

## Infrastructure charge resolution (28 June 2016)

### CONTEXT

A new Infrastructure Charges Resolution, was adopted by Council on 28 June 2016 and commenced effect on 1 July 2016.

### PURPOSE

The resolution adjusts the amounts in the previous Infrastructure charges resolution for inflation, so that charge rates apply for the 2016/17 financial year.

It continues to identify which development is subject to infrastructure charges (charges) and specifies:

- how to, at the time of preparing an infrastructure charges notice:
  - calculate the charge for a land use, and;
  - give credit for land use entitlements on the land;
- how to calculate the establishment cost of trunk infrastructure conditioned to be provided by a developer and eligible to offset charges;
- the circumstances in which council would consider the conversion of non-trunk infrastructure to trunk infrastructure.

Did you know?

The charges set by the resolution do not exceed the statutory caps, and are fixed for the 2016-17 financial year.

### APPLICABLE DEVELOPMENT

Development which does not require a development permit in Townsville will not be able to be levied charges. For those that do require a permit, charges under the resolution could apply to developments approved after 30 June 2016, including:

### Reconfiguration of lot

Charges apply to all Reconfiguration of a lot (ROL) development which generates additional allotments.

### Material Change of Use

Charges apply to all Material Change of Use (MCU) development which generates additional infrastructure demand.

### Building Work

Charges may apply to Building Work (BW) for self-assessable or exempt land uses, that require a building permit, and are likely to generate additional infrastructure demand. Schedule 1 of the resolution provides guidance for such BW.

Did you know?

Self-assessable Dual Occupancy development in the residential land use zones are candidates to be levied infrastructure charges at BW stage.

### TRANSITIONAL PROVISIONS

The new resolution is essentially the same as the previous resolution so no transitional arrangements have been made.

### BASE CHARGES

The infrastructure charges for development within the fully serviced urban area are referred to in Schedule 3 of the resolution as the 'base charges'

Did you know?

The base charge for a 600m<sup>2</sup> vacant lot on residential land is \$27,200.

### LOCATION EFFECTS

Infrastructure charges for a given type of development may vary depending on the combination of service connections and the service area in which it is located.

In the fully serviced urban area, the charges are 100% of the base charge. In other locations, the charges are a proportion, as represented in Schedule 2 of the resolution. Where the map in Schedule 2 is not clear, the service area

maps within the planning scheme will remove any ambiguity.

Did you know?

The charge for a rural residential lot in the water service area at Alligator Creek is 65.5% of \$27,200 = \$17,820.

### **CHARGE CREDITS**

When calculating the charge to levy on a proposed development, the applicable charge for the proposed use is to be 'credited' by the applicable charge for lawful uses on the land where they:

- presently exist;
- previously existed, or;
- could otherwise occur without need of a development permit.

Did you know?

A vacant allotment being subdivided can have the original vacant allotment as a credit use.

### **VALUING ESTABLISHMENT COST**

Trunk infrastructure required to be delivered by a developer is to be valued in accordance with the method in the resolution. This method emulates council's purchasing policy, effectively requiring public tendering of value large infrastructure items.

### **TRUNK INFRASTRUCTURE CONVERSIONS**

Where a developer has been conditioned to provide non-trunk infrastructure, and has not commenced work yet, they are able to apply to council to convert the infrastructure to 'trunk' status.

The resolution guides how this could be approved, and generally excludes situations where growth occurs in locations, times, intensities and types that do not align with the planning scheme. It also excludes situations where the infrastructure is less efficient than already planned, or otherwise achievable.

### **FURTHER INFORMATION**

The following sources also provide relevant information:

- Council's infrastructure charges resolution (28.6.16);
- Department of Infrastructure, Local Government and Planning fact sheets and statutory guidelines;
- Sustainable Planning Act (Chapter 8 - Infrastructure).

### **DISCLAIMER**

The contents of this information sheet have been prepared to assist in the understanding of how the infrastructure charges resolution applies to development. The information contained herein is not guaranteed for currency or accuracy, and does not replace the relevant provisions of the Sustainable Planning Act 2009 and the infrastructure charges resolution.