

# INFRASTRUCTURE CHARGES REDUCTION FOR FOUR AND FIVE STAR HOTEL DEVELOPMENTS

INFRASTRUCTURE CHARGES FACTSHEET • NOVEMBER 2015



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Brisbane City Council has updated its initiative on Council infrastructure charges for new four and five star hotel developments to encourage new development. Council levies infrastructure charges as part of the development assessment process to help pay for drainage, transport and park infrastructure.

## How long will the reduction apply for?

The reduction on infrastructure charges for four and five star hotel developments is available for development approvals that take effect:

- between 1 July 2011 and 30 June 2014 inclusive
- or
- between 1 July 2014 and 30 June 2015 inclusive, but only if that development application was lodged before 1 July 2014, or as a result of a formal pre-lodgement meeting that occurred prior to 1 July 2014.

## What areas of Brisbane does the reduction apply to?

Across the entire Brisbane local government area except:

- Economic Development Queensland – Priority Development Areas
- South Bank
- Port of Brisbane – Core Port Land
- Brisbane Airport.

## Does it apply to both Council infrastructure charges and Queensland Urban Utilities infrastructure charges?

No, it only applies to Council infrastructure charges.

## What construction timeframes must be achieved?

All of the following milestones must be met to be eligible for the infrastructure charges reduction.

- Building work must substantially commence within two years of the hotel approval taking effect or by 30 June 2016, whichever is the earliest.
- The hotel must commence operation in accordance with the relevant period under the *Sustainable Planning Act 2009* or by 30 June 2018, whichever is the earliest.
- Prior to the hotel commencing operation, an infrastructure agreement must be entered into with Council for the charges reduction.
- Within 12 months of the hotel commencing operation, a four or five star hotel category accommodation rating must be obtained under the Australian Star Rating Scheme managed by STAR Ratings Australia on behalf of the Australian Auto Clubs.



### **If I'm developing a mixed-use building, does the reduction on infrastructure charges cover the entire development?**

No, the reduction only applies to the:

- hotel accommodation component such as hotel bedrooms and suites
- hotel entertainment facilities, such as the bar, dining and gaming
- ancillary uses such as a reception, hotel office and manager's residence.

### **What type of uses are eligible for the infrastructure charges reduction?**

The reduction applies to the rooms and entertainment facilities associated with the hotel as identified in Schedule 3 of the *Brisbane Adopted Infrastructure Charges Resolution* as follows:

- rooms as identified under Residential use, column 1 – Accommodation (short-term), column 3 – Short-term accommodation (Hotel – residential component) and column 4 – Hotel (residential component) and Short term accommodation (accommodation hotel)
- associated facilities as identified under Non-residential use, column 1 – Entertainment, column 2 – Short-term accommodation (Hotel – non-residential component) and column 4 – Hotel (non-residential component).

### **What type of uses are not eligible for the infrastructure charges reduction?**

The following accommodation uses are not eligible for the reduction:

- motel
- serviced apartments
- guesthouse
- backpackers
- hostel
- rooming accommodation
- tourist park
- caravan park
- farm stay
- food and drink outlet.

### **How do I apply for the reduction on infrastructure charges?**

Applicants can write to Council's Infrastructure Coordination team at the postal address below or email [InfrastructureCoordination@brisbane.qld.gov.au](mailto:InfrastructureCoordination@brisbane.qld.gov.au) If your development is for a four or five star rated hotel, Council will prepare an infrastructure agreement to provide the reduction of the charges, subject to the development receiving an official rating of four or five stars.



### **More information**

For more information on the infrastructure charges reduction for four and five star hotel developments, visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for 'Infrastructure charges' or call Council on (07) 3403 8888 and ask to speak to Council's Infrastructure Coordination team.