

# Adopted Infrastructure Charges



## INFORMATION SHEET

### 1. Adopted Infrastructure Charge

An *adopted infrastructure charge* is a charge which may be levied on development to help fund local government owned trunk infrastructure required by the development. This may include sewer, water supply, transport, parks and stormwater trunk infrastructure.

Until an adopted infrastructure charges resolution is endorsed by Townsville City Council, the charges applied will generally be the lessor of:

- i. the amount derived from the relevant planning scheme policies for infrastructure as at 30 June 2011, or
- ii. the maximum adopted charge for the infrastructure as specified in the *State Planning Regulatory Provision* (adopted charges)

The charge methodology recognises discounts for existing lawful uses of self-assessable development entitlements.

Developer contribution calculators illustrate the effect of adopted infrastructure charges on developments in different locations in the city. These calculators can be found on the [City Plan](#) page of council's website.

### 2. Adopted Infrastructure Charge Notice

Adopted infrastructure charges are specified on an adopted infrastructure charge notice which is issued, separately, to a developer when the development permit is issued.

For development approved from 1 July 2011, this replaces the previous practice of imposing conditions of approval on development permits requiring the payment of infrastructure contributions in accordance with the planning scheme policies for infrastructure.

### 3. Applicable Development

Adopted infrastructure charges may be levied for the following development categories:

- reconfigure a lot (ROL)
- a material change of use of premises (MCU), and
- carrying out building work (BW).

### 4. Payment of Adopted Infrastructure Charges

Adopted infrastructure charges are to be paid as specified on the adopted infrastructure charge notice. Generally this payment will be made to the council prior to the issuing of a building permit or the signing of the survey plan.

Failure to make a payment on time may attract compounded interest at 11 per cent calculated daily, and prolonged delay may initiate recovery of monies owing in accordance with provisions of the *Local Government Act*.

### 5. Negotiations and Changes to Development Approved Prior to 1 July

Developments approved prior to 1 July 2011 are generally subject to conditions requiring the payment of contributions in accordance with the planning scheme policies for infrastructure. Negotiations or permissible changes to those development approvals do not initiate a requirement to consider adopted infrastructure charges, as the existing development permit conditions are sufficient for the collection of infrastructure contributions.

### 5. Appeal of Adopted Infrastructure Charges

Adopted infrastructure charges may be appealed to the Planning and Environment Court or to a building and development committee, to the extent that they are unreasonable or incorrectly calculated.

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Where council agrees with representations made about the notice a Negotiated Adopted Infrastructure Charge Notice may be issued. Negotiation with council is to commence within 20 business days of the Adopted Infrastructure Charge Notice being issued, and will be authorised by a Negotiated Adopted Infrastructure Charge Notice.

### 7. Explanatory Notes

Further details of the adopted infrastructure charges are provided in explanatory notes available at council's website: [www.townsville.qld.gov.au](http://www.townsville.qld.gov.au)

### 8. Adopted Infrastructure Charge Resolutions

Provisions in the *Sustainable Planning Act* allow council to make adopted infrastructure charges resolutions which can identify the definitions, networks and standards of service of trunk infrastructure, in addition to specifying adopted infrastructure charges for different development and different locations of the city, and discounting arrangements to be applied.

### 9. State Planning Regulatory Provision

The State Planning Regulatory Provision specifies the maximum adopted infrastructure charge which can be levied on 18 categories of development. It is published by the state government and may be subject to amendment.

Schedule details of infrastructure charges are available at the state government's [Department of Local Government and Planning](#) website.