

# Water supply boost for growing northern suburbs

Townsville's rapidly expanding northern suburbs will soon enjoy improvements to the quality of their water supply, through the construction of a \$67 million water treatment plant at Kinduro near Rollingstone.

Work has begun on the site of the new plant which will be built by Brookfield Multiplex under contract to operators United Utilities Australia.

Mayor Les Tyrell said the Northern Water Treatment Plant will be able to treat up to 40 megalitres a day from Crystal Creek and Lake Paluma, and deliver water quality that meets stringent industry standards.

"At the moment, northern residents are getting water from Crystal Creek and Lake Paluma, but unfortunately the water can be high in iron and manganese at times, largely during wet season," Cr Tyrell said.

"Because this can result in staining, it impacts on people's ability to wash clothes and dishes.

"The construction of this treatment plant means those days will soon be gone, with the facility delivering a higher and consistent standard of quality throughout the year."

The project forms part of a larger \$300 million regional package to meet the city's water supply and wastewater treatment needs over the next 25 years.

Construction of the Northern Water Treatment Plant is scheduled to be complete by September 2010.

**Mayor Cr Les Tyrell and Queensland Main Roads Minister and Member for Thuringowa, Craig Wallace, turn the first sod for the new Northern Water Treatment Plant.**



## Flinders Mall construction to start before 2010

The wheels are in motion for the Flinders Street redevelopment, with funding announcements, construction commitments and lots of action behind the scenes.

As part of a federal funding agreement for \$16.2 million, Townsville City Council has committed to begin construction on the redevelopment within six months of the July 2009 agreement.

The Commonwealth's contribution is part of a three-way \$56.6 million partnership with Townsville City Council and the Queensland Government.

Construction will most likely start in November this year, and centre on removal of structures in Flinders Street East to restore the heritage amenity of the area.

Scheduling of construction is currently being finalised and completion is still on track for December 2010.

# New infrastructure charges

Townsville City Council provides developers with a major stimulus package as part of the phase-in of new user pays infrastructure contributions for State and Local Government roads.

Council is giving a 33% discount on the contributions over the first 13 months as an incentive for developers to secure early planning approvals before a review in July 2010.

The plan will ensure council meets the State Government's priority infrastructure planning (PIPS) requirement for local government to adopt a user pays system to calculate road contributions by next month.

The policies will replace the current set head works charge.

Under the new PIPS approach, it will be compulsory for councils to collect developer contributions for the local traffic use of trunk Main Roads on behalf of the State Government.

Planning and Economic Development Committee chairman David Crisafulli said the council's package was the result of lengthy negotiations with the development industry and struck a good balance.

"This outcome is a credit to the

way our planning staff and representatives of the UDIA (Urban Development Institute of Australia) were prepared to secure a result that can work for both parties," Cr Crisafulli said.

"Charges will differ from suburb to suburb, according to infrastructure requirements.

"Council has agreed to a 13 month window to pay road contributions at two thirds of the total cost with the full charges taking effect in July 2010.

"This will give developers ample time to design, fund and have projects approved through council and pay these infrastructure charges at the discounted rate.

"In effect council will be providing an incentive and a stimulus for the local industry to keep the projects coming on line for future growth in the city.

"It will also allow developers to adjust the amount they pay in the future for undeveloped parcels of land. By knowing these State and council charges in advance, developers can adjust their purchase price of land without burdening first home buyers."

Member for Thuringowa and Minister for Main Roads Craig Wallace said he was pleased with

the collaborative approach taken by council, the Department of Transport and Main Roads and the UDIA in developing the policy and schedule of charges.

"I gave a commitment that Townsville's schedule of road infrastructure charges would reflect the same methodology as used in other parts of the state," Mr Wallace said.

The proposed schedule of charges was backed by council and provisions to allow "first principles" calculation for developments which are not accurately represented in the policy.

Cr Crisafulli said developers who could prove their commercial projects would predominantly service the local area only and not attract outside traffic would be rewarded.

The policies were adopted in June, and were prepared under consistent approaches of traffic modelling, trunk road network planning and apportionment of costs on the basis of State Government priority infrastructure planning requirements for a user pays system.

Townsville City Council			
Suburb	Current	Full cost 2010	With discount
Bushland Beach	\$5605	\$10,001	\$6700
CBD, North Ward	\$2432	\$2113	\$1416
Sth Town, Railway Estate	\$2432	\$293	\$196
Garbutt	\$2432	\$3422	\$2292
M'burra, Vincent Cranbrook	\$2432	\$2385	\$1597
Idalia, Cluden, Wulguru	\$2432	\$2023	\$1355
Annandale, Douglas	\$2432	\$2219	\$1486
Kirwan	\$3637	\$3533	\$2367
Condon, Kelso	\$3384	\$3048	\$2042
Julago, Woodstock	\$2432	\$293	\$196
Pallarenda, Mt Louisa	\$2432	\$6136	\$4111
Paluma, Alice R, Toolakea	\$5605	\$293	\$196
Magnetic Island	\$1703	\$6409	\$4294

Main Roads		
Suburb	Full cost 2010	With discount
Bushland Beach	\$7443	\$4986
CBD, North Ward	\$5221	\$3498
Sth Town, Railway Estate	\$4939	\$3309
Garbutt	\$4054	\$2716
M'burra, Vincent Cranbrook	\$4054	\$2716
Idalia, Cluden, Wulguru	\$5966	\$3997
Annandale, Douglas	\$4054	\$2716
Kirwan	\$4414	\$2957
Condon, Kelso	\$7366	\$4935
Julago, Woodstock	\$12,209	\$8180
Pallarenda, Mt Louisa	\$4054	\$2716
Paluma, Alice R, Toolakea	\$10,697	\$7169
Magnetic Island	\$4054	\$2716