

From: me@warrenbolton.com
Sent: Thursday, 13 March 2025 2:17 PM
To: 'deputy.premier@ministerial.qld.gov.au'
Subject: Infrastructure Charging for small Developments

Hi ~~Minister~~ Jarrod

I am currently managing a very small subdivision (5) lots of land in Tuan within the Great Sandy Straits

As you would probably be aware subdivision of land automatically attracts trunk infrastructure charges from the local authority

Recently in reviewing the material that underpins that authority, I came across a document that is **Ministers Guidelines and Rules** in relation to a number of things including the document that sets out the methodology by which local governments address trunk infrastructure charges on developments.

I was horrified to find out that the methodology does not require a local authority to take into the assessment process exactly each particular development and the circumstances relevant to that area in which it is located.

I.e. whether the area is in a growth phase or whether the area has falling populations and then the charges are calculated at a **global basis** for a large section of the local authority's area and then that same relevant charge is levied on every development for the 'trunk infrastructure' even if not required to service that development. Plus the development is already required to fund infrastructure specific to the site.

I was also horrified to find out that there is no obligation on the local authority to demonstrate how the trunk infrastructure is required by the development or the locality in which it is cited and if not required by the development or the area then that the local authority may spend the money raised by the levy on that development, on any trunk infrastructure, located anywhere within the local authority area.

And if that is not unjust enough it then places a further trunk infrastructure levy on the **houses** that are subsequently built on those lots, even though the developer has already funded the provision of their own required infrastructure and trunk infrastructure within the initial levy which in some cases may have not even be required for that development or the area.

I am asking if you might give some consideration to this document and to whether or not you feel that it is a just and equitable method of levying infrastructure funding on small developments that place minuscule if any demands of existing trunk Infrastructure.

I thank you in advance for any assessment you might do in relation to this matter

My regards

Warren

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