



TOWNSVILLE CITY COUNCIL

INFRASTRUCTURE CHARGES

2024-2025

OUR VISION

A globally connected community
driven by lifestyle and nature

OUR PURPOSE

Grow Townsville



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Acknowledgement of Country

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, present and all future generations.

A. INFRASTRUCTURE CHARGES RESOLUTION 2024/25

This resolution is made under section 113 of the *Planning Act 2016* (the Act) and -

1. Applies to the Townsville City Council Local Government Area for all locations where the levying of infrastructure charges is not otherwise restricted by legislation.
2. Has effect on and from 1 July 2024 until superseded by another infrastructure charges resolution.

B. APPLICATION

This resolution applies to applications for the following approvals -

1. 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.).
2. Reconfiguration of Lot - where additional allotments are created. Charges will be calculated by reference to the land use on each allotment.
3. Building Works - for accepted development or accepted development subject to requirements, or development exempt from assessment under the planning scheme as identified in the *Planning Regulation 2017* (the Regulation).

C. BASE CHARGE RATES AND LOCATION FACTORS

Base charge rates are identified in Schedules 1 and 2 and location factors are identified in Schedule 3.

D. CALCULATING LEVIED CHARGES

The levied charge is determined from the adopted charge(s) for proposed land use(s) minus adopted charge(s) for credit land use(s), as follows -

1. An adopted charge for proposed or credit land use(s) is determined by applying the relevant base charge rate and location factor.
2. An adopted charge for a credit land use is the greater of -
 - a. An existing use on premises if the use is lawful and already taking place on the premises.
Or
 - b. A previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out.
Or
 - c. Other development on the premises if the development may be lawfully carried out without the need for a further development permit.

3. The levied charge is subsequently identified in an Infrastructure Charges Notice.

The following formula shows how to calculate the levied charge -

Levied Charge (LC)

= *Adopted Charge(s), Proposed Use(s) (ACP) - Adopted Charge(s), Credit Uses (ACC)*

Where:

$$ACP = (BCR \times LF \times S)_1 + (BCR \times LF \times S)_2 + \dots + (BCR \times LF \times S)_m$$

$$ACC = (BCR \times LF \times S)_1 + (BCR \times LF \times S)_2 + \dots + (BCR \times LF \times S)_n$$

And:

BCR = Base Charge Rate (Schedules 1 and 2)

LF = Location Factor (Schedule 3)

S = Size of land use (from development application)

m = Number of proposed land uses

n = Number of relevant credit land uses

E. INDEXATION

The levied charge identified on an Infrastructure Charges Notice issued in the 2024/25 financial year is to be indexed at the time it is paid to Council as follows -

1. No indexation for payments made in the 2024/25 financial year.
2. For payments made after the 2024/25 financial year, indexed to the 3-yearly PPI moving quarterly average, between the last published March quarter and that as of March 2024.

The following formula shows how to calculate indexation -

$$IC = LC \times \frac{PPI_B}{PPI_A}$$

Where:

LC = Levied charge on infrastructure charge notice.

IC = Indexed charge at time of payment.

PPI_A = 3-yearly PPI moving quarterly average for March quarter 2024.

PPI_B = 3-yearly PPI moving quarterly average for the most recently published March quarter.

F. TRUNK INFRASTRUCTURE ESTABLISHMENT COSTS

When calculating 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 -

1. After the design of such infrastructure has been approved by Council, and prior to the commencement of work to provide the infrastructure.
2. For works - by the amount agreed by Council's Chief Executive Officer, being informed by quotations or tenders sought in a process which is generally in accordance with requirements of Council's procurement policy and agreed by the Council prior to being sought.
3. For land - by the difference in market value of the original land and land remaining after the trunk infrastructure land is excised, at the time the application was properly made, as reported by a certified practicing valuer (sourced by the applicant in consultation 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. All other real and relevant constraints, including tenure related constraints and restrictions such as easements, leases, licences, and other dealings whether or not registered on title.
 - d. Relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.

G. CONVERSION APPLICATIONS

The criteria used for making a decision on a conversion application are -

1. The infrastructure has capacity to service other developments in the area.
2. The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the Local Government Infrastructure Plan (LGIP) and must -
 - a. Be consistent with the definitions of trunk infrastructure used in 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.
3. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 145 of the Act.
4. The type, size and location of the infrastructure is the most cost-effective option (on a whole of life cycle cost basis) for servicing development in the area.

H. Exceptions to Issuing Infrastructure Charges Notices - Building Works

Infrastructure charges notices shall not be issued for applications for the following Building Works approvals, as follows -

1. Where accepted development, or accepted development subject to requirements, and the Adopted Charges for the credit land use(s) is equal to or exceeds the Adopted Charges for the proposed land use(s).
2. Where the proposed land use is identified as Minor in Schedule 2.

I. DEFINITIONS

Words and terms used in this resolution have the definitions and meaning given in the Act or the Regulation.

Schedule 1 - Base charge rates

These are the base charge rates relevant to the fully serviced urban area.

Schedule 1 - Base Charges - Residential Uses				
(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) from 1 January 2025
Residential and Non-residential	Vacant lot	lots < 200m ²	24,775.00	33,874.00
	Vacant lot	lots 200m ² -299m ²	25,413.00	
	Vacant lot	lots 300m ² -399m ²	27,562.00	
	Vacant lot	lots 400m ² -499m ²	30,464.00	
	Vacant lot	lots 500m ² -599m ²	33,368.00	
	Vacant lot	lots ≥ 600m ²	33,368.00	
Residential	Dwelling house	1 or 2 bedroom dwelling	18,448.00	24,196.00
	Dwelling house	3 or more bedroom dwelling:		
	Dwelling house	on lots < 200m ²	24,775.00	33,874.00
	Dwelling house	on lots 200m ² -299m ²	25,413.00	33,874.00
	Dwelling house	on lots 300m ² -399m ²	27,562.00	33,874.00
	Dwelling house	on lots 400m ² -499m ²	30,464.00	33,874.00
	Dwelling house	on lots 500m ² -599m ²	33,368.00	33,874.00
	Dwelling house	on lots ≥ 600m ²	33,368.00	33,874.00
	Dwelling unit	1 bedroom dwelling	10,774.00	15,132.00
	Dwelling unit	2 bedroom dwelling	15,825.00	22,225.50

Schedule 1 - Base Charges - Residential Uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) from 1 January 2025
	Dwelling unit	3 or more bedroom dwelling	23,591.00	33,133.50
	Caretaker's accommodation (attached dwelling)	1 bedroom dwelling	16,184.00	22,731.00
	Caretaker's accommodation (attached dwelling)	2 bedroom dwelling	22,837.00	24,196.00
	Caretaker's accommodation (attached dwelling)	3 or more bedroom dwelling	26,517.00	33,874.00
	Caretaker's accommodation (detached dwelling)	1 or 2 bedroom dwelling	18,448.00	24,196.00
	Caretaker's accommodation (detached dwelling)	3 or more bedroom dwelling:		
	Caretaker's accommodation (detached dwelling)	site area < 200m ²	24,775.00	33,874.00
	Caretaker's accommodation (detached dwelling)	site area 200m ² -299m ²	25,413.00	33,874.00
	Caretaker's accommodation (detached dwelling)	site area 300m ² -399m ²	27,562.00	33,874.00
	Caretaker's accommodation (detached dwelling)	site area 400m ² -499m ²	30,464.00	33,874.00
	Caretaker's accommodation (detached dwelling)	site area 500m ² -599m ²	33,368.00	33,874.00
	Caretaker's accommodation (detached dwelling)	site area ≥ 600m ²	33,368.00	33,874.00
	Multiple dwelling	1 bedroom dwelling	11,947.00	16,779.00
	Multiple dwelling	2 bedroom dwelling	16,869.00	23,692.50
	Multiple dwelling	3 or more bedroom dwelling	23,812.00	33,444.00
	Dual occupancy	1 bedroom dwelling	16,184.00	22,731.00
	Dual occupancy	2 bedroom dwelling	22,837.00	24,196.00

Schedule 1 - Base Charges - Residential Uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) from 1 January 2025
	Dual occupancy	3 or more bedroom dwelling	26,517.00	33,874.00
Accommodation (short term)	Hotel	1 bedroom (non-suite)	6,142.00	10,125.00
	Hotel	1 bedroom (suite)	6,142.00	8,626.50
	Hotel	2 bedroom suite	9,787.00	12,098.00
	Hotel	3 or more bedroom suite	12,189.00	16,937.00
	Short-term accommodation	1 bedroom (non-suite)†	6,142.00	10,125.00
	Short-term accommodation	1 bedroom suite	6,142.00	8,626.50
	Short-term accommodation	2 bedroom suite	9,787.00	12,098.00
	Short-term accommodation	3 or more bedroom suite	12,189.00	16,937.00
Accommodation (short term)	Tourist park (central)^	Caravan/tent (group of 1 or 2 sites)	11,816.00	12,098.00
	Tourist park (central)^	Caravan/tent (group of 3 sites)	11,816.00	16,596.00
	Tourist park (central)^	Cabin (1 or 2 bedroom)	8,928.00	12,098.00
	Tourist park (central)^	Cabin (3 or more bedrooms)	15,140.00	16,937.00
	Tourist park (remote)^	Caravan/tent (group of 1 or 2 sites)	8,865.00	12,098.00
	Tourist park (remote)^	Caravan/tent (group of 3 sites)	8,865.00	12,451.50
	Tourist park (remote)^	Cabin (1 or 2 bedroom)	6,695.00	9,403.50
	Tourist park (remote)^	Cabin (3 or more bedrooms)	11,355.00	15,948.00
Accommodation (long term)	Community residence	1 bedroom (non-suite)	11,721.00	24,196.00
	Community residence	1 bedroom suite	11,702.00	16,435.50
	Community residence	2 bedroom suite	22,849.00	24,196.00
	Community residence	3 or more bedroom suite	31,382.00	33,874.00
	Rooming accommodation	1 bedroom (non-suite)†	9,717.00	24,196.00

Schedule 1 - Base Charges - Residential Uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) from 1 January 2025
	Rooming accommodation	1 bedroom suite	9,718.00	13,648.50
	Rooming accommodation	2 bedroom suite	13,019.00	18,285.00
	Rooming accommodation	3 or more bedroom suite	18,067.00	25,375.50
	Relocatable home park	1 bedroom dwelling site	12,131.00	17,038.50
	Relocatable home park	2 bedroom dwelling site	20,759.00	24,196.00
	Relocatable home park	3 or more bedroom dwelling site	29,304.00	33,874.00
	Retirement facility	1 bedroom (non-suite)	7,662.00	10,761.00
	Retirement facility	1 bedroom suite	9,277.00	13,029.00
	Retirement facility	2 bedroom suite	13,095.00	18,391.50
	Retirement facility	3 or more bedroom suite	18,495.00	25,975.50
Other Uses*	Workforce accommodation	Bedroom.day (1/365 Rooming Accommodation)	26.63	26.63
	A use not otherwise in this table	The adopted charge is the charge (in Column 3) for another use (in Column 2) that the local government decides to apply to the us		

Schedule 2 - Base Charges – Non-residential uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) - 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) - from 1 January 2025
Places of assembly	Club	m ² GFA	84.74	84.74
	Community use	m ² GFA	84.74	84.74
	Function facility	m ² GFA	84.74	84.74
	Funeral parlour	m ² GFA	84.74	84.74
	Place of worship	m ² GFA	84.74	84.74
Commercial (bulk goods)	Agricultural supplies store	m ² GFA	75.58	106.15
	Bulk landscape supplies	m ² GFA	169.37	169.37
	Garden centre	m ² GFA	169.37	169.37
	Hardware and trade supplies	m ² GFA	169.37	169.37
	Outdoor sales	m ² GFA	93.72	131.62
	Showroom	m ² GFA	124.66	169.37
Commercial (retail)	Adult store	m ² GFA	217.76	217.76
	Food and drink outlet	m ² GFA	217.76	217.76
	Service industry	m ² GFA	120.79	169.65
	Service station (fuel pumps)	m ² GFA	0.00	0.00
	Service station (vehicle repair component)	m ² GFA	59.75	60.49
	Service station (other component)	m ² GFA	217.76	217.76
	Shop	m ² GFA	217.76	217.76
	Shopping centre	m ² GFA	217.76	217.76
Commercial (office)	Office	m ² GFA	169.37	169.37
	Sales office	m ² GFA	169.37	169.37
Education facility	Childcare centre	m ² GFA	169.37	169.37
	Community care centre	m ² GFA	*	169.37

Schedule 2 - Base Charges – Non-residential uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) - 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) - from 1 January 2025
	Educational establishment (Primary)	m ² GFA	169.37	169.37
	Educational establishment (Secondary)	m ² GFA	169.37	169.37
	Educational establishment (Tertiary)	m ² GFA	131.26	169.37
Entertainment	Hotel (Non-accommodation)	m ² GFA	241.91	241.91
	Nightclub	m ² GFA	241.91	241.91
	Theatre	m ² GFA	241.91	241.91
Indoor sport and recreation	Indoor sport and recreation (Dance studio, gym, Gymnastics)			
	Court areas	m ² GFA	24.14	24.14
	Non-court areas	m ² GFA	241.91	241.91
	Indoor sport and recreation (other)			
	Court areas	m ² GFA	*	24.14
	Non-court areas	m ² GFA	*	241.91
Other industry	Low impact industry	m ² GFA	59.75	60.49
	Marine industry	m ² GFA	60.49	60.49
	Medium impact industry	m ² GFA	60.49	60.49
	Research and technology industry	m ² GFA	60.49	60.49
	Rural industry	m ² GFA	*	60.49
	Warehouse (self-storage facility)	m ² GFA	33.96	47.70
	Warehouse (other warehouse)	m ² GFA	21.94	30.81
High impact industry	High impact industry	m ² GFA	*	84.74
	Special industry	m ² GFA	*	84.74

Schedule 2 - Base Charges – Non-residential uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)	(5) Base Charge (\$)
			Period (1) - 1 July 2024 to 31 December 2024	Period (2) - from 1 January 2025
Low impact industry	Animal husbandry	Nil	0.00	0.00
	Cropping	Nil	0.00	0.00
	Permanent plantation	Nil	0.00	0.00
High impact rural	Aquaculture (hatchery)	m ² GFA	24.14	24.14
	Aquaculture	m ² GFA	*	24.14
	Intensive animal husbandry	m ² GFA	*	24.14
	Intensive horticulture	m ² GFA	*	24.14
	Wholesale nursery (non-urban area, no water service)	m ² GFA	*	24.14
	Wholesale nursery (other)	m ² GFA	*	24.14
	Winery	m ² GFA	*	24.14
Essential services	Detention facility	m ² GFA	*	169.37
	Emergency services (police beat)	m ² GFA	169.37	169.37
	Emergency services (other)	m ² GFA	*	169.37
	Health care services	m ² GFA	169.37	169.37
	Hospital	m ² GFA	169.37	169.37
	Residential care facility	m ² GFA	127.52	169.37
	Veterinary services	m ² GFA	169.01	169.37
Minor uses	Cemetery	Nil	0.00	0.00
	Home based business	Nil	0.00	0.00
	Landing	Nil	0.00	0.00
	Market	Nil	0.00	0.00
	Park	Nil	0.00	0.00
	Roadside stall	Nil	0.00	0.00

Schedule 2 - Base Charges – Non-residential uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) - 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) - from 1 January 2025
	Substation	Nil	0.00	0.00
	Telecommunications facility	Nil	0.00	0.00
Other uses**	Air services	As for use not otherwise listed	*	*
	Animal keeping (day care, dogs, or cats)	m ² GFA (1m ² GFA Childcare Centre)	169.37	169.37
	Animal keeping (long stay, dogs, or cats)	m ² GFA (1/15 Short-term Accommodation non-suite bedroom)	409.46	409.46
	Bar	m ² GFA (1m ² GFA Hotel, non-accommodation)	241.91	241.91
	Battery plant	Nil (Wind Farm)	0.00	0.00
	Brothel	m ² GFA (3.71m ² GFA Service Industry)	448.13	448.13
	Car wash (auto.)	Washbay	211,407.40	296,920.50
	Car wash (self-serve)	Washbay	43,156.80	58,583.00
	Car wash (mini tunnel)	Tunnel	281,675.40	395,611.50
	Car wash (auto, 50% re-use)	Washbay	100,641.90	141,351.00
	Car wash (self-serve, 50% re-use)	Washbay	16,730.20	23,497.50
	Car wash (mini tunnel, 50% re-use)	Tunnel	117,297.40	164,743.50
	Crematorium	m ² GFA (2.23m ² GFA Service Industry)	269.36	269.36

Schedule 2 - Base Charges – Non-residential uses

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)	(5) Base Charge (\$)
			Period (1) - 1 July 2024 to 31 December 2024	Period (2) - from 1 January 2025
	Environmental facility	As for use not otherwise listed	*	*
	Extractive industry (quarry)	Tonnes per annum (1/83m ² GFA Service Industry)	0.72	0.72
	Major sport, recreation, and entertainment facility	As for use not otherwise listed	*	*
	Motor sport facility	As for use not otherwise listed	*	*
	Nature-based tourism	As for use not otherwise listed	*	*
	Outdoor sport and recreation (beach volleyball)	Court (42.78m ² GFA Community Use)	3,643.00	3,643.00
	Parking station (basic, short stay)	Nil	0.00	0.00
	Party House	1 bedroom (non-suite)† (Short-term Accommodation)	6,142.00	12,098.00
		1 bedroom suite (Short-term Accommodation)	6,142.00	12,098.00
		2 bedroom suite (Short-term Accommodation)	9,787.00	12,098.00
		3 or more bedroom suite (Short-term Accommodation)	12,189.00	16,937.00
	Port services (ferry terminal)	m ² GFA (172m ² GFA Warehouse - other)	3,773.00	3,773.00
	Renewable energy facility (solar farm or wind farm)	Nil (Wind Farm)	0.00	0.00

Schedule 2 - Base Charges – Non-residential uses				
(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$) Period (1) - 1 July 2024 to 31 December 2024	(5) Base Charge (\$) Period (2) - from 1 January 2025
	Substation*	Nil (Wind Farm)	0.00	0.00
	Tourist attraction	As for use not otherwise listed	*	*
	Transport Depot (buses)	Bus (173m ² GFA Warehouse - other)	3,795.00	3,795.00
	Transport Depot (assoc. w/warehouse)	Hectare site area (1,448m ² GFA warehouse - lockable units)	49,174.00	49,174.00
	Transport Depot (Medium heavy vehicles)	Hectare site area (5,058m ² GFA Warehouse - lockable units)	172,687.00	172,687.00
	Utility installation	As for use not otherwise listed	*	*
	A use not otherwise listed above in this table	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.	*	*

Notes:

† For dormitory style accommodation, each bed is taken to be a "bedroom".

*Uses that are too variable in nature to reasonably characterise or are significantly different in nature to the typical of those listed (e.g. restricted hours of operation), are to use a first principles assessment to estimate user costs, before comparing to the maximum adopted charge (Planning Regulation 2017, Schedule 16) in order to rationalise an applicable charge.

Other uses that do not have a prescribed maximum adopted charge are to use a first principles assessment to match the proposed use with an equivalent use, sized to have the same user cost (based on the Local Government Infrastructure Plan unit user costs of infrastructure, applied to reasonable expectations of infrastructure demand). The equivalent use is to be of a compatible nature of industry to the proposed use (e.g. Australian and New Zealand Standard Industrial Classification).

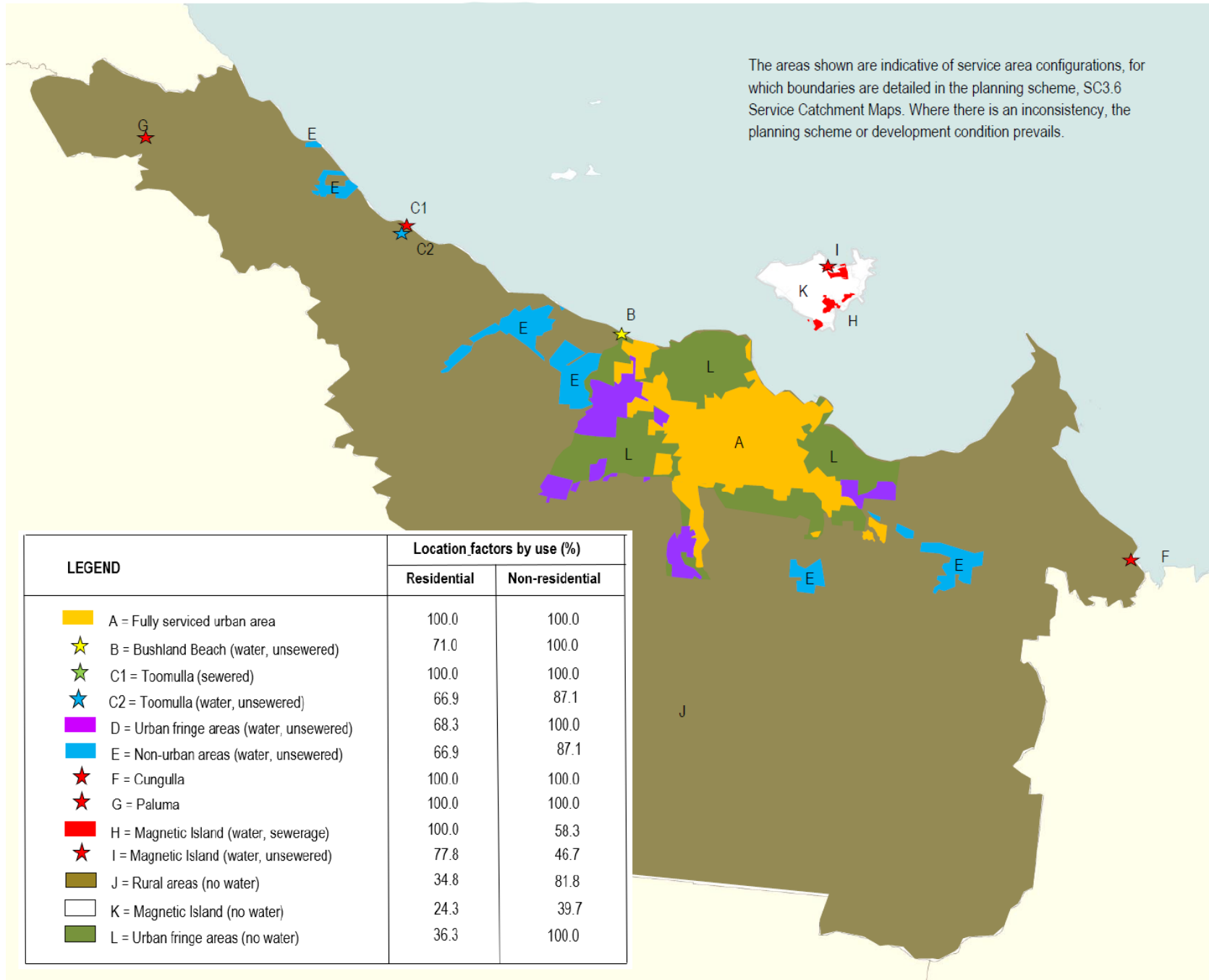
**Charge Category for Other Uses may also specify the equivalent use and size that council decides to apply. The associated Base Charge reflects the charge applicable to the equivalent use, prorated to the metric of the Other Use.

^Tourist Park (central) is relevant to locations A, B, D and L as identified in Schedule 3.

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

‡See Short Term Accommodation

Schedule 3 - Location factor





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