

# STUDENT ACCOMMODATION CHARGES REDUCTION



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INFRASTRUCTURE CHARGES FACTSHEET • MARCH 2015

Brisbane City Council has reduced Council infrastructure charges for eligible student accommodation developments. Council is providing the reduction to encourage new developments that provide accommodation for tertiary or higher education students. Council levies infrastructure charges to help pay for drainage, transport and park infrastructure, as part of the development assessment process.

## How long will the reduction apply for?

The reduction of infrastructure charges for eligible student accommodation developments is available for development approvals that take effect between 1 July 2014 and 30 June 2017 inclusive.

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

Development situated on a site supporting medium or high density residential development located:

- within a four kilometre radius of the Central Business District's General Post Office
- in one or more of the following zones: Medium density residential, High density residential, District centre, Major centre, Principal centre, Specialised centre (Major education and research facility zone precinct), Mixed use 1 (Inner city), Mixed use 2 (Centre frame), and selected Mixed use 3 (Corridor) zoned sites.

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

No, this reduction only applies to Brisbane City Council infrastructure charges. However, QUU has a similar policy which also provides a reduction.

## 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 development approval taking effect or by 30 June 2018, whichever is the earliest.
- The student accommodation development must commence operation in accordance with the relevant period under the *Sustainable Planning Act 2009* or by 30 June 2019, whichever is the earliest.
- Prior to the student accommodation development commencing operation, an infrastructure agreement must be entered into with Council for the charge reduction.

## What development is eligible for the charges reduction as defined in the planning scheme?

The following development is eligible under *Brisbane City Plan 2014*.

- Rooming accommodation (off-site student accommodation).
- Onsite student accommodation ancillary to an educational establishment.

The following development is eligible under *Brisbane City Plan 2000*.

- Multi-unit dwelling (off-site student accommodation).
- Onsite student accommodation ancillary to education purposes.

## What developments are not eligible for the charges reduction as defined in the planning scheme?

- Multiple dwelling (*Brisbane City Plan 2014*), or multi-unit dwelling (other than off-site student accommodation) (*Brisbane City Plan 2000*) uses.
- Developments comprising a dwelling house being converted into student accommodation.



## What additional criteria must the development for student accommodation meet in order to be eligible to apply for the infrastructure charges reduction?

Developments must:

- provide accommodation for students enrolled at a tertiary or higher education campus within the Brisbane Local Government Area, including university and TAFE colleges and private educational establishments providing nationally accredited courses
- contain a minimum of 20 bedrooms
- contain an ancillary communal recreation space to be shared by the students with a minimum area of 30 square metres
- be designed, finished and maintained to a very high visual design standard
- include an active, 24-hour onsite management regime and presence, to control day-to-day activities on the site and ensure that standards of amenity, maintenance and behaviour are maintained
- be operated and actively managed by a bona fide and experienced tertiary or higher education student accommodation provider.

## How much will the charges be reduced by?

If Council accepts the request for a reduction, Council will enter into an infrastructure agreement with the applicant. The reduced charges are listed in Table 1 (above right).

**Table 1 – Reduced charge for eligible student accommodation developments**

Demand unit	Charge (\$ per demand unit)
Bedroom which is not within a suite	\$2000
Suite with one bedroom	\$2000
Suite with two bedrooms	\$4000
Suite with three or more bedrooms*	\$2000 per bedroom*

\*Up to a maximum total of \$12,000 for suites with six or more bedrooms.

## When and how do I apply for the infrastructure charges reduction?

Applicants must apply:

- prior to the payment of the relevant charge notice
- prior to the commencement of the student accommodation development use
- prior to 30 June 2017.

Note that the application for reduction of infrastructure charges can only be made after a development application has been submitted.

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 student accommodation development meets all the eligibility criteria, Council will prepare an infrastructure agreement to reduce the infrastructure charges.



## More information

For more information on the infrastructure charges reduction for student accommodation 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.