

Planning Services

Infrastructure Charges Resolution 2017/18

Executive Summary

Council's infrastructure charge resolution is reviewed on an annual basis. A new resolution is proposed for the 2017/18 financial year, considerate of the draft Local Government Infrastructure Plan (LGIP), inflationary adjustments, changes to the statutory charge caps and new statutory 'parameters' for valuing land. In a change from previous resolutions, charges are derived from recommended demand rates, rather than a mid-range of hypothetical upper and lower limits. It also allows for charging development outside a planned service area if it is conditioned to connect to that service.

This report outlines the Infrastructure Charges Resolution 2017.

Officer's Recommendation

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. That council resolve that it makes the following resolutions pursuant to section 630 of the *Sustainable Planning Act 2009*, and that cumulatively they are the Council's *Infrastructure Charges Resolution 2017*.
3. That council resolve that the *Infrastructure Charges Resolution 2017* 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.
4. That council resolve that the *Infrastructure Charges Resolution 2017* has effect on and from 1 July 2017 until superseded by the commencement of another charges resolution.
5. That council resolve that the *Infrastructure Charges Resolution 2017* applies to applications for approval for:
 - Material Change of Use - all material change of use development;
 - Reconfiguration of Lot – where additional allotments are created. Charges will be calculated by reference to the land use on each allotment. For vacant allotments:
 - 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.
6. That council resolve that 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';

the location factor shall be that from Schedule 2 which reflects the relevant combination of services, not necessarily the location of the development.

7. 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;
 - other development on the premises if the development may be lawfully carried out without the need for a further development permit.
8. That council resolve that the applicable charge for the proposed land use and the 'credit' land use, relevant to a net charge levied on an infrastructure charges notice, 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 State Planning Regulatory Provision (SPRP) maximum charge.
9. That council resolve that when calculating the establishment cost of trunk infrastructure subject to an offset or refund under section 633 of the *Act*, or when an application is made to recalculate establishment cost under section 657 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 s5.5 to s5.10 of council's procurement policy (document no. 3027, version 3, dated 15/3/13). 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.

10. That council resolve that conversion criteria used for making a decision on a conversion application made under section 659 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 the assumed growth.
 - (iii) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with s665 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.

11. That council resolve that the term 'Gross Floor Area' (GFA) as used in this resolution be defined as:

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 *Sustainable Planning Act 2009* or the *Queensland Planning Provisions* version 3.1. If a word or term used in this resolution is not defined in *Sustainable Planning Act 2009* or the *Queensland Planning Provisions* version 3.1, it has the meaning given in the planning scheme.

12. That council resolve to adopt the following schedules:

Schedule 1 – Building works subject to infrastructure charges

Schedule 2 – Charge areas and location factors

Schedule 3 – Base charges

Schedule 1 – Building works subject to infrastructure charges

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

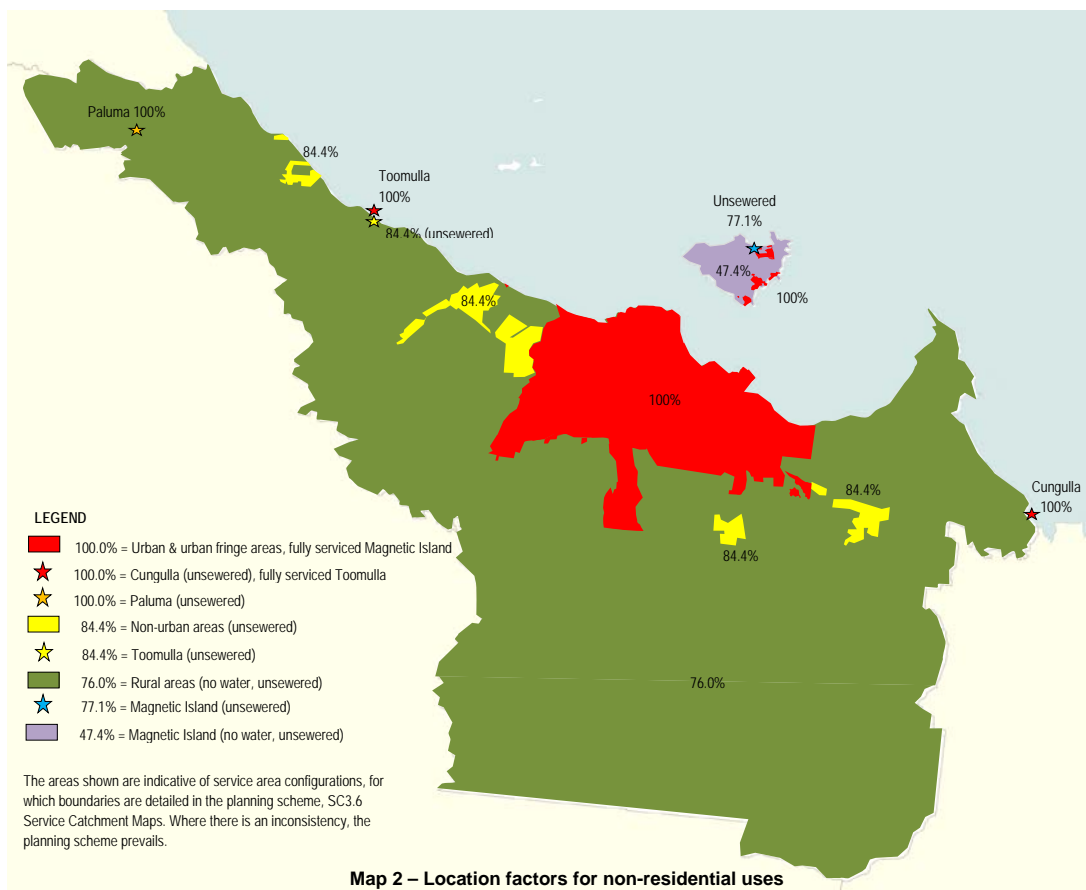
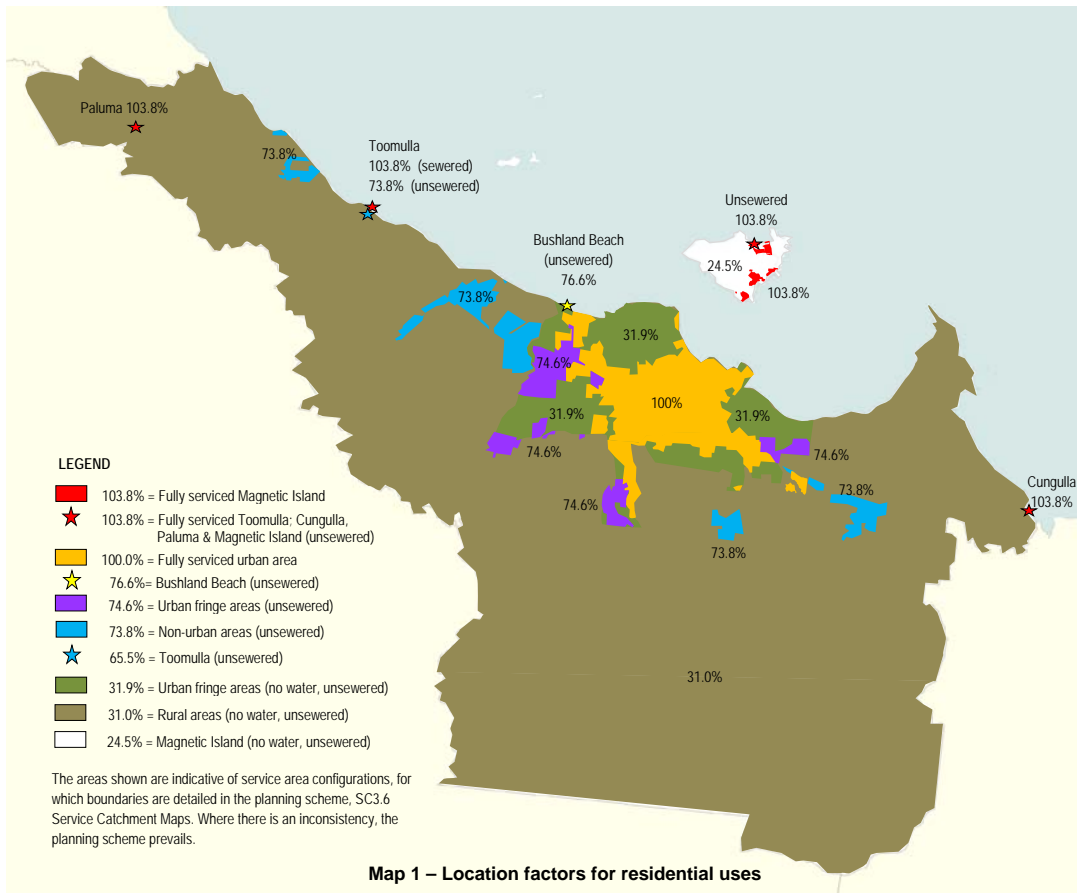
QPP land use (associated building works)	Land use zone																					
	LDR	MDR	HDR	RR	CR	NC	LC	DC	MC	PC	SC	MU	SR	OS	CF	CON	LII	MII	HII	RUR	EC	
Animal husbandry																						Y
Animal keeping	Y			Y																		
Bar								Y	Y	Y		Y										
Car wash								Y	Y													
Caretaker's 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
Dual occupancy	Y	Y	Y		Y								Y									
Dwelling house													Y									
Dwelling unit	Y	Y	Y							Y												
Educational establishment			Y	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	

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
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									
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
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	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	17,550
		3 or more bedroom dwelling	
		on lots < 200m ²	22,060
		on lots 201m ² -299m ²	24,770
		on lots 300m ² -399m ²	26,040
		on lots 400m ² and greater	27,300
	Dwelling unit	1 bedroom dwelling	11,840
		2 bedroom dwelling	16,770
		3 or more bedroom dwelling	23,680
	Caretaker's accommodation (attached dwelling)	1 bedroom dwelling	11,840
		2 bedroom dwelling	16,770
		3 or more bedroom dwelling	23,680
	Caretaker's accommodation (detached dwelling)	1 or 2 bedroom dwelling	17,550
		3 or more bedroom dwelling	
		on lots < 200m ²	22,060
		on lots 201m ² -299m ²	24,770
		on lots 300m ² -399m ²	26,040
		on lots 400m ² and greater	27,300
	Multiple dwelling	1 bedroom dwelling	11,840
		2 bedroom dwelling	16,770
		3 or more bedroom dwelling	23,680
Dual occupancy	1 bedroom dwelling	11,840	
	2 bedroom dwelling	16,770	
	3 or more bedroom dwelling	23,680	
Accommodation (short term)	Hotel	1 bedroom (non-suite)	7,130
		1 bedroom (suite)	7,130
		2 bedroom suite	9,550
		3 or more bedroom suite	13,650
	Short-term accommodation	1 bedroom (non-suite, < 6 beds)	9,750
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	6,340
		2 bedroom suite	8,960
		3 or more bedroom suite	12,640
	Tourist park	Caravan/tent (group of 1 or 2 sites)	9,750
		Caravan/tent (group of 3 sites)	13,650
		Cabin (1 or 2 bedroom)	9,750
		Cabin (3 or more bedrooms)	13,650
	Accommodation (long term)	Community residence	1 bedroom (non-suite)
1 bedroom suite			14,180
2 bedroom suite			18,040

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
		3 or more bedroom suite	27,300
	Rooming accommodation	1 bedroom (non-suite, < 6 beds)	14,780
		1 bedroom (non-suite, 6 or more beds)	*
		1 bedroom suite	7,890
		2 bedroom suite	10,650
		3 or more bedroom suite	14,780
	Relocatable home park	1 bedroom dwelling site	11,840
		2 bedroom dwelling site	16,770
		3 or more bedroom dwelling site	23,680
	Retirement facility	1 bedroom (non-suite)	8,160
		1 bedroom suite	11,840
		2 bedroom suite	16,770
		3 or more bedroom suite	23,680
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	70.88
	Community use	m2 GFA	70.88
	Function facility	m2 GFA	70.88
	Funeral parlour	m2 GFA	70.88
	Place of worship	m2 GFA	70.88
Commercial (bulk goods)	Agricultural supplies store	m2 GFA	65.77
	Bulk landscape supplies	m2 GFA	141.55
	Garden centre	m2 GFA	141.55
	Hardware and trade supplies	m2 GFA	141.55
	Outdoor sales	m2 GFA	90.29
	Showroom	m2 GFA	102.24
Commercial (retail)	Adult store	m2 GFA	182.00
	Food and drink outlet	m2 GFA	182.00
	Service industry	m2 GFA	128.82
	Service station (fuel pumps)	Nil	Nil
	Service station (shop component)	m2 GFA	182.00
	Service station (vehicle repair shop)	m2 GFA	50.55
	Service station (food and drink outlet)	m2 GFA	182.00
	Shop	m2 GFA	182.00
	Shopping centre	m2 GFA	182.00

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
Commercial (office)	Office	m2 GFA	141.55
	Sales office	m2 GFA	141.55
Education facility	Childcare centre	m2 GFA	141.55
	Community care centre	m2 GFA	*
	Educational establishment (Primary)	m2 GFA	141.55
	Educational establishment (Secondary)	m2 GFA	141.55
	Educational establishment (Flying Start for Qld Children program)	Nil	Nil
	Educational establishment (Tertiary)	m2 GFA	141.55
Entertainment	Bar	m2 GFA	202.20
	Hotel (Non-accommodation)	m2 GFA	202.20
	Nightclub	m2 GFA	202.20
	Theatre	m2 GFA	202.20
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	50.55
	Marine industry	m2 GFA	50.55
	Medium impact industry	m2 GFA	50.55
	Research and technology industry	m2 GFA	50.55
	Rural industry	As for Other Uses (Column 1)	*
	Transport depot	As for Other Uses (Column 1)	*
	Warehouse (self-storage facility)	m2 GFA	27.01
	Warehouse (Other warehouse)	m2 GFA	29.46
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	Nil
	Cropping	Nil	Nil
	Permanent plantation	Nil	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	141.55
	Hospital	m2 GFA	*
	Residential care facility	m2 GFA	83.34
	Veterinary services	m2 GFA	141.55
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)	*

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$)
	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 *	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 *

Council Decision

It was MOVED by the Mayor, Councillor J Hill, SECONDED by Councillor V Coombe:

"that officer's recommendations 2 to 12 be adopted."

CARRIED UNANIMOUSLY