, Folio 6	Volume 36374, Folio 13
Volume 143361, Folio 5	Volume 36374, Folio 14
Volume 143361, Folio 4	Volume 139691, Folio 2

- 2.3. The following lots are excluded from the application of the Policy due to having already made a financial contribution to the Pump Station:

Volume 143361, Folio 8	Volume 143361, Folio 12
Volume 143361, Folio 9	Volume 139691, Folio 2
Volume 143361, Folio 10	

2.4. The below map specifies the Growth Area with its boundary marked in blue:

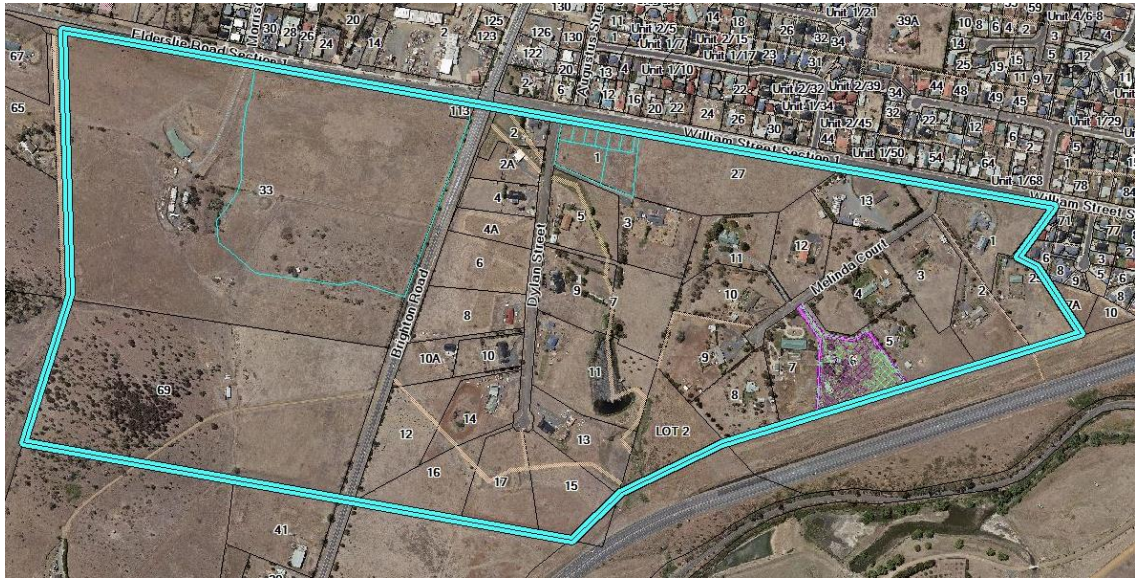


Figure 1: The South Brighton Urban Growth Area

2.5. The charge will only be applied to development within the Growth Area until such time as the capacity of the sewer pump station approved in Planning Permit DA2018/00063 has been reached (the first 146 tenements).

3. CALCULATING THE CHARGE

3.1. The calculation of the Charge is based on the recovery of the total amount of Council’s investment as a proportion to the number of Tenements that will be serviced by the Pump Station.

Investment: \$200,000.00
 Investment year: 2017/2018
 Tenements Capacity 146 tenements

3.2. The Charge is to be calculated by reference to the equivalence factors outlined in the following table:

Sewerage Supply		
Development	Equivalence factor	
	tenement	unit
Lot	1.0	lot
Dwelling	1.0	dwelling
Flats, units, townhouses (1 - 2 bedrooms)	0.84	residence
(3 or more bedrooms)	1.29	

Division of Land

- (a) The Charge is to be imposed on the subdivision or strata of the land contained in the Growth Area. One charge is to be applied per additional Lot that is created.

Intensification / Development of Land

- (b) On the development of a second dwelling or residence on any Lot, the Charge is to be imposed in accordance with the above table:

- 3.3. If a use or development is not contained in the above table, the General Manager or their nominee, is to determine the equivalence factor to be applied based on relevant industry information.

- 3.4. The Equivalent Tenement is to be calculated pursuant to the following formula:

Equivalent Tenement = no. of units of development x equivalence factor

Example: four townhouses (3 bedrooms each) equates to: $4 \times 1.29 = 5.16ET$

- 3.5. The Charge for that development is to be calculated as:

Charge = ((Investment x CPI) / Tenement Capacity) x Equivalent Tenement

*Example $(\$200,000.00 / 146) \times 5.16 = \$7,068.49$
= \$7,070.00[rounded to the nearest \$5.00]*

- 3.6. The intention of this Addendum is not to impose the Charge on the division of land as well as the construction of a single dwelling or residence on that land. The intention of this Addendum is to only impose the Charge where the capacity of the Pump Station is utilised.
- 3.7. A charge for the intensification of the use of land is only to be applied where a second dwelling or residence is sought to be constructed on a single Lot.
- 3.8. The Charge is only to be imposed on the subdivision of land and the intensification of that land where that intensification is greater than a single dwelling or residence.
- 3.9. The Charge will be imposed as a condition of planning permit for new Lots or for the intensification of the land.

4. Payment

- 4.1. Payment of the Charge shall be made as follows unless otherwise authorised by the General Manager:
- (a) Subdivision - prior to the sealing of the subdivision plans;
- (b) Strata Scheme - prior to the issue of the Certificate of Approval; and

(c) Intensified Use - prior to the commencement of the intensified use.

ADMINISTRATIVE DETAILS:

Policy compiled: September 2018

Adopted by Council: September 2018

Reviewed:

To be reviewed: September 2020

Responsibility: Manager Development Services



GENERAL MANAGER