FAQs – draft Fitzgibbon Priority Development Area (PDA) Development Charges and Offset Plan

Q: What is a Development Charges and Offset Plan (DCOP)?
A: A DCOP outlines the larger or shared infrastructure (trunk infrastructure) upgrades planned to service projected growth and development allowed by the relevant PDA development scheme.

Q: What is the importance of a DCOP for a PDA?
A: It includes details on the trunk infrastructure upgrades required, when they are required and the expected cost of infrastructure for water, sewer, transport, parks and community facilities networks.

Additionally, the DCOP includes information on infrastructure charges which are levied on development and used to pay for trunk infrastructure. The DCOP includes infrastructure charges and policy related to charges, such as how to calculate the charge, when credits apply and when offsets apply.

Q: Will the community be able to comment on the draft DCOP?
A: Yes. All interested parties including residents, landowners, developers, business operators and other community members can view and provide feedback on the draft DCOP.

Q: How can the community comment on the draft DCOP?
A: The draft DCOP for the Fitzgibbon PDA is available for public review and comment for 20 business days from Monday 9 May to 5:00pm on Friday 3 June 2022. All interested parties can make submissions regarding the draft DCOP during this period.

Q: Who will assess the submissions?
A: All submissions received during the notification period will be considered by the Minister for Economic Development Queensland (MEDQ).

Q: What is the process thereafter?
A: Amendments may be made to the draft DCOP as a result of matters raised in these submissions. A submissions report will be prepared summarising the submissions received. The submissions report will be made available to the public on adoption of DCOP.

Q: How can the community make submissions?
A: People can lodge a formal submission via:

- Online: https://haveyoursay.dsdilgp.qld.gov.au/carseldine
- Email: EDQtechnicalservices@dsdilgp.qld.gov.au
- Post: Economic Development Queensland, GPO Box 2202, Brisbane QLD 4001

A submission should:

- be in writing
- be received during the respective public notification period
- include the submitter's name and contact details
- include a description of any issues of concern and/or support for specific sections of the scheme
- be made to the MEDQ.

Q: How are the development charges worked out?
A: Development charges are calculated by determining the total cost of infrastructure to service the PDA across contributing new development. This is then input through a financial modelling process to provide a cost per new lot or square metre of Gross Floor Area basis.