



TOWNSVILLE CITY COUNCIL

Infrastructure Charges

2023/24



Our Vision


A globally connected community
driven by lifestyle and nature

Our Purpose

Grow Townsville



CONTACT US

-  103 Walker Street, Townsville City
-  PO Box 1268, Townsville QLD 4810
-  13 48 10
-  enquiries@townsville.qld.gov.au
-  townsville.qld.gov.au

ACKNOWLEDGEMENT OF COUNTRY

The Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders – past and present – and all future generations.

Infrastructure Charges 2023/24

Council’s infrastructure charge resolution is reviewed on an annual basis. A new charge resolution is proposed for the 2023/24 financial year, applying inflationary adjustments and consideration of updated statutory caps.

Council adopts infrastructure charges for each financial year in order to reflect updated planning, changes in statutory caps, other administrative changes, and to set a single suite of charges for that financial year.

A 3.9% inflationary movement has been applied, consistent with increases to other council fees and charges. This adjustment is less than the smoothed Road and Bridge Construction index (RBCI) increase relative to the past 12 months.

The proposed infrastructure charges also consider the effect of the statutory caps which are reset by the state government at the start of each financial year, reflective of smoothed RBCI inflationary movements indexed at each quarter. To avoid complications from forecasting, and for administrative efficiency, the value of the caps applicable at March 2023 are applied (being 9.3% higher than at July 2022), which provides reassurance the caps will not be exceeded. This disproportionate increase of charges relative to the caps will artificially widen the buffer to the statutory caps.

The proposed infrastructure charges otherwise seek to reflect the infrastructure user costs derived from the Local Government Infrastructure Plan (LGIP 2017), maintaining relevant links between cost of the trunk infrastructure network and the infrastructure charges, albeit now artificially discounted. This is likely to be updated in the future when LGIP 2019 or the next edition user costs are considered.

Comparison of the base charges for a typical Dwelling House shows Townsville’s proposed infrastructure charge will remain below the current statutory cap, and below expected charges of other local governments (Figure 1).

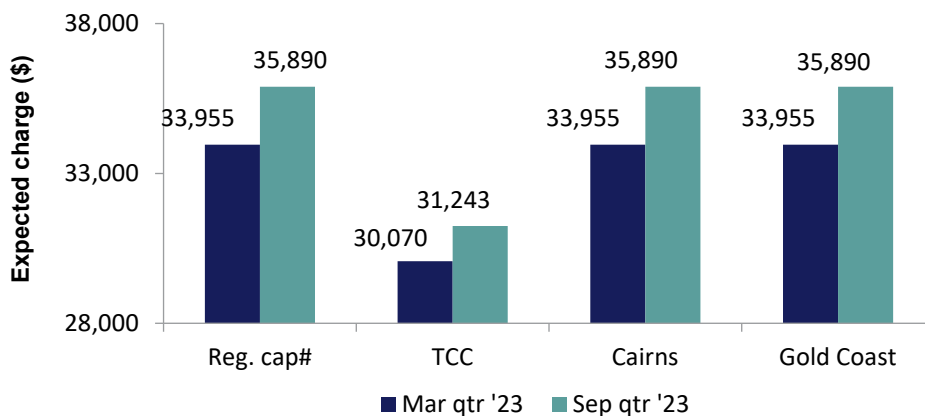


Figure 1 – Dwelling House (3 bedroom on 600m2 lot)

#Regulated cap is estimated using the projected smoothed RBCI

Once the resolution is adopted, it will be required to be attached to the City Plan and must be uploaded to council’s website before it takes effect.

This resolution is made under section 113 of the *Planning Act 2016* (the Act), constituting the following clauses and schedules, which are collectively the Townsville City Council *Infrastructure Charges Resolution 2023*.

1. This resolution applies to the Townsville City Council Local Government Area for all locations where the levying of infrastructure charges are not otherwise restricted by particular legislation.
2. This resolution has effect on and from 1 July 2023 until superseded by the commencement of another charges resolution.

3. This resolution applies to applications for approval for:
- Material Change of Use – all material change of use development, with the exception of development only made assessable due to overlay codes (e.g., flood hazard, landslide hazard, bushfire hazard, etc.);
 - Reconfiguration of Lot – where additional allotments are created. Charges will be calculated by reference to the land use on each allotment. For vacant allotments able to be developed:
 - residential and emerging communities zonings are the equivalent of a Dwelling House (three bedroom) on the relevant lot size, and;
 - other zonings are the equivalent of a Caretaker’s accommodation (three bedroom, detached dwelling) on the relevant site area;
 - Building Works – for accepted (i.e., self-assessable) or exempt land uses and zonings:
 - as identified in Schedule 1, or;
 - relative to the existing land use (or equivalent use for a vacant allotment, as specified above), it proposes a moderate-to-high increase of demand on the infrastructure network.
4. The applicable infrastructure charge is to be determined by:
- (i) applying the location factor of Schedule 2 to the base charge of Schedule 3 and the size of the development, and;
 - (ii) where the development is:
 - a. conditioned to connect to a particular service but it is not located in the relevant planned service area (refer to the Local Government Infrastructure Plan), and;
 - b. has not already conditioned the cost of connection as an ‘extra payment’, and;
 - c. the location factor shall be that from Schedule 2 which reflects the relevant combination of services, not necessarily the location of the development, and;
 - (iii) where the development is:
 - a. being considered as a ‘credit’ land use and;
 - b. the land is connected to services different to that indicated by the planned service areas, and;
 - c. the location factor shall be that from Schedule 2 which reflects the relevant combination of services currently or previously provided, not necessarily the location of the development.
5. To calculate the net charge to be levied on a development, the applicable charge for the proposed land use is to be reduced by the applicable charge for a ‘credit’ land use, being:
- an existing use on the premises if the use is lawful and already taking place on the premises;
 - a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out (to be clear, the credit is to be a square metre rate relevant to the allotment(s) when it took place, and is to be applied to the extent of overlap with the allotment(s) of the proposal);
 - other development on the premises if the development may be lawfully carried out without the need for a further development permit.
6. The applicable charge for the proposed land use and the ‘credit’ land use, relevant to a net charge levied on an infrastructure charges notice, is to be indexed at the time it is paid to council.

The indexation must be calculated:

- (i) In accordance with the three-year moving average quarterly percentage change of the Australian Bureau of Statistics, Road and Bridge Construction Index (Queensland series) forecast by Council for the December quarter of the financial year of the charge payment.
 - (ii) But is not to result in a charge that is more than the relevant prescribed maximum adopted charge, as defined in section 112 of the *Planning Act 2016*.
7. When calculating the establishment cost of trunk infrastructure subject to an offset or refund under section 116 of the Act, or when an application is made to recalculate establishment cost under section 137 of the Act, the value of trunk infrastructure is to be determined:
- (i) after the design of such infrastructure has been approved by Council, and prior to the commencement of work to provide the infrastructure and;

- (ii) for works – by the amount agreed by council’s Chief Executive Officer, being an amount that is within the range determined in accordance with the quotation and tender requirements of Council’s procurement policy. The relevant quotations or tenders are to be sourced by the applicant in collaboration with council, and;
 - (iii) for land – by the difference in market value of the original land and land remaining after the trunk infrastructure land is removed, at the time the application was properly made, as reported by a certified practicing valuer (sourced by the applicant in collaboration with council), considerate of:
 - a. highest and best value of the land;
 - b. the value at the time the application was properly made (if the infrastructure is included in the Local Government Infrastructure Plan), otherwise at the time the application was approved;
 - c. Q100 flood levels;
 - d. all other real and relevant constraints, including but not limited to: vegetation protection, ecological values including riparian buffers and corridors, stormwater or drainage corridors, slope, bushfire hazards, heritage, airport environs, coastal erosion, extractive resources, flooding, land use buffer requirements and landslide hazards. This must also include tenure related constraints and restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
 - e. relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
8. The conversion criteria used for making a decision on a conversion application made under section 139 of the Act are:
- (i) The infrastructure has capacity to service other developments in the area;
 - (ii) The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the Local Government Infrastructure Plan (LGIP). To be clear, it must:
 - a. be consistent with the definitions of trunk infrastructure used in mapping the plans for trunk infrastructure; and
 - b. provide the associated desired standards of service to development of the type, scale, location or timing assumed in the LGIP.
 - (iii) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 145 of the Act; and
 - (iv) The type, size and location of the infrastructure is the most cost-effective option for servicing multiple users in the area, with the “most cost-effective option” meaning the least-cost option based upon the life cycle cost of the infrastructure required to service the future urban development in the area at the desired standard of service.

9. The following terms shall be defined relevant to this resolution:

Gross Floor Area (GFA)

The total floor area of all storeys of a building measured from the outside of the external walls (or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and manoeuvring of motor vehicles; and
- (f) unenclosed private balconies whether roofed or not.

In addition, the term shall include the floor space of associated outdoor dining areas.

Other words and terms used in this resolution have the meaning given in the *Planning Act 2016* or the *Queensland Planning Provisions* version 4.0. If a word or term used in this resolution is not defined in the *Planning Act 2016* or the *Queensland Planning Provisions* version 4.0, it has the meaning given in the planning scheme.

Schedule 1 – Building works subject to infrastructure charges

(Y = self-assessable or exempt land use development which are candidates for charges at building works)

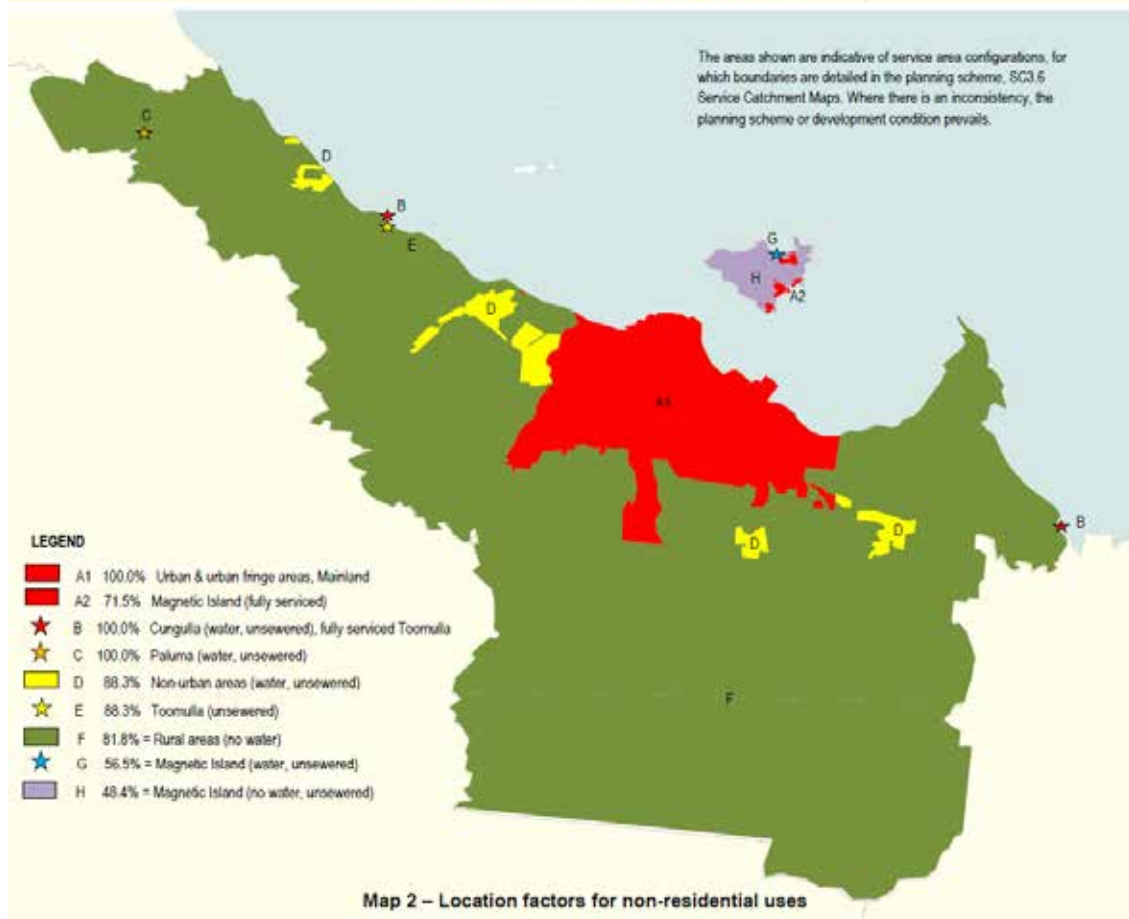
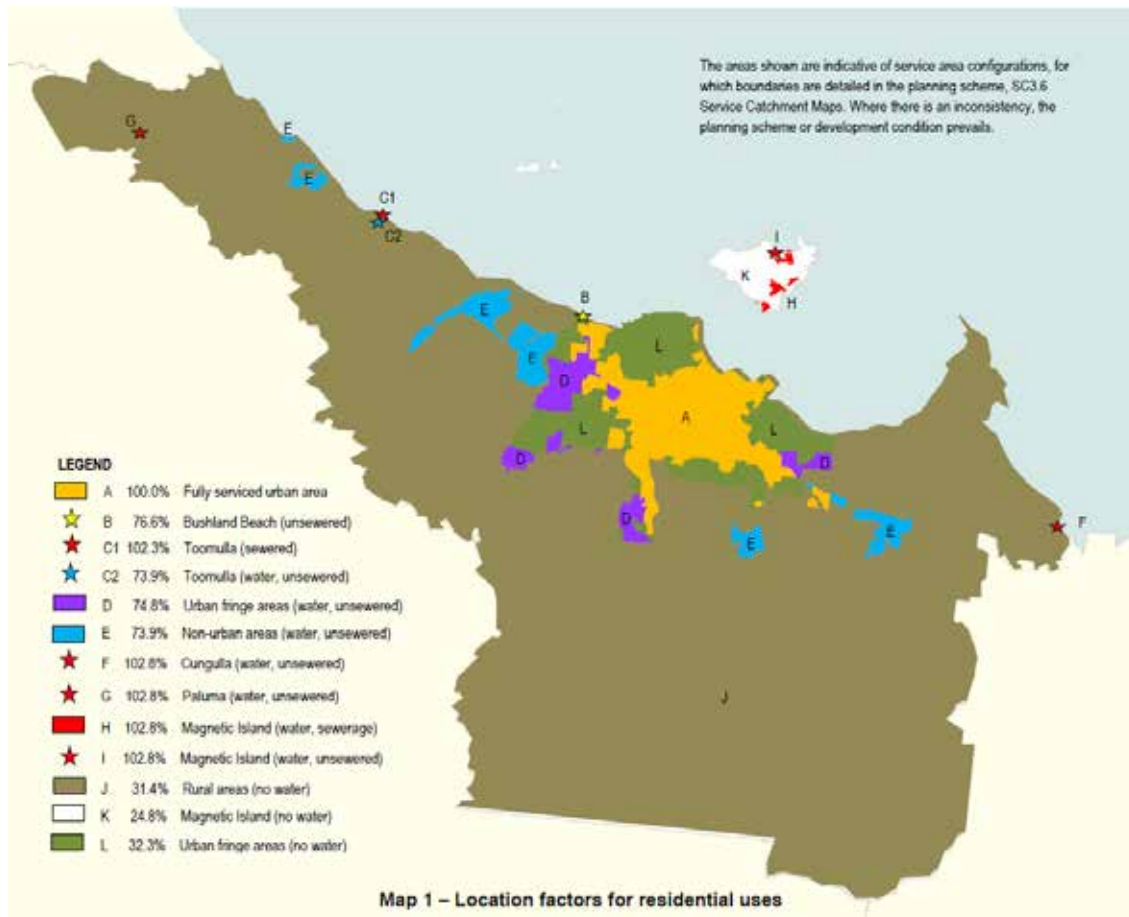
QPP land use (associated building works)	Land use zone																					
	LDR	MDR	HDR	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CON	LII	MII	HII	RUR	EC	
Animal husbandry	Y																					Y
Animal keeping				Y																		
Bar								Y	Y	Y		Y										
Car wash								Y	Y													
Caretaker's accommodation	Y																					
Child care centre						Y	Y		Y	Y												
Community care centre															Y							
Community residence	Y			Y	Y										Y	Y					Y	
Community use															Y							
Cropping																						Y
Dual occupancy	Y				Y																	
Dwelling house																						
Dwelling unit	Y									Y												
Educational establishment							Y		Y	Y		Y										
Food and drink outlet																				Y	Y	
Home based business						Y	Y	Y	Y	Y	Y	Y										Y
Hotel								Y	Y													

QPP land use (associated building works)	Land use zone																					
	LDR	MDR	HDR	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CON	LII	MII	HII	RUR	EC	
Indoor sport and recreation							Y	Y	Y	Y	Y	Y										
Intensive horticulture																					Y	
Landing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Low impact industry																	Y	Y				
Medium impact industry																		Y	Y			
Multiple dwelling							Y	Y	Y			Y										
Nightclub entertainment facility										Y												
Park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Research and technology industry																			Y	Y		
Retirement facility								Y	Y			Y										
Roadside stall				Y																	Y	
Rooming accommodation							Y	Y	Y	Y		Y										
Rural industry																					Y	
Service industry																		Y				
Service station								Y	Y													
Short-term accommodation							Y	Y	Y			Y										
Theatre									Y	Y												
Warehouse																					Y	

Zoning legend

Abbreviation	Zone
LDR	Low density residential
MDR	Medium density residential
HDR	High density residential
RR	Rural residential
CR	Character residential
NC	Neighbourhood centre
LC	Local centre
DC	District centre
MC	Major centre
PC	Principal centre
SC	Sub-regional centre
MU	Mixed use
SR	Sport and recreation
OS	Open space
CF	Community facilities
CON	Conservation
LII	Low impact industry
MII	Medium impact industry
HII	High impact industry
RUR	Rural
EC	Emerging communities

Schedule 2 – Charge areas and location factors



Schedule 3 – Base charges**Table 1 – Base charges for residential uses**

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Residential	Dwelling house	1 or 2 bedroom dwelling	17,273
		3 or more bedroom dwelling	
		on lots < 200 m ²	23,198
		on lots 201–299 m ²	23,795
		on lots 300–399 m ²	25,807
		on lots 400–499 m ²	28,524
		on lots 500–599 m ² and greater	31,243
	Dwelling unit	1 bedroom dwelling	10,088
		2 bedroom dwelling	14,817
		3 or more bedroom dwelling	22,089
	Caretaker's accommodation (attached dwelling)	1 bedroom dwelling	15,154
		2 bedroom dwelling	21,383
		3 or more bedroom dwelling	24,829
	Caretaker's accommodation (detached dwelling)	1 or 2 bedroom dwelling	17,273
		3 or more bedroom dwelling	
		on lots < 200 m ²	23,198
		on lots 201–299 m ²	23,795
		on lots 300–399 m ²	25,807
		on lots 400–499 m ²	28,524
	Multiple dwelling	1 bedroom dwelling	11,186
		2 bedroom dwelling	15,795
		3 or more bedroom dwelling	22,296
	Dual occupancy	1 bedroom dwelling	15,154
		2 bedroom dwelling	21,383
3 or more bedroom dwelling		24,829	
Accommodation (short-term)	Hotel	1 bedroom (non-suite)	6,750
		1 bedroom (suite)	5,751
		2 bedroom suite	9,164
		3 or more bedroom suite	11,413
	Short-term accommodation	1 bedroom (non-suite, < 6 beds)	6,750
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	5,751
		2 bedroom suite	9,164
		3 or more bedroom suite	11,413
	Tourist park (central) [^]	Caravan/tent (group of 1 or 2 sites)	11,064
		Caravan/tent (group of 3 sites)	11,064
		Cabin (1 or 2 bedroom)	8,360
		Cabin (3 or more bedrooms)	14,176
	Tourist park (remote) [^]	Caravan/tent (group of 1 or 2 sites)	8,301
		Caravan/tent (group of 3 sites)	8,301
		Cabin (1 or 2 bedroom)	6,269
		Cabin (3 or more bedrooms)	10,632

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Accommodation (long term)	Community residence	1 bedroom (non-suite)	17,860
		1 bedroom suite	10,957
		2 bedroom suite	21,394
		3 or more bedroom suite	29,384
	Rooming accommodation	1 bedroom (non-suite, < 6 beds)	16,917
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	9,099
		2 bedroom suite	12,190
		3 or more bedroom suite	16,917
	Relocatable home park	1 bedroom dwelling site	11,359
		2 bedroom dwelling site	19,437
		3 or more bedroom dwelling site	27,438
	Retirement facility	1 bedroom (non-suite)	7,174
		1 bedroom suite	8,686
2 bedroom suite		12,261	
3 or more bedroom suite		17,317	
Other Uses *	A use not otherwise listed above#.	The adopted charge is the charge (in Column 3) for another use (in Column 2) that the local government decides to apply to the use. [Note: the charge allocated to a development which is 'any other use' must not be more than the relevant maximum adopted charge in schedule 16 of the Planning Regulation.]	

Table 2 – Base charges for non-residential uses

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Places of assembly	Club	m ² GFA	80.34
	Community use	m ² GFA	80.34
	Function facility	m ² GFA	80.34
	Funeral parlour	m ² GFA	80.34
	Place of worship	m ² GFA	80.34
Commercial (bulk goods)	Agricultural supplies store	m ² GFA	70.77
	Bulk landscape supplies	m ² GFA	160.61
	Garden centre	m ² GFA	160.61
	Hardware and trade supplies	m ² GFA	160.61
	Outdoor sales	m ² GFA	87.75
	Showroom	m ² GFA	116.72
Commercial (retail)	Adult store	m ² GFA	206.52
	Food and drink outlet	m ² GFA	206.52
	Service industry	m ² GFA	113.10
	Service station (fuel pumps)	Nil	
	Service station (vehicle repair shop)	m ² GFA	55.95
	Service station (other)	m ² GFA	
	Shop	m ² GFA	206.52
	Shopping centre	m ² GFA	206.52
	Office	m ² GFA	160.61

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Commercial (office)	Sales office	m ² GFA	160.61
Education facility	Childcare centre	m ² GFA	160.61
	Community care centre	m ² GFA	*
	Educational establishment (Primary)	m ² GFA	160.61
	Educational establishment (Secondary)	m ² GFA	158.96
	Educational establishment (Tertiary)	m ² GFA	122.90
Entertainment	Hotel (Non-accommodation)	m ² GFA	229.46
	Nightclub	m ² GFA	229.46
	Theatre	m ² GFA	229.46
Indoor sport and recreation	Indoor sport and recreation (court areas)	m ² GFA	*
	Indoor sport and recreation (non-court areas)	m ² GFA	*
Industry	Low impact industry	m ² GFA	55.95
	Marine industry	m ² GFA	57.38
	Medium impact industry	m ² GFA	57.38
	Research and technology industry	m ² GFA	57.38
	Rural industry	As for Other Uses (Column 1)	*
	Transport depot	As for Other Uses (Column 1)	*
	Warehouse (self-storage facility)	m ² GFA	31.80
	Warehouse (Other warehouse)	m ² GFA	20.54
High impact industry	High impact industry	As for Other Uses (Column 1)	*
	Special industry	As for Other Uses (Column 1)	*
Low impact rural	Animal husbandry	Nil	-
	Cropping	Nil	-
	Permanent plantation	Nil	-
High impact rural	Aquaculture	As for Other Uses (Column 1)	*
	Intensive animal husbandry	As for Other Uses (Column 1)	*
	Intensive horticulture	As for Other Uses (Column 1)	*
	Wholesale nursery	As for Other Uses (Column 1)	*
	Winery	As for Other Uses (Column 1)	*
Essential services	Detention facility	m ² GFA	*
	Emergency services	m ² GFA	*
	Health care services	m ² GFA	160.61
	Hospital	m ² GFA	*
	Residential care facility	m ² GFA	119.40
	Veterinary services	m ² GFA	158.25
Specialised uses	Air services	As for Other Uses (Column 1)	*
	Animal keeping	As for Other Uses (Column 1)	*
	Brothel	As for Other Uses (Column 1)	*
	Parking station	As for Other Uses (Column 1)	*
	Crematorium	As for Other Uses (Column 1)	*
	Extractive industry	As for Other Uses (Column 1)	*
	Major sport, recreation & entertainment facility	As for Other Uses (Column 1)	*
	Motor sport facility	As for Other Uses (Column 1)	*
	Non-resident workforce accommodation	As for Other Uses (Column 1)	*
	Outdoor sport and recreation	As for Other Uses (Column 1)	*

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
	Port services	As for Other Uses (Column 1)	*
	Tourist attraction	As for Other Uses (Column 1)	*
	Utility installation	As for Other Uses (Column 1)	*
Minor uses	Cemetery	Nil	Nil
	Home based business	Nil	Nil
	Landing	Nil	Nil
	Market	Nil	Nil
	Park	Nil	Nil
	Roadside stall	Nil	Nil
	Substation	Nil	Nil
	Telecommunications facility	Nil	Nil
*Other Uses	A use not otherwise listed above#.	The adopted charge is the charge (in Column 3) for another use (in Column 2) that the local government decides to apply to the use. [Note: the charge allocated to a development which is 'any other use' must not be more than the relevant maximum adopted charge in schedule 16 of the Planning Regulation.]	
	Car wash (auto.)	wash bay (2,464 m ² GFA Club w/bar etc)	197,947
	Car wash (self-serve)	wash bay (503 m ² GFA Place of Worship)	40,409
	Car wash (mini tunnel)	tunnel (3,283 m ² GFA Club w/bar etc)	263,741
	Car wash (auto., 50% re-use)	wash bay (1,173 m ² GFA Club w/bar etc)	94,234
	Car wash (self-serve, 50% re-use)	wash bay (195 m ² GFA Place of Worship)	15,665
	Car wash (tunnel, 50% re-use)	tunnel (1,552 m ² GFA Club w/bar etc)	109,829

Notes:

* For the base charge, refer to *Other Uses

Where a first principles assessment is required to match the proposed use with an equivalent use, it is to be based on the Local Government Infrastructure Plan unit user costs of infrastructure, applied to reasonable expectations of infrastructure demand relevant to the use. Other Uses with charges quantified are the result of first principles assessments already applied and sized consistent with the previous infrastructure charges resolution.

^Tourist Park (central) is relevant to locations A, B, D and L on Map 1 of Schedule 2.

^Tourist Park (remote) is relevant to areas other than those applicable to Tourist Park (central).



townsville.qld.gov.au