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 supple, 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:

- 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.

Adopted Infrastructure Charges



INFORMATION SHEET

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.

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.gld.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 <u>Department</u> of Local Government and Planning website.

STRATEGIC PLANNING



MEMORANDUM >>

TO >> FILE

SENDER >> Priority Infrastructure Plan Officer

DATE >> 1 September 2011

SUBJECT >> Explanatory Notes - Adopted Infrastructure Charge Resolutions

1. GENERAL

Changes to the infrastructure charging arrangements in Queensland commenced on the 1st of July 2011. The effects of the changes are such that. generally, and until such time that an adopted infrastructure charges resolution is made to adopt a charge for the infrastructure, the applicable charges are taken to be the lesser of: (i) those calculated by the planning scheme policies for infrastructure (as at 30 June 2011) and; (ii) those specified in the state government's *State Planning Regulatory Provision (adopted charges)* - (SPRP).

2. ADOPTED INFRASTRUCTURE CHARGE RESOLUTION

Under the provisions of the *Sustainable Planning Act 2009* (in force from 6 June 2011), council made an adopted infrastructure charges resolution on the 28 June 2011, to the extent of defining desired standards of service and definitions of trunk infrastructure for parks, and to declare that adopted infrastructure charges would be applicable to all declared master planned development in the Townsville Local Government Area.

The same council resolution also: (i) noted that comparisons between the planning scheme policies and the SPRP would be required; (ii) clarified how the floor area-fixuture unit relationship in the Building Code of Australia would be applied to allow for the practical application of the sewer and water supply infrastructure policy, and; (ii) clarified 'crediting' arrangements within the planning scheme policy methodologies. These elements of the council resolution are recognised not to qualify as an adopted infrastructure charges resolution.

To be clear, no adopted infrastructure charges were adopted in the resolution.

A copy of the resolution is enclosed (Attachment A)

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STRATEGIC PLANNING



ATTACHMENT A

Planning and Development Memorandum

Agenda Report

To view the original Agenda Item double-click on 'Agenda Report' blue hyperlink above

CORPORATE SERVICES

Corporate Governance



ACTION ITEM

Council at its meeting held on 28 June 2011 made the following decision.

R BURTON CHIEF EXECUTIVE OFFICER

Subject >>

Strategic Planning - Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Act 2011

Executive Summary >>

The state government Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Act 2011 has introduced a maximum standard infrastructure charging regime, which commences from 1 July 2011. It imposes a ceiling upon the combined value of charges calculated by the current planning scheme policies. It also means that infrastructure contributions for on-site car parking shortfalls will not be applicable and resolutions are required from council to: clarify the definition and standard of service of trunk park infrastructure; clarify a fixture unit - gross floor area conversion arrangement for the practical calculation of water supply and sewerage infrastructure charges, and; exploit an opportunity for a consistent approach to giving 'credits' for existing use rights.

Officer's Recommendation >>

That council, pursuant to section 648D of the Sustainable Planning Act 2009, resolve to:

- define the desired standards of service and trunk infrastructure for parks to be that, as prepared for the draft priority infrastructure plans;
- note that the adopted infrastructure charge shall be the lesser of (i) the maximum adopted infrastructure charge(s) specified by the Statutory Planning Regulatory Provision and; (ii) the value of the relevant infrastructure contributions calculated in accordance with the relevant planning scheme policies;

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- for the purposes of applying City Plan Policy 3 (water supply and sewer components), apply a schedule of demand ratings (fixture units/gross floor area), as derived from the sanitary and occupancy provisions of the *Building Code of Australia*, such that charging can be calculated on the basis of gross floor area;
- 4. for the purposes of applying City of Thuringowa planning scheme policies (water supply and sewer), allow a discount ('credit') for the existing lawful use (or self assessable use) based on the list of rates used in determining demand. Where such land uses are inadequately represented, to benchmark the charge and discount against the equivalent uses in the demand schedule as described in recommendation 3;
- notwithstanding existing provisions in the planning scheme policies concerning recognition of previous contribution payments, the discount ('credit') is only to be provided for the existing lawful use or self assessable use applicable to the land subject of the proposal, and is to be based on the list of rates used in determining demand; and
- levy adopted infrastructure charges on all declared master planned development in the Townsville local government area.

It was moved by Councillor V Veitch, seconded by Councillor D Last:

"that the Officer's Recommendation be adopted."

CARRIED

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Park infrastructure DSS and trunk infrastructure definition extracts from the 'Priority Infrastructure Plan, Townsville, Draft v1.3 (December 2009)'.

Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009

Table 5.3b - Key design parameters for the footpath and cycle way network

| Infrastructure Item | Design Parameters |
|--------------------------------|--|
| 'road reserve' pathways | have the primary purpose of safely and conveniently linking residential areas to major activity nodes within 10 minutes travel time; separate pedestrians and cyclists from vehicular traffic lanes to provide for efficiency and safety of the transport network provided on roads of major collector or higher hierarchy |
| 'non-road reserve' pathways | Provide for highly utilised recreational walking and cycling, servicing neighbourhood, district or metropolitan users. |

5.5 Public parks and land for community facilities

- (a) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in table 5.4 and accessibility standards outlined in table 5.5.
- (b) Ensure land for public parks and community facilities has -
 - (i) minimum land size as identified in table 5.6
 - configuration, slope, and acceptable level of flood immunity in accordance with Council's adopted standards identified in the planning scheme.
- (c) Embellish public parks to complement the type and purpose of the public park as identified in table 5.7.

Table 5.4: Rate of land provision for public parks and community facilities

| | Rate of provision (Ha/1000 people) | | | | |
|-------------------------------|------------------------------------|----------------------------|---------------------------|--|--|
| Infrastructure item | Local | District | Local government- wide | | |
| Recreation park | 2.7 | 3.2 (includes sport parks) | 1.8 | | |
| Enviornmental Park | Opportunitistic | Opportunitistic | Opportunistic | | |
| Land for community facilities | 0.17 | 0.03 | 0.04 | | |

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Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009

Table 5.5: Accessibility standard for public parks and land for community facilities

| | Accessibility standard (km) | | | | |
|-------------------------------|--|---|---|--|--|
| Infrastructure item | Local | District | Local government- wide | | |
| Recreationpark | 0.5 | 5 | 15 for sport aspects | | |
| Land for community facilities | Located at least on a collector road | Located at least on a collector road | Located at least on a collector road | | |

Table 5.6: Size of public parks and land for community facilities

| | Minimum size (Ha) | | | | |
|-------------------------------|-------------------|----------|---------------------------|--|--|
| Infrastructure item | Local | District | Local government- wide | | |
| Recreation/Sport park | 0.5 | 2 | 10+ | | |
| Sport park | No formal | | | | |
| | provision | 5 to 10 | 10 to 20 | | |
| Land for community facilities | 0.2 | 0.3 | 0.5 | | |

Table 5.7: Standard facilities / embellishments for public parks

| | | Recreation par | rks | Sport | parks |
|------------------------------|---|--|---|---|--|
| Embellishment type | Local | District | Local government- wide | District | Local government- wide |
| Playground/ Activity Area | 1-2 play events | Large multiple play events provided | | Not provided except in associated recreation nodes | Large playgrounds and possibly multiple locations |
| Dog off-leash areas | | | | | |
| Public amenities | Not generally provided | Usually provided | Provided | Provided if not provided by sports club | Provided by clubs as part of facilities |
| Bike racks | Provided | Provided | Provided | Provided | Provided |
| Seating | 2+ seats | 4+ seats | Multiple picnic nodes provided. | 2-4 perimeter seats | 2 perimeter seats per field |
| Shade structures | Shade from trees or structures provided for play events and picnic | Built shade for play and picnic facilities if natural shade | Shade for picnic facilities and all use nodes. Combination of natural and | Perimeter shade from appropriate tree species. | Perimeter shade for fields from trees. |
| | node | unavailable | built. | | |
| Picnic tables | 1- 2 tables | 2+ tables | Multiple picnic nodes provided. | Not provided except as recreation nodes. | Not provided except as recreation nodes. |
| Tap/bubblers | 1-2 drinking taps/ | 2+ drinking fountains. | Drinking fountains and | Taps located on built | Taps located on built |

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| - | | | | | |
|------------------|---|---|---|---|---|
| | fountains | Taps for picnic areas. Taps and active recreation nodes. | taps provided at picnic nodes and active nodes | facilities and 1 per field. | facilities and 1 per field. |
| Barbeques | No BBQ normally provided | BBQs usually provided. Sheltered tables. | Multiple picnic nodes provided. | Not provided except as recreation nodes. | Not provided except as recreation nodes. |
| Internal roads | | | | | |
| Parking | On street. Mainly a walk to park | Off- street parking provided unless sufficient onstreet available | Off street or dedicated on street parking possibly provided in several locations. Internal roads if needed. | Off street parking provided as a central hub to sporting facilities. | Off street parking provided as central hubs to facilities/ filed areaslinked by internal road network |
| Fencing/bollards | Bollards to prevent car access. | Bollards to prevent car access. | Range of fencing/ boundary definition styles as appropriate to location. | Bollards to prevent car access onto fields. | Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities. |
| Lighting | Safety lighting provided by street lights | For carpark, toilets, youth space and picnic area | For carpark, toilets, picnic areas, active rec facilities. | For carpark, toilets, security lighting for buildings. Field lighting | For carpark, toilets, security lighting for buildings. Field lighting |
| Signage | | Location and directional signage. | Location and directional signage. | Location and directional signage. | Location and directional signage. Interpretation signs |
| Skate bowls | | | | | |
| landscaping | Ornamental plantings. Shade species. Buffer plantings with other use nodes | Enhanceme nt plantings and shade plantings along with screening and buffers. | Significant works including plantings, features, public art. | Planted buffer areas adjacent to residential. Screening/buf fer plantings for recreation nodes. | Planted buffer areas adjacent to residential. Screening/bu ffer plantings for recreation |

Source: Townsville Sport and Recreation Open Space Infrastructure Plan (Lambert 2006, pp.86-88).

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Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009 15.5 Public Parks and Land for Community Facilities Schedule of Works Table 15.5 identifies the future public parks and land for community facilities trunk infrastructure to service anticipated growth. The schedule of works for future assets identifies the estimated establishment cost of each asset, the service catchment(s) to which it relates and the estimated time of completion. The location of these future assets are cross referenced and identified in the plans for trunk infrastructure. The full schedule of works, including details of existing and future trunk infrastructure, is provided as extrinsic material. 97 of 108

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Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009

Table 15.5a Public parks and land for community facilities network schedule of works for future infrastructure (Thuringowa)

| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|---------------------|----------------|--|---------------|--|-----------------------|
| OSE002 | Mt Margaret Park | Rangewood | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Half Court | Local Park | | 2011-2016 |
| OSE003 | Rangewood Park | Rangewood | Picnic Facilities, Seats, Benches, Playground Equipment, Full Court | Local Park | | 2011-2016 |
| OSE005 | Rupertswood Park | Rupertswood | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment Toilets, Half Court | District Park | | 2011-2016 |
| OSE007 | Bowhunters Rd Park | Condon | Open ground | Local Park | | 2011-2016 |
| OSE009 | Kilcora Park | Mount Low | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets, Full Court | Local Park | | 2011-2016 |
| OSE011 | Palm Grove | Bushland Beach | Shade areas with trees | Local Park | | 2011-2016 |
| OSE012 | Peggy Banfield Park | Mt Low | Sports Ground | District Park | | 2011-2016 |
| OSE013 | Bushland Beach Park | Bushland Beach | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets | Citywide Park | ✓ | 2011-2016 |
| OSE014 | Pine Meadows Park | Burdell | Picnic Facilities | Local Park | | 2011-2016 |
| OSE016 | Ugarte Park | Bushland Beach | Open ground | Local Park | | 2011-2016 |
| OSE020 | Joe Kirwan Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Full Court, Sports ground | Local Park | | 2011-2016 |
| OSE022 | Mount View Park | Kirwan | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment, Skete Park | Local Park | | 2016-2021 |

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Townsville Oily Godinoli, December 2003

| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|---------------------|--------------------|--|---------------|--|-----------------------|
| OSE023 | Shirleen Park | Condon | Pathway | Local Park | | 2006-2011 |
| OSE024 | Tam O'Shanter Park | Thuringowa Central | Picinic Facilities | Local Park | | 2011-2016 |
| OSE025 | Tapiolas Park | Kirwan | Picnic Facilities, Seats, Benches, Playground Equipment, Half Court | Local Park | | 2011-2016 |
| OSE026 | Andy Jensen Park | Turingowa Central | Shade areas with trees | Local Park | | 2006-2011 |
| OSE029 | Innes Estate Park | Deeragun | Gas/Electric BBQs, Playground Equipment, Half Court | Local Park | | 2006-2011 |
| OSE030 | Michael Hooper Park | Deeragun | Picnic Facilities, Seats, Benches, Gas/Electric Benches, Gazebos, Shelters, Playground Equipment, Toilets, Off Leash Dog Areas | Local Park | | 2011-2016 |
| OSE033 | Woodlands Park | Deeragun | Picnic Facilities, Seats, Benches, Playground Equipment | Local Park | | 2011-2016 |
| OSE035 | Broadmeadows Park | Jensen | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets, Sports Ground | Local Park | | 2006-2011 |
| OSE038 | Dalrymple Park | Kirwan | Dog park | Local Park | | 2011-2016 |
| OSE039 | Arnhem Park | Kirwan | Picnic Facilities, Seats, Benches | Local Park | | 2006-2011 |
| OSE040 | Greenwood Park | Kirwan | Gas/Electric BBQs, Sports Ground | District Park | | 2011-2012 |
| OSE043 | Montebello Park | Kirwan | Pathway | Local Park | | 2011-2016 |
| OSE044 | Mornington Park | Kirwan | Playground Equipment, Benches, Shelter | Local Park | | 2006-2011 |
| OSE047 | Reana Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Half Court | Local Park | | 2011-2016 |

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| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|-------------------------------------|----------------|---|---------------|--|-----------------------|
| OSE048 | Scarisbrick Park | Kirwan | Picnic Facilites, Seats, Benches, Half Court | Local Park | | 2011-2016 |
| OSE050 | Beagle Park | Kirwan | Gas/Electric BBQs, Playground Equipment | Local Park | | 2011-2016 |
| OSE052 | Bountiful Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment | Local Park | | 2011-2016 |
| OSE055 | Toolakea Esplanade | Toolakea | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, half Court | District Park | ~ | 2006-2011 |
| OSE058 | Balgal Beach Point Park | Balgal Beach | Gas/Electric BBQs, Gazebos, Shelters, Toilets | District Park | ~ | 2006-2011 |
| OSE059 | Balgal Foreshore Park | Balgal Beach | Beach | Local Park | | 2016-2021 |
| OSE061 | Bluewater Park Urban Forest Park | Bluewater | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets, Sports Ground | District Park | | 2016-2021 |
| OSE068 | Justin St Park | Balgal Beach | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters | Local Park | | 2006-2011 |
| OSE069 | Mutarnee Park | Mutarnee | Sports Ground | Local Park | | 2011-2016 |
| OSE070 | Nankivel Park | Saunders Beach | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment | Local Park | | 2011-2013 |
| OSE076 | Pace Park | Rollingstone | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, half Court | Local Park | | 2011-2016 |
| OSE078 | Purono Park | Yabulu | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment | Local Park | | 2006-2011 |
| OSE079 | Saltwater Park | Toomulla | Picnic Facilities, playground Equipment, | District Park | | 2006-2011 |

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Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009

Townsville City Council, December 2009

| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|-----------------------------|----------------|---|---------------|--|-----------------------|
| OSE081 | Toolakea Park | Toolakea | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, half Court | Local Park | | 2006-2011 |
| OSE082 | Toomulla Foreshore | Toomulla | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment | Local Park | | 2011-2016 |
| OSE083 | Villiage Green Park | Paluma | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment | Local Park | ✓ | 2011-2016 |
| OSE085 | Vincent "Bushy" Parker Park | Rollingstone | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment | District Park | | 2006-2011 |
| OSE090 | Saunders Beach Esplanade | Saunders Beach | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets | District Park | ✓ | 2011-2016 |
| OSE093 | Apex Park | Kelso | Foreshore | Local Park | ~ | 2011-2016 |
|)SE094 | Blue Hills Park | Kelso | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Toilets | Local Park | | 2011-2016 |
| SE095 | Framara Park | Kelso | Picnic Facilities, Seats, Benches, Gas'Electric BBQs, Playground Equipment, Half court | Local Park | | 2011-2016 |
| SE096 | Glenrock Park | Rasmussen | Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Half Court | Local Park | | 2011-2016 |
| OSE097 | Illuta Park | Rasmussen | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Half Court | Local Park | | 2011-2016 |
| OSE098 | Jabiru Park | Condon | Play ground Equipment, Half Court | District Park | | 2011-2016 |
| OSE103 | Neil McCarthy Park | Rasmussen | Gas/Electric BBQs, Playground Equipment Half Court, Sports, Ground | Local Park | | 2011-2016 |
| OSE105 | Renecol Park | Rasmussen | Playground Equipment | Local Park | | 2006-2011 |

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Townsville City Council, December 2009

| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|--------------------------------|-----------|--|---------------|--|-----------------------|
| OSE106 | Rosewood Park | Kelso | Picnic Facilities, Shade | Local Park | | 2011-2016 |
| OSE108 | Ross Park Formerly Dam Park | Kelso | Picnic Facilities, Seats, Benches, Gas/Electric BBQs | District Park | | 2011-2016 |
| OSE114 | Santal Park | Rasmussen | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment | Local Park | | 2016-2021 |
| OSE115 | Charles Moroney Park | Kelso | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Toilet, Sports Ground | District Park | | 2011-2016 |
| OSE120 | Hibiscus Park | Kirwan | Picnic Facilites, Seats, Benches, Gas/Electric BBQs, Playground Equipment | Local Park | | 2016-2021 |
| OSE121 | Lakeside Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Play ground Equipment, Sports Ground | District Park | | 2011-2016 |
| OSE125 | Salisbury Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment | Local Park | | 2006-2011 |
| OSE128 | Willow Gardens Park | Kirwan | Picnic Facilities, shade | Local Park | | 2011-2016 |
| OSE131 | Winston Park | Kirwan | Picnic Facilities, Seats, Benches, Playground Equipment | Local Park | | 2006-2011 |
| OSE132 | Woodlake Avenue Section | Kirwan | Picnic Facilities, Seats, Benches, Playground Equipment | Local Park | | 2006-2011 |
| OSE142 | Florida Place Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs | Local Park | | 2011-2016 |
| OSE143 | Dan Gleeson Memorial Garden | Kirwan | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground, Toilets, Formal Gardens | Regional Park | • | 2011-2016 |
| OSE145 | Black Weir Park | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters | Local Park | | 2006-2011 |

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| PFTI ID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|---------|--------------------------------------|---------------------|---|---------------|--|-----------------------|
| OSE146 | Pioneer Park (inc. Harmony Place) | Kirwan | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets, Boat Rump, Skate Park | Regional Park | | 2011-2016 |
| OSE147 | Riverside Park | Kirwan | Pathway | Local Park | | 2006-2011 |
| OSE150 | Parkway Place Park | | Picnic Facilities | District Park | | 2006-2011 |
| | | | | | | |
| 332 | Shoalhaven Park | Bushland Beach | Play ground Equipment | District Park | | 2006-2011 |
| 334 | Kalinda 1 | Bohle Plain | Sports Ground | District Park | | 2016-2021 |
| 335 | Upper Ross Comuinity 1 | Kelso | Sports Ground | District Park | | 2006-2011 |
| 331 | Willowbank Park | | | LP | | 2006-2011 |
| 333 | Kalinda 2 | | | LP | | 2006-2011 |
| 336 | Kalynda Chase Park | Needletail Way Park | | LP | | 2016-2021 |
| | Johnlan Ave Park | | | | | |
| 337 | | | | LP | | 2016-2021 |
| 338 | | | | LP | | 2016-2021 |
| 339 | Kalinda 3 | | | LP | | 2016-2021 |
| 340 | Upper Ross Comuinity 3 | | | LP | | 2006-2011 |

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Table 15.5b Public parks and land for community facilities network schedule of works for future infrastructure (Townsville)

| PFTIID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|--------|--|-----------------|---|----------------------|--|--------------------|
| 2 | AITKENVALE PARK | Aitkenvale | Playground Equipment and sports ground | District Park | • | 2011-2016 |
| 6 | ANZAC PARK | Townsville City | Picnic Facilities, Seats, Benches, Gazebos, Shelters, playground Equipment, Toilets, Formal Gardens | Metropolitan Park | | 2011-2016 |
| 10 | ARCHERY PARK | Rosslea | Pathway | District Park | | 2011-2016 |
| 22 | BICENTENNIAL PARK | Hermit Park | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Toilets, Sports Ground | District Park | | 2006-2011 |
| 38 | CAPE PALLARENDA RD / ROBERTSON PARK | Pallarenda | Picnic Facilities, Seats, Benches, Wood BBQs, Toilets, Excludes Foreshore Area and beach protection area | Metropolitan Park | ~ | 2011-2016 |
| 42 | CHARLES PARK | Cranbrook | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment, Toilets | District Park | | 2011-2016 |
| 51 | CRANBROOK PARK | Cranbrook | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment, Toilets, Sports ground | District Park | | 2011-2016 |
| 108 | GILL PARK | Gulliver | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment | District Park | | 2006-2011 |
| 117 | HAROLD PHILLIPS PARK | Garbutt | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Skate Park, Sports Ground | District Park | | 2011-2016 |
| 118 | HEATLEY PARK- Longtan pool | Heatley | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground Equipment, Toilets, Sports ground | District Park | | 2011-2016 |
| 125 | HORSESHOE BAY SPROTS & RECREATIONAL RESERVE | Horseshoe Bay | Playground Equipment, Skate Park, Sports Ground | District Park | | 2006-2011 |
| 128 | ILLICH PARK | Aitkenvale | Toilets, Sports Ground | District Park | | 2011-2016 |
| 145 | MACARTHUR PARK | Annandale | Excludes drainage area | District Park | | 2011-2016 |
| 179 | OONOONBA PARK | Oonoonba Park | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Playground Equipment, Toilets, Full Court, Sports Ground | District Park | | 2011-2016 |
| 186 | PALLARENDA FORESHORE/PALLARENDA PARK | Pallarenda | Off Leash Dog Area, Excludes Foreshore Area and beach protection area | Metropolitan Park | ✓ | 2011-2016 |
| 192 | PEOPLES PLACE PARK /Park ROWES BAY FORESHORE/ROWES BAY PARK/SPROPTIMIST PARK | Belgian Gardens | | Metropolitan Park | | 2011-2016 |
| 198 | QUEENS GARDENS | Belgian Gardens | Shelters, GAS BBOs, Rubbish bins, Seats, Tables, Drinking Fountains, Water Taps, Toilets, Excludes Foreshore Area and beach protection area | Metropolitan Park | | 2006-2011 |
| 199 | QUEENS PARK | North Ward | Toilets, Half Court, Sports Ground | District Park | | 2006-2011 |

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STRATEGIC PLANNING



Priority Infrastructure Plan - Townsville (Draft v1.3) Townsville City Council, December 2009

Townsville City Council, December 2009

| PFTIID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|--------|------------------------------------|------------------|--|----------------------|--|---|
| 200 | RAILWAY ESTATE PARK (Reid Park) | Railway Estate | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, shelters, Playground Equipment, Half Court, Sports Ground | District Park | | 2011-2016 |
| 202 | REID PARK(EXCLUD CIVIC THEATRE) | Railway Estate | Excludes Civic Theatre and Foreshore area | Metropolitan Park | | 2006-2011 |
| 278 | VICTORIA PARK | South Townsville | Shelters, Electric BBQs, Rubbish Bins, Seats, Tables, Drinking Fountains, Water Taps, Toilets | District Park | | 2006-2011 |
| 291 | WULGURU PARK | Wulguru | Picnic Facilities, Seats, Benches, Gas/Electric BBQs, Gazebos, Shelters, Playground, Toilets, Half Court, Sports Ground | District Park | | 2006-2011 |
| 294 | YULE ST PARK | Picnic Bay | Picnic Facilities, Seats, Benches, Playground Equipment, Toilets | District Park | | 2011-2016 |
| 311 | CASTLE HILL | Castle Hill | Only include park embellishments (e.g., access roads, on site car parking and lighting) | Metropolitan Park | ✓ | 2006-2011 |
| 612 | CAMERON PARK | South Townsville | Sports ground | Local Park | | 2011-2016 |
| 613 | DEAN PARK | South Townsville | Shelter | Local Park | | 2011-2016 |
| 629 | LOU LITSTER PARK | Railway Estate | Picnic Facilities, Seats, Benches, Playground Equipment, Off Leash Dog Areas | District Park | | 2006-2011 |
| 645 | CHARLOTTE PARK | Aitkenvale | Picnic Facilities, Seats, Benches, Gazebos, Shelters, Playground Equipment. Full Court, Sports ground | Local Park | | 2011-2016 |
| 309 | SCHREIBER PARK | Mundingburra | Picnic Facilities | District Park | | 2008 |
| 312 | New District Park1 | Mount Louisa | | District Park | | In line with residential development |
| 311 | New LP 21 | Mount Louisa | | Local Park | | As a part of wetlands development |
| 313 | New LP 1 | Mount Louisa | | Local Park | | In line with residential development In line with residential |
| 314 | New LP 2 | Mount Louisa | | Local Park | | development |
| 315 | New LP 3 | Cosgrove | | Local Park | ~ | In line with residential development |
| 316 | New LP 4 | Cosgrove | | Local Park | ~ | In line with residential development |
| 317 | New LP 5 | Cosgrove | | Local Park | ~ | In line with residential development |
| 318 | New LP 6 | Mount Louisa | | Local Park | | In line with residential development |
| 319 | New LP 7 | Mount Louisa | | Local Park | | In line with residential development |

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STRATEGIC PLANNING



| Priority Infrastructure Plan - Townsville (D | Oraft v1.3) |
|--|-------------|
| Townsville City Council, December 2009 | |

| PFTIID | Name | Location | Details | Hierarchy | Within environmental or bushland park? | Expected Provision |
|--------|-----------|---------------|---------|------------|--|--------------------------------------|
| 320 | New LP 8 | Mount Louisa | | Local Park | | In line with residential development |
| 321 | New LP9 | Mount Louisa | | Local Park | | In line with residential development |
| 322 | New LP 11 | Mount Louisa | | Local Park | | In line with residential development |
| 323 | New LP 12 | Mount Louisa | | Local Park | | In line with residential development |
| 324 | New LP13 | Annandale | | Local Park | | In line with residential development |
| 325 | New LP 14 | Wulguru | | Local Park | | In line with residential development |
| 326 | New LP 16 | Douglas | | Local Park | | In line with residential development |
| 327 | New LP 17 | Douglas | | Local Park | | In line with residential development |
| 328 | New LP 18 | Cluden | | Local Park | | In line with residential development |
| 329 | New LP19 | Horseshoe Bay | | Local Park | | In line with residential development |
| 330 | New LP20 | Horseshoe Bay | | Local Park | | In line with residential development |

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PUBLIC NOTICE >>



ADOPTED INFRASTRUCTURE CHARGES RESOLUTION >>

Changes to the infrastructure charging arrangements in Queensland commenced on the 1 July 2011. The effects of the changes are such that Townsville City Council's planning scheme policies for infrastructure (as at 30 June 2011) and associated resolutions for waiver arrangements, became Adopted Infrastructure Charge Resolutions, to the extent empowered by the *Sustainable Planning Act 2009*. In addition, council made a further Adopted Infrastructure Charge Resolution on 28 June 2011 to: clarify the definition and standard of service of trunk park infrastructure; clarify a fixture unit – gross floor area conversion arrangement for the practical calculation of water supply and sewerage infrastructure charges, and; exploit an opportunity for a consistent approach to giving 'credits' for existing user rights.

The effects of these resolutions are such that the combined value of charges do not exceed the amount(s) specified in the state government's Standard Planning Regulatory Provision.

Copies of these resolutions are available for inspection and purchase at the council's Customer Service Centers and will be available online at www.townsville.qld.gov.au.

The latest versions of the developer contribution calculators will also be available online to demonstrate the effect of these resolutions.

For more information contact our Customer Service Centre on 1300 878 001.

TOWNSVILLE CITY COUNCIL

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ADOPTED INFRASTRUCTURE CHARGES



1. BACKGROUND >>

Trunk infrastructure for development is partly funded by adopted infrastructure charges, levied on development during the development approval process. These are empowered by provisions of the *Sustainable Planning Act 2009* and adopted infrastructure charges resolutions, and limited by amounts specified in the State Planning Regulatory Provision (adopted charges). This user guide clarifies the application of adopted infrastructure charges in Townsville.

2. ADOPTED INFRASTRUCTURE CHARGES REGIME >>

The adopted infrastructure charging regime commenced on 1 July 2011. Until council makes an adopted infrastructure charges resolution to specify otherwise, the applicable charge for development approved after this date will be the lesser of:

- (i) the value of contributions derived from the planning scheme policies for infrastructure, or;
- (ii) the amount(s) specified in the state government's *State Planning Regulatory Provision* (adopted charges) (SPRP).

The adopted infrastructure charges regime does not apply to development approved before the 1 July 2011. For such development, developer contributions are determined from the local planning instrument which had effect at the time of the development application was properly made, or decision stage commenced.

3. DISCOUNTS >>

As at 30 June 2011, council resolutions allowed for the discount of infrastructure contributions for water and sewerage for small residential allotments and to encourage large scale development in the CBD. The effects of these resolutions are over and above the associated planning scheme policies which facilitate the infrastructure contributions.

The effect of these discounts are continued in the new infrastructure charging regime, but only to the extent of reducing the planning scheme policy infrastructure charge for small residential lots (water and sewer). Discounts for the CBD incentive development are dependent on development completion, so are treated as a subsidy arrangement and are not offset at the time of calculating the adopted infrastructure charge.

4. EXAMPLE CALCULATIONS >>

The most practical way to demonstrate the application of the adopted infrastructure charges regime is via the illustration of two examples showing how the planning scheme policy contributions are calculated and compared to the maximum charges specified in the SPRP.



4.1 Example 1: RECONFIGURING A LOT

An applicant applies for the reconfiguring of two existing vacant parcels (with a total area of 2.0 hectares) of traditional residential land into 25 lots (>600m2). The development is on the **mainland**. Time for payment is September 2011 (RBCI for June quarter 2011 is 100.3 and CPI for the same is 99.6).

4.1.1. Planning scheme policy infrastructure contributions

(a) Water and Sewerage (City Plan Policy 3 - Contributions, Section 2 - Headworks)

$$H = (A-B) X (HW+HS) x I$$
 (Section 2.3)

Where:

A =
$$25 lots \times 2.8 EP/lot = 70.0 EP$$
 (Section 2.3)

$$B = 2 lots x 2.8 EP/lot (Section 2.3)$$

= 5.6 EP

$$HW = \$3,358/EP$$
 (Appendix A)

$$HS = $2,120/EP$$
 (Appendix A)

Therefore:

$$H = (70.0 - 5.6) \times (3,358 + 2,120) \times 1.093$$
$$= 64.4 \times 5,478 \times 1.093$$
$$= $385,592 \text{ (June 2011)}$$

(b) Transport (City Plan Policy 3 - Contributions, Section 5 - Road Network Headworks)

$$RNH = (A - B) x [(HR_w x I_w) + (HR_L x I_L)]$$

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Where:

$$HR_{w} = $657 / TDU^{1}$$
 (Table 5.3)

 $HR_L = $1/TDU$

$$A = 25 lots x 2.8 TDU/lot (Table 5.1)$$

= 70 TDU

$$B = 2 ha X 2.8 TDU/ha$$

= 5.6 TDU

RNH =
$$(A - B) \times [(HR_w \times I_w) + (HR_L \times I_L)]$$

= $(70-5.6) \times [(657 \times 1.252) + (1 \times 1.179)]$
= $64.4 \times [823 + 1]$
= $$53,066 \text{ (June 2011)}$

(c) Parks (City Plan Policy 3 - Contributions, Section 3 - Public Open Space)

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¹ State controlled roads are not included as according to new infrastructure charging regime, contributions can be levied only for local government controlled roads.



Contribution = (additional lots – existing lots) x \$2,497

 $= (25-2) \times $2,497$

 $= 23 \times \$2,497$

= **\$57,431** (June 2011)

(d) Stormwater (City Plan Policy 3 - Contributions, Section 6 – Stormwater Drainage Headworks)

$$SIC = (ED - PC) \times CR \times I_W$$

Where:

ED = 25 lots X 1 EDU/lot (Equivalent Demand set out in Table I)

= 25 TDU

PC = 2 lots X 1 EDU/lot

= 2 EDU

CR = Contribution Rate as set out in Table II

= \$400

$$I_w = 100.3$$
 (RBCI for June Qtr 2011)
 $I_w = 1.093$
 91.8 (June Qtr 2008 base index)

 $SIC = (ED - PC) \times CR \times I_W$

 $= (25-2) \times 400×1.093

 $= 23 \times 400×1.093

= **\$10,056** (June 2011)

(e) Total contribution for development

= Water and Sewerage + Transport + Parks + Stormwater

= \$385,592 + \$53,066 + \$57,431 + \$10,056

= **\$506,145** (June 2011)



4.1.2 SPRP Maximum adopted infrastructure charge

(Schedule 1of the State Planning Regulatory Provision - adopted charges)

SPRP max = (Demand - Existing use rights) x maximum adopted charge

Where:

Demand of proposal = 25 lots x 1 dwell./lot (3 or more b.room) - (self assessable use)

= 25 dwell. (3 or more b. rooms)

Existing use rights = 2 lots x 1 dwell./lot (3 or more b.room) - (self assessable uses)

= 2 dwell. (3 or more bedrooms)

Max. adopted charge = \$28,000/dwell. (3 or more bedrooms)

SPRP max = $(25 \text{ dwell.} - 2 \text{ dwell.}) \times $28,000/\text{dwell} (all 3 \text{ or more b.room})$

= 23 X \$ 28,000

= \$644,000

4.1.3 Adopted infrastructure charge

(Schedule 1 of the State Planning Regulatory Provision - adopted charges)

Minimum of:

- (i) Planning scheme policy contributions, or
- (ii) SPRP maximum adopted infrastructure charge
 - = Minimum of: (i) \$506,145 or (ii) \$644,000
 - = \$506,145



4.2 - Example 2: MATERIAL CHANGE OF USE

Application is made to the council for a Material Change of Use for a mixed land use in a Mixed Residential precinct (with a total area of 2.0 hectares) on **Magnetic Island**. The proposal consists of 22 additional multiple dwelling units (2 bedroom units) and a bar/lounge area (gross floor area 400 m²) increasing site area (footprint) from 1 hectare to 1.2 hectares on an allotment with existing units and a hotel. Time for payment is September 2011.

4.2.1. Planning scheme policy infrastructure contributions

(a) Water and Sewerage (City Plan Policy 3 - Contributions, Section 2 - Headworks)

Calculation of EP for bar/lounge area

Representative GFA –f.u relationship for indoor recreation = 0.32 f.u/100 m² GFA

f.u. for 400 m² GFA

 $= 0.32 \text{ f.u/}100 \text{ m}^2 \text{ GFA x } 400 \text{ m}^2 \text{ GFA}$

= 1.28 fixture unit

EP = 1.28 fixture unit x 1EP /5 f.u. or part thereof

= 1EP

H = (A-B) X (HW+HS) x I

(Section 2.3)

Where:

A = 22 dwell. units x 2.0 EP/dwell. unit (Appendix. C)

+ 1 EP

= 45 EPs

B = 0 EP (The linear relationship of rates allows this calculation to be determined on the basis of additional development only - All

existing use rights which continue are respected by exclusion from the demand calculation 'A' hence there should be no credit

for 'B').



$$HW = $4,312$$
 (Appendix A)
 $HS = $3,388$ (Appendix A)

Therefore water and sewerage headworks

$$H = (A-B) \times (HW+HS) \times I$$

$$= 45 \times (4,312 + 3,388) \times 1.093$$

$$= 45 \times 7,700 \times 1.093$$

$$= $378,725 \text{ (June 2011)}$$

(b) Transport (City Plan Policy 3 - Contributions, Section 5 - Road Network Headworks)

$$RNH = (A - B) x [(HR_w x I_w) + (HR_L x I_L)]$$

Where:

 $HR_w = $1994 / TDU^2$ (Table 5.3)

 $HR_L = $1 / TDU$ (Table 5.3)

 $I_w = 0.3 \text{ (RBCI for June Qtr 2011)}$ $I_w = 0.1 \text{ (June Qtr 2006 base index)}$

 I_L = 99.6 (CPI for June Qtr 2011) 84.5 (June Qtr 2006 base index) = 1.179

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² State controlled roads are not included as according to new infrastructure charging regime contributions can be levied only for local government controlled roads.



A = 22 dwell. units x 1.4 TDU / dwell. unit + 400 m² GFA X 17.2 TDU/100 m² TUA (bar/lounge area) (Table 5.2)

= 30.8 TDU + 68.8 TDU

= 99.6 TDU's

B = 0 TDU (This calculation is determined on the basis of additional development only - All existing use rights which continue are respected by exclusion from the demand calculation 'A' hence there should be no credit for 'B').

Therefore RNH = 99.6 x [(\$1,994 x 1.252) + (\$1 x 1.179)] = 99.6 X \$2,498 = \$248,801 (June 2011)

(c) Parks (City Plan Policy 3 - Contributions, Section 3 - Public Open Space)

Contribution

- Multiple dwelling units have a strong likelihood of subsequent reconfiguration of lot so contribution charge is calculated for parks.
- = additional lots/units x \$2,284/lot or unit
- = 22 units x \$2,497/ unit
- **= \$54,934** (June 2011)
- (d) Stormwater (City Plan Policy 3 Contributions, Section 6 Stormwater Drainage Headworks)



Stormwater Infrastructure Contribution:

$$SIC = (ED - PC) \times CR \times IW$$

Where:

ED = 1.2 ha (total proposed site area) X 0.7 EDU/400 m² site area (Table I)

 $= (1.2 \times 10,000) \times 0.7/400$

= 21 EDU

PC = 1.0 ha (total existing site area) X 0.7 EDU/400 m2 site area

 $= 10,000 \text{ m}^2 \text{ X } 0.7 \text{ EDU}/400 \text{ m}^2$

(Table I)

= 17.5 EDU

CR = Contribution Rate as set out in Table II

= \$400

100.3 (RBCI for June Qtr 2011) I_w = ----- = 1.093 91.8 (June Qtr 2008 base index)

 $SIC = (ED - PC) \times CR \times IW$

 $= (21 - 17.5) \times 400×1.093

= \$1,530 (June 2011)

(e) Total contribution for development (June 2011)

= Water and Sewerage + Transport + Parks + Stormwater

= \$378,725 + \$248,801 + \$54,934 + \$1,530

= \$683,990 (June 2011)

4.2.2 SPRP Maximum adopted infrastructure charge

(Schedule 1 of the State Planning Regulatory Provision - adopted charges)

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SPRP max. = (Demand - existing use rights) x max. adopted charge

Where:

Existing use rights = 0

(This calculation is determined on the basis of Additional development only - all existing use rights which continue are respected by exclusion from the demand calculation, hence there should be no credit)

Max. adopted charge

\$20,000/dwell. (2 bedroom unit)

Residential component

= 22 additional dwell.units (2 bedrooms) x \$20,000/dwell

= 22 X \$ 20,000

= \$440,000

Bar/lounge area

= $400 \text{ m2 GFA x } 200/\text{m2 of GFA} + 10/\text{m2 of impervious area}^3$.

= \$80,000 + 400 m2 x \$10/m2

= \$80,000 + \$4000

= \$84,000

Total SPRP max = \$440,000 + \$84,000

= \$524,000

4.2.3 Adopted infrastructure charge

Minimum of:

(i) Planning scheme policy contributions, or

(ii) SPRP maximum adopted infrastructure charge

= Minimum of: (i) \$683,990 and; (ii) \$524,000

= \$524,000

 3 All of 400 m 2 GFA in the plan are impervious area.

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Strategic Planning Adopted Infrastructure Charges Resolution

REPORT TO COUNCIL

Authorised by Director Planning and Development

Department Strategic Planning **Date** 12 June 2014

Executive Summary

The state government is introducing new legislation from 1 July 2014 in relation to infrastructure charging. This new legislation has removed a default provision which allows the charge to be the lesser of: (i) that determined under the planning scheme policies as at 30 June 2011 and; (ii) the relevant capped charge set by the State Planning Regulatory Provision (adopted charges).

Accordingly to ensure that the current infrastructure charges continue, a minor amendment to clause 2 (1 of 6 clauses) of council's adopted infrastructure charges resolution is required.

Officer's Recommendation

That council, pursuant to section 648D of the *Sustainable Planning Act* 2009, resolve that the adopted infrastructure charges resolution to apply from 1 July 2014, shall be same as that adopted on the 28 June 2011, with the exception that clause 2 shall be replaced with the following wording:

Adopt infrastructure charges to be the lesser of (i) the maximum adopted infrastructure charge(s) specified by the State Planning Regulatory Provision (adopted charges) and; (ii) the value of the relevant infrastructure contributions calculated in accordance with the relevant planning scheme policies.

Council Decision

It was MOVED by Councillor G Eddiehausen, SECONDED by Councillor P Ernst:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

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