

Infrastructure charges for Auxiliary units

On 9 December 2020 Logan City Council adopted the Logan Charges Resolution (No. 9) 2021. This version of the Logan Charges Resolution includes a reduction to the existing discount for the adopted charge for Auxiliary Units. This is a change from a rate of 50% of the maximum adopted charge for a Dual occupancy (2 or less bedrooms) to 75% which increases the adopted charge from \$10,111.15 to \$16,192.00.

For building work approvals, the lodgement of a Notice of Engagement under the *Building Act 1975* is not considered lodgement. The Decision Notice and all supporting documents must be lodged with Council before 1 April 2021 to receive infrastructure charges under Logan Charges Resolution (No. 8) 2020. After a copy of the approval is received by Council, an Infrastructure Charges Notice (ICN) will be issued within 20 business days. The charges are payable prior to the issue of a Compliance Certificate under the *Plumbing and Drainage Act 2002*, a Certificate of Classification under the *Building Act 1975*, or the commencement of the land use, whichever occurs first.

When will these changes take effect?

These changes take effect when the Logan Charges Resolution (No. 9) 2021 commences **on 1 April 2021**. Any building work approvals for accepted development (subject to requirements) approved and lodged with Council from this date will incur the new charges. Development applications that have not entered the decision stage before the 1st April 2021 will also incur the new charges. The levying of infrastructure charges for Auxiliary units commenced on 1 July 2018.

Attachment 1 – Scenario Matrix (page 2) identifies the various instances where the new infrastructure charges for Auxiliary units would apply.

How does an Auxiliary unit differ from a Secondary dwelling?

The main difference between an Auxiliary unit and a Secondary dwelling (commonly termed “granny flat”) is the nature of the occupancy:

- A Secondary dwelling must only be occupied by persons who form one (the **same**) **household** with the main dwelling and cannot be rented out. Infrastructure charges are not applicable for Secondary dwellings.
- An Auxiliary unit may be occupied by a **separate household** to the main dwelling. Infrastructure charges will be levied for Auxiliary units as outlined above.

To learn more about Auxiliary units, Secondary dwellings, Dual occupancies and Dwelling houses, please see our Domestic Housing Fact Sheet on Council’s [website](#).

Further information

- Contact Council using the details provided in the footer of this fact sheet; or
- Visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central. Opening hours and directions are available on Council’s [website](#).

Attachment 1 – Scenario Matrix

Type of application	Scenario	Do the <u>new charges</u> apply?
Building work* approvals lodged with Council *Building work approval is considered to be the Decision Notice issued in accordance with s63 of the <i>Planning Act 2016</i> .	Decision Notice before 1 April 2021 and Lodged before 1 April 2021	No , Infrastructure charges calculated in accordance with the Logan Charges Resolution (No. 8) 2020
	Decision Notice on or after 1 April 2021 and Lodged on or after 1 April 2021	Yes , Infrastructure charges calculated in accordance with the Logan Charges Resolution (No. 9) 2021 (if it is accepted development and a development application is not required)
	Decision Notice before 1 April 2021 and Lodged on or after 1 April 2021 (if lodged to Council within 5 business days of the Decision Notice in accordance with the s.86 of the <i>Building Act 1975</i>).	No , Infrastructure charges not applicable (if related to a development application for an Auxiliary unit lodged and decided before 1 July 2018)
Development applications lodged with Council Please note: Infrastructure charges are assessed and calculated for development applications on approval for Auxiliary Unit which refer to Material Change of Use or Building Works.	Lodged and decided (or decision stage commenced) before 1 April 2021	No , Infrastructure charges calculated in accordance with Logan Charges Resolution (No. 8) 2020
	Lodged (or decision stage commenced) on or after 1 April 2021	Yes , Infrastructure charges calculated in accordance with Logan Charges Resolution (No. 9) 2021
Change application made under section 78 of the <i>Planning Act 2016</i>	Lodged after 1 April 2021 to change a development approval that entered decision stage before 1 April 2021 and change is not related to Auxiliary Unit.	No , Infrastructure charges calculated in accordance with Logan Charges Resolution (No. 8) 2020

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