



TOWNSVILLE CITY COUNCIL

INFRASTRUCTURE CHARGES 22/23

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OUR VISION

A globally connected community
driven by lifestyle and nature

OUR PURPOSE

Grow Townsville

OUR MISSION

Add 6,400 new jobs by 2026



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

ACKNOWLEDGMENT 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.

Townsville City Council is a proud White Ribbon accredited organisation.

Infrastructure Charges 2022/23

Council's infrastructure charges are reviewed on an annual basis. A new charge resolution is proposed for the 2022/23 financial year, applying 2% inflationary adjustments and reducing charges for water efficient Car Wash uses.

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

Consistent with the Producer Price Indices of the Australian Bureau of Statistics, and the adjustment methodologies prescribed in the *Planning Act 2019*, the proposed infrastructure charges include a 2% inflationary movement of the smoothed Road and Bridge Construction index relative to last 12 months. This is also consistent with other fees and charges movements proposed for next financial year.

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 similar inflationary movements and eligible for indexation each quarter. To avoid complications from forecasting, and for administrative efficiency, the value of the caps applicable in March 2022 are normally applied but are replaced by the assumption of a 2% movement. This is likely to be much higher, which provides reassurance the caps will not be exceeded.

The proposed infrastructure charges still 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. This is likely to be updated next financial year when revised planning and costings emerge from the next edition LGIP.

Incentives and assistance for industry transition to water efficient Car Wash uses are introduced by proposing infrastructure charges discounted by 30%-50%. The discount is expected to be removed gradually over the next few years, subject to further industry consultation and reviews for future infrastructure charges resolutions.

Comparison of the base charges for a typical Dwelling House shows Townsville's proposed infrastructure charge to remain below the current statutory cap (at March 2022), and below the current charges of other local governments, assuming a 2% movement (Figure 1).

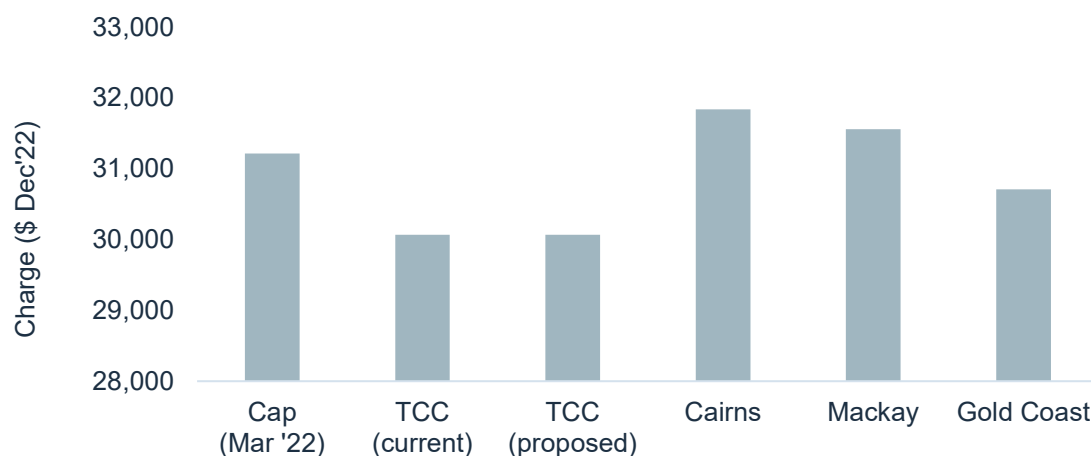


Figure 1 – Dwelling House (3 bedroom on 600m2 lot)

The resolution is now proposed for adoption. Once 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*, constituting the following clauses and schedules, which are collectively the *Townsville City Council Infrastructure Charges Resolution 2022*.

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 2022 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 (3 bedroom) on the relevant lot size, and;
 - other zonings are the equivalent of a Caretaker's accommodation (3 bedroom, detached dwelling) on the relevant site area;
 - Building Works - for 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 uses 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 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 3-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 *Planning Act 2016*, or when an application is made to recalculate establishment cost under section 137 of the *Planning Act 2016*, 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 *Planning Act 2016* 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 *Planning Act 2016*; 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 *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 candidate for charges at building works)

QPP land use (associated building works)	Land use zone																					
	LD R	MD R	HD R	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CON	LII	MII	HII	RUR	EC	
Animal husbandry																						Y
Animal keeping	Y			Y																		
Bar							Y	Y	Y	Y		Y										
Car wash							Y	Y														
Caretaker's accommodation	Y																					
Child care centre						Y	Y	Y	Y	Y	Y	Y										
Community care centre															Y							
Community residence	Y	Y	Y	Y	Y										Y						Y	
Community use													Y		Y							
Cropping				Y																		Y

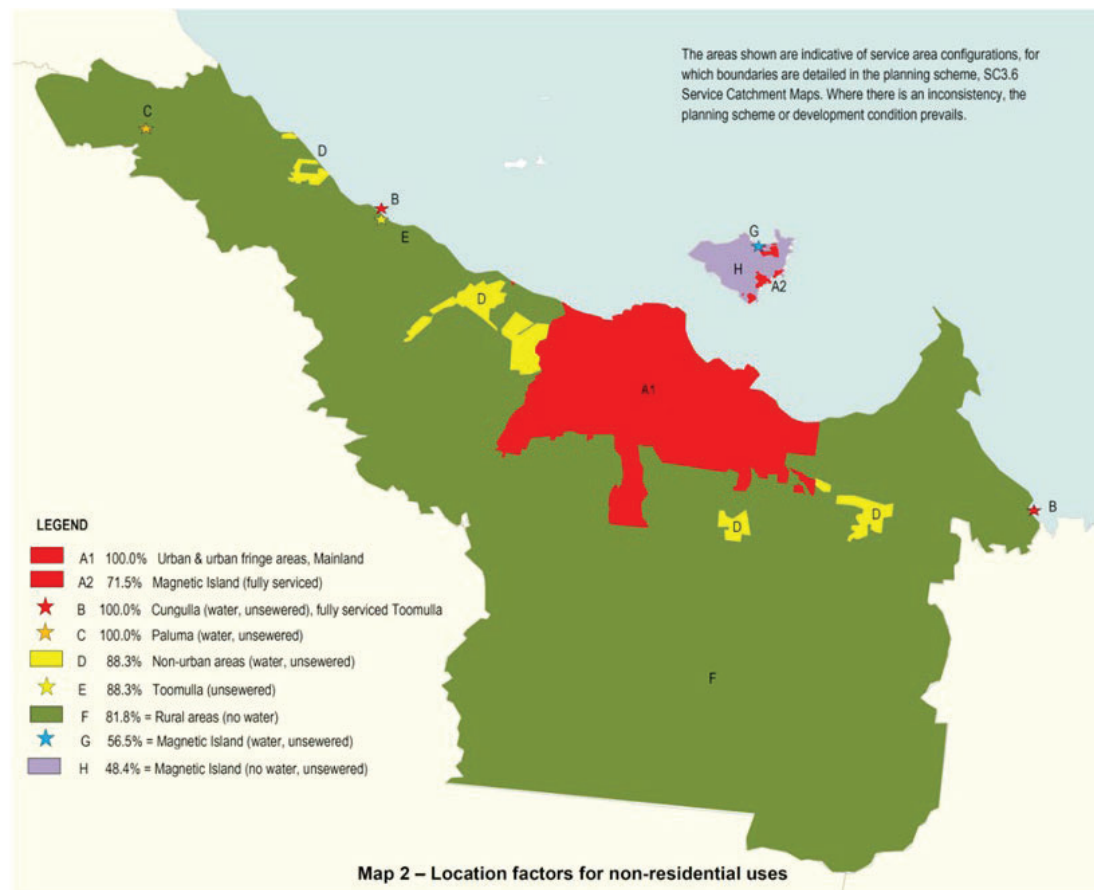
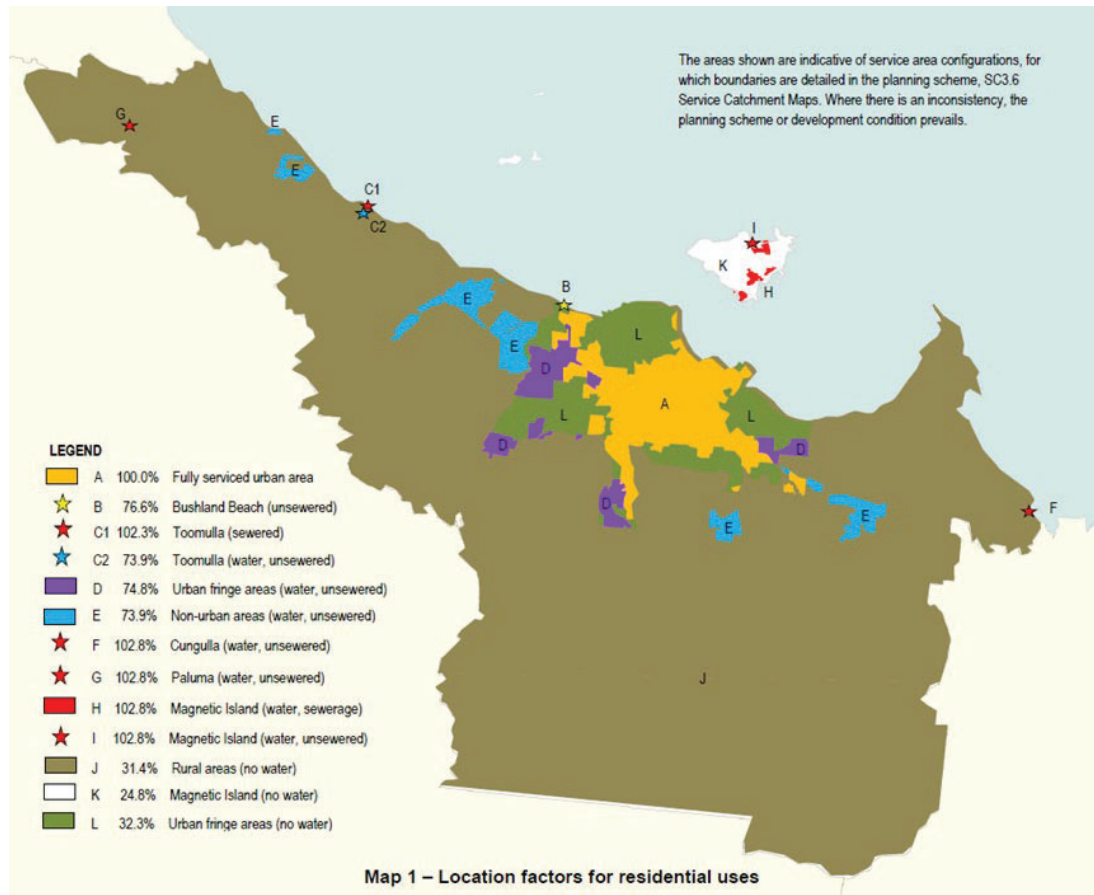
QPP land use (associated building works)	Land use zone																					
	LD R	MD R	HD R	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CON	LII	MII	HII	RUR	EC	
Dual occupancy	Y	Y	Y		Y								Y									
Dwelling house													Y									
Dwelling unit	Y	Y	Y				Y			Y												
Educational establishment			Y	Y			Y	Y		Y		Y										
Food and drink outlet																	Y	Y	Y			
Home based business						Y	Y	Y	Y	Y	Y	Y								Y		
Hotel								Y	Y													
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
Low impact industry																	Y	Y				
Medium impact industry																		Y	Y			
Multiple dwelling							Y	Y	Y			Y										

QPP land use (associated building works)	Land use zone																					
	LD R	MD R	HD R	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CO N	LII	MII	HII	RU R	EC	
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			
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	Principle 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	16,625
		3 or more bedroom dwelling	
		on lots < 200m2	22,327
		on lots 201m2-299m2	22,902
		on lots 300m2-399m2	24,838
		on lots 400m2-499m2	27,453
		on lots 500m2 and greater	30,070
	Dwelling unit	1 bedroom dwelling	9,709
		2 bedroom dwelling	14,261
		3 or more bedroom dwelling	21,260
	Caretaker's accommodation (attached dwelling)	1 bedroom dwelling	14,585
		2 bedroom dwelling	20,580
		3 or more bedroom dwelling	23,897
	Caretaker's accommodation (detached dwelling)	1 or 2 bedroom dwelling	16,625
		3 or more bedroom dwelling	
		on lots < 200m2	22,327
		on lots 201m2-299m2	22,902
		on lots 300m2-399m2	24,838
		on lots 400m2-499m2	27,453
	Multiple dwelling	1 bedroom dwelling	10,766
		2 bedroom dwelling	15,202
		3 or more bedroom dwelling	21,459
	Dual occupancy	1 bedroom dwelling	14,585
		2 bedroom dwelling	20,580
3 or more bedroom dwelling		23,897	
Accommodation (short term)	Hotel	1 bedroom (non-suite)	6,497
		1 bedroom (suite)	5,535
		2 bedroom suite	8,820
		3 or more bedroom suite	10,985
	Short-term accommodation	1 bedroom (non-suite, < 6 beds)	6,497
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	5,535
		2 bedroom suite	8,820
		3 or more bedroom suite	10,985
	Tourist park (central)^	Caravan/tent (group of 1 or 2 sites)	10,649
		Caravan/tent (group of 3 sites)	10,649
		Cabin (1 or 2 bedroom)	8,046
		Cabin (3 or more bedrooms)	13,644
	Tourist park (remote)^	Caravan/tent (group of 1 or 2 sites)	7,989
		Caravan/tent (group of 3 sites)	7,989
		Cabin (1 or 2 bedroom)	6,034
		Cabin (3 or more bedrooms)	10,233

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Accommodation (long term)	Community residence	1 bedroom (non-suite)	17,190
		1 bedroom suite	10,546
		2 bedroom suite	20,591
		3 or more bedroom suite	28,281
	Rooming accommodation	1 bedroom (non-suite, < 6 beds)	16,282
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	8,757
		2 bedroom suite	11,732
		3 or more bedroom suite	16,282
	Relocatable home park	1 bedroom dwelling site	10,933
		2 bedroom dwelling site	18,707
		3 or more bedroom dwelling site	26,408
	Retirement facility	1 bedroom (non-suite)	6,905
		1 bedroom suite	8,360
2 bedroom suite		11,801	
3 or more bedroom suite		16,667	
Other Uses *	A use not otherwise listed above.	The charge is the charge in column 3 and 4 for a use category (in column 2) that appropriately reflects the use at the time of assessment. Where these are not appropriate, the charge is to be based on first principles, determined at the time of assessment.	

Table 2 – Base charges for non-residential uses

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Places of assembly	Club	m2 GFA	77.32
	Community use	m2 GFA	77.32
	Function facility	m2 GFA	77.32
	Funeral parlour	m2 GFA	77.32
	Place of worship	m2 GFA	77.32
Commercial (bulk goods)	Agricultural supplies store	m2 GFA	68.11
	Bulk landscape supplies	m2 GFA	154.58
	Garden centre	m2 GFA	154.58
	Hardware and trade supplies	m2 GFA	154.58
	Outdoor sales	m2 GFA	84.46
	Showroom	m2 GFA	112.34
Commercial (retail)	Adult store	m2 GFA	198.77
	Food and drink outlet	m2 GFA	198.77
	Service industry	m2 GFA	108.85
	Service station (fuel pumps)	Nil	-
	Service station (vehicle repair shop)	m2 GFA	53.85
	Service station (other)	m2 GFA	198.77
	Shop	m2 GFA	198.77
	Shopping centre	m2 GFA	198.77

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Commercial (office)	Office	m2 GFA	154.58
	Sales office	m2 GFA	154.58
Education facility	Childcare centre	m2 GFA	154.58
	Community care centre	m2 GFA	*
	Educational establishment (Primary)	m2 GFA	154.58
	Educational establishment (Secondary)	m2 GFA	152.99
	Educational establishment (Flying Start for Qld Children program)	Nil	-
	Educational establishment (Tertiary)	m2 GFA	118.29
Entertainment	Hotel (Non-accommodation)	m2 GFA	220.85
	Nightclub	m2 GFA	220.85
	Theatre	m2 GFA	220.85
Indoor sport and recreation	Indoor sport and recreation (court areas)	m2 GFA	*
	Indoor sport and recreation (non-court areas)	m2 GFA	*
Industry	Low impact industry	m2 GFA	53.85
	Marine industry	m2 GFA	55.23
	Medium impact industry	m2 GFA	55.23
	Research and technology industry	m2 GFA	55.23
	Rural industry	As for Other Uses (Column 1)	*
	Transport depot	As for Other Uses (Column 1)	*
	Warehouse (self-storage facility)	m2 GFA	30.61
	Warehouse (Other warehouse)	m2 GFA	19.77
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	m2 GFA	*
	Emergency services	m2 GFA	*
	Health care services	m2 GFA	154.58
	Hospital	m2 GFA	*
	Residential care facility	m2 GFA	114.92
	Veterinary services	m2 GFA	152.31
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)	*

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
	Extractive industry	As for Other Uses (Column 1)	*
	Major sport, recreation and 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)	*
	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	Car wash (auto.)	wash bay	190,526
	Car wash (self-serve)	wash bay	38,908
	Car wash (mini tunnel)	tunnel	253,883
	Car wash (auto., 50% re-use)**	wash bay	90,720
	Car wash (self-serve, 50% re-use)**	wash bay	15,073
	Car wash (tunnel, 50% re-use)**	tunnel	120,030
	A use not otherwise listed above#.	The charge is the charge in column 3 and 4 for a use category (in column 2) that appropriately reflects the use at the time of assessment. Where these are not appropriate, the charge is to be based on first principles, determined at the time of assessment.	

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.

^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).

** effectively 33% of the user cost, and approximately 50%-75% of amounts towards which the charges are expected to transition over the next few years.



City of
Townsville

