

# Townsville City Waterfront Priority Development Area Infrastructure Charging Offset Plan

28 September 2015

# Contents

1.1	Introduction .....	3
1.2	Infrastructure Charges .....	4
1.3	Offsets against infrastructure charges .....	5
1.3.1	Water supply .....	5
1.3.2	Sewerage works .....	5
1.3.3	Footpaths and cycleways .....	6
1.4	Crediting, offsetting and refunding arrangements .....	7
1.4.1	Infrastructure credits .....	7
1.4.2	Infrastructure offsets .....	7
1.4.3	Infrastructure refunds .....	7
1.4.4	Cross-crediting of infrastructure charges .....	7
Attachment 1 - Claiming a credit .....		8
1.4.5	Process and Requirements .....	8
Attachment 2 - Claiming an infrastructure offset and refund .....		9
1.4.6	Process and Requirements .....	9

## List of Tables

Table 1: Water infrastructure that can offset PDA infrastructure charges .....	5
Table 2: Sewerage infrastructure that can offset PDA infrastructure charges .....	6
Table 3: Paths and cycleways that can offset PDA infrastructure charges .....	6

## List of Maps

Map 1: Water Network Infrastructure .....	10
Map 2: Sewerage Network Infrastructure .....	11
Map 3: Pathways .....	12

# 1.1 Introduction

This document sets out the infrastructure items that may be offset against the Townsville City Priority Development Area (PDA) infrastructure charges.

This document should be read in conjunction with Economic Development Queensland's (EDQ's) Infrastructure Funding Framework (IFF).

The offset items noted in this document are applicable to all development within the PDA. However, this document may be varied by PDA development approval conditions or infrastructure agreements.

# 1.2 Infrastructure Charges

The infrastructure charges applying to development within the Townsville City PDA are provided in the Townsville City Council's infrastructure charging resolution in effect at the time of the PDA development approval.

## 1.3 Offsets against infrastructure charges

Reasonable costs for the following works can be offset against PDA infrastructure charges.

### 1.3.1 Water supply

An offset is available for water supply infrastructure listed in Table 1 that is constructed to council's desired standards of service or as agreed with the relevant authority<sup>1</sup> and generally includes:

- » pipe and fittings,
- » reservoirs,
- » pump stations,
- » pressure reducing valves,
- » associated survey and design costs, and
- » the relevant authority's approval and inspection fees.

Map 1 indicates where this infrastructure is to be delivered in context of existing infrastructure.

**Table 1: Water infrastructure that can offset PDA infrastructure charges**

Category	Type	ID	Diameter (mm)	Length (m)	Capital cost (\$Dec'14)
Future	Water main	315	300	562	363,387
Future	Water main	316	450	350	454,006
Future	Water main	316	450	13	13,342
Future	Water main	317	500	907	1,542,383
Future	Water main	381	500	686	1,241,158
Future	Water main	383	600	65	188,136
Future	Water main	383	600	176	342,006
Future	Water main	383	600	32	93,725
Future	Water main	664	750	1515	4,200,774
Future	Water main	665	600	504	977,078
Future	Water main	666	300	523	338,101
Total					9,754,096

### 1.3.2 Sewerage works

An offset is available for sewerage infrastructure listed in Table 2 that is constructed to council's desired standards of service or as agreed with the relevant authority<sup>1</sup> and generally includes:

- » gravity mains,
- » man holes,
- » rising mains,
- » pump stations,
- » interim works required to service new stages where they are included in Map 2,
- » associated survey and design costs, and
- » the relevant authority's approval and inspection fees.

Map 2 indicates where this infrastructure is to be delivered in context of existing infrastructure.

<sup>1</sup> The relevant authority is Townsville City Council for those applications where the council is the assessment manager and the Minister for Economic Development Queensland (MEDQ) for those applications where the MEDQ is the assessment manager (refer to Schedule 5 of the development scheme).

Table 2: Sewerage infrastructure that can offset PDA infrastructure charges

Category	Type	ID	Diameter (mm)	Length (m)	Capital cost (\$Dec'14)
Future	Rising main	1376	375	664	501,634
Future	Rising main	1376	375	74	74,769
Future	Rising main	1611	200	493	225,800
Future	Rising main	1612	250	141	80,700
Future	Rising main	1612	250	123	46,009
Future	Rising main	1612	250	140	775,178
Future	Rising main	1612	250	46	26,318
Future	Rising main	1613	500	1532	1,947,463
Future	Rising main	1618	250	56	20,968
Future	Rising main	1618	250	55	29,436
Future	Rising main	1619	200	300	91,912
Future	Rising main	1783	600	3856	5,909,747
Future	Gravity main	856	300	289	185,383
Future	Gravity main	857	300	185	177,018
Future	Gravity main	1757	300	211	201,895
Future	Gravity main	1758	225	157	119,743
Future	Gravity main	1758	225	117	89,235
Future	Pump Station	113	P/S 2A	-	64,831
Future	Pump Station	117	P/S A1A	-	388,987
Future	Pump Station	253	P/S 24	-	498,603
Future	Pump Station	255	P/S 22	-	895,210
Future	Pump Station	269	P/S 21	-	895,210
Future	Pump Station	270	P/S 23	-	498,603
Total					13,744,652

### 1.3.3 Footpaths and cycleways

An offset is available for paths and cycleways listed in Table 3 that is constructed to council's desired standards of service or as agreed with the relevant authority<sup>1</sup>. Map 3 indicates where this infrastructure is to be delivered in context of existing infrastructure.

Table 3: Paths and cycleways that can offset PDA infrastructure charges

Category	Type	ID	Location	Length (m)	Capital cost (\$Dec'14)
Future	Bridge	351	Ross Creek Bridge (Plume St)	117	949,419
Future	Levelxing	509	Reid Park	25	20,260
Future	Path	328	Reid Park	847	221,478
Future	Path	330	Ross Creek	269	70,340
Future	Path	347	Ross Creek	414	108,255
Future	Path	350	Ross Creek	358	93,612
Future	Path	362	Reid Park	619	161,859
Future	Path	363	Reid Park	145	37,915
Future	Path	477	Oxley Street	19	4,968
Future	Path	479	Boundary Street	925	241,874
Future	Path	482	Ross Creek	513	134,142
Total					2,044,122

## 1.4 Crediting, offsetting and refunding arrangements

### 1.4.1 Infrastructure credits

Credits may be available to account for the existing lawful use of a site, and are to be determined at the time of calculating the infrastructure charge, as part of the development assessment process.

Examples:

- » Approval is given for 6 residential dwellings on a site currently containing a lawful single residential dwelling. An infrastructure credit will be given for one residential dwelling.
- » Approval is given to increase the gross floor area (GFA) of an existing commercial use by 5,000m<sup>2</sup> of commercial development. Infrastructure charges will only be applied to the additional 5,000m<sup>2</sup> GFA.

The process for claiming an infrastructure offset is set out in **Attachment 1**.

### 1.4.2 Infrastructure offsets

The cost of providing infrastructure identified in this ICOP may be offset against the Townsville City Waterfront Priority Development Area (PDA) infrastructure charges where an applicant has been levied infrastructure charges.

The Infrastructure identified in this ICOP reflects the current understanding of the infrastructure networks/facilities required to service the PDA. It is expected that these will vary over time. Infrastructure offsets will be considered for alternative network layouts/outcomes subject to these networks providing an equivalent level of service at no greater cost and/or subject to the approval of the relevant authority. The process for claiming an infrastructure offset is set out in **Attachment 2**.

### 1.4.3 Infrastructure refunds

Where the amount of Infrastructure Offsets exceeds the amount of infrastructure charge (i.e. net of any applicable infrastructure credit) and the relevant infrastructure has been delivered in accordance with the relevant authority's requirements, a refund may be provided to the applicant.

The conditions and process for claiming an infrastructure refund are set out in **Attachment 2**.

### 1.4.4 Cross-crediting of infrastructure charges

Cross-crediting is the process where contributions for a particular component of an infrastructure charge can be offset against a different component of the infrastructure charge. For example, offsetting the construction of a trunk road against charges for trunk works of another category – e.g. trunk sewer.

Cross crediting allows infrastructure charges to be allocated to the infrastructure with the greatest need and therefore assists in delivery of infrastructure across a PDA. Cross crediting can be applied for when the applicant is applying for an offset (refer to **Attachment 2**) for the Townsville City Waterfront PDA.

# Attachment 1 - Claiming a credit

## Process and Requirements

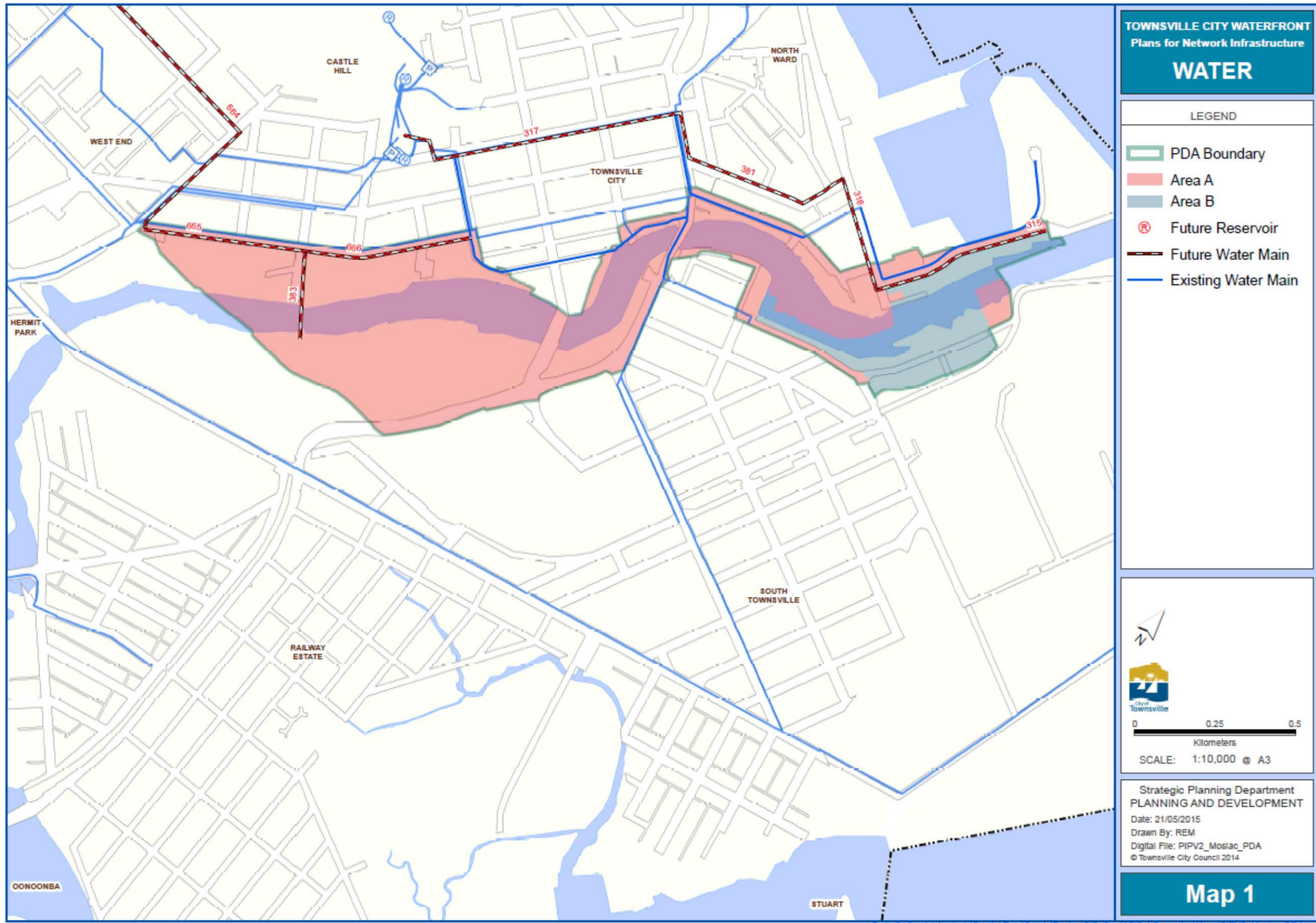
To claim a credit for infrastructure charges relevant to the Townsville City Council Waterfront PDA, the applicant is to submit to the relevant authority with their PDA development application prior to obtaining a PDA Development Approval, details which demonstrate the existing lawful use of the land, consistent with the land uses and units of measurement as specified in council's infrastructure charges resolution (e.g., m<sup>2</sup> GFA floorspace, etc.).



# Attachment 2 - Claiming an infrastructure offset and refund

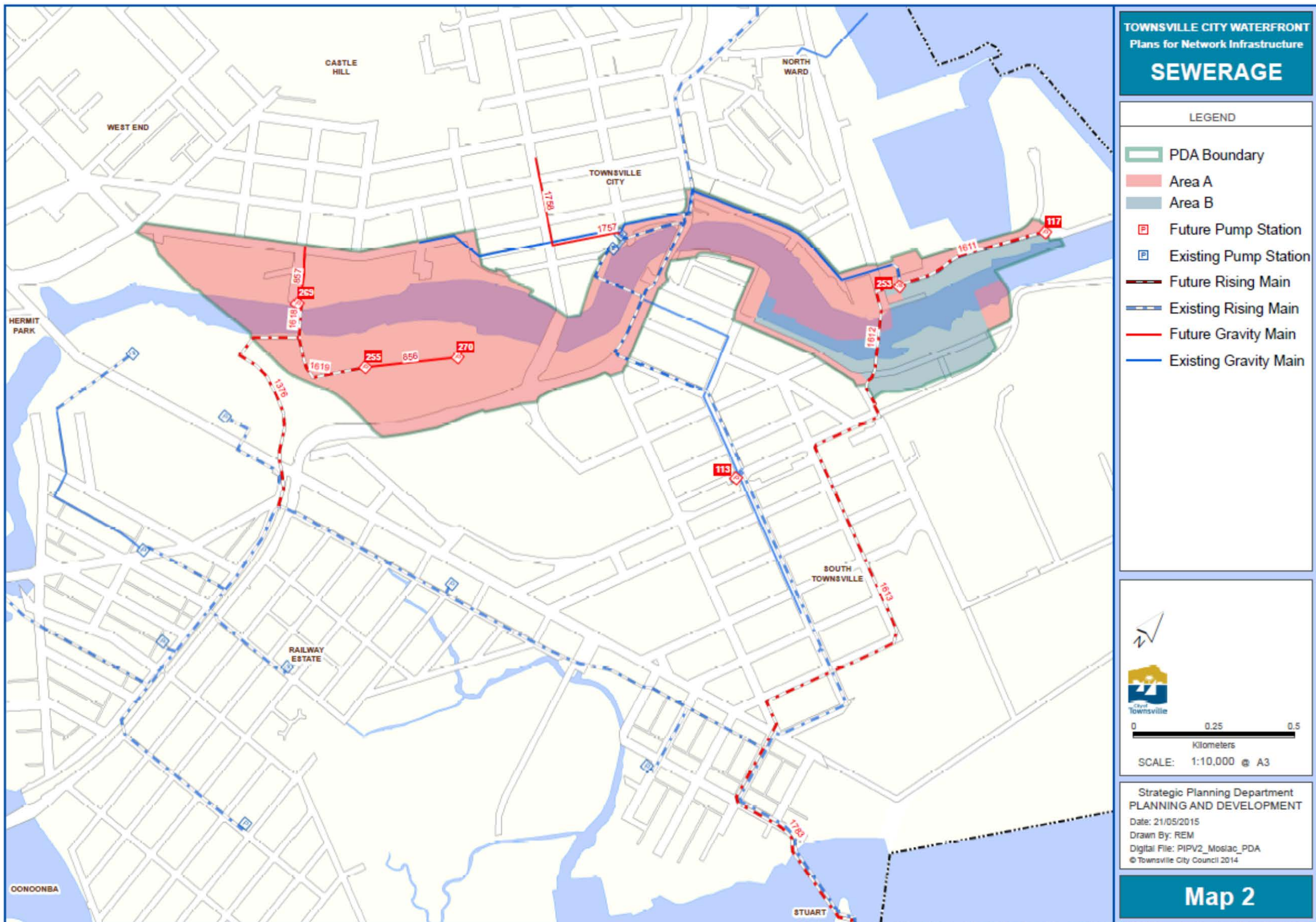
## Process and Requirements

The terms and conditions of infrastructure offsets and refunds are to be agreed with the relevant authority prior to works commencing on the relevant infrastructure or land being dedicated. This will require a written submission to be made to the relevant authority, outlining the extent of network infrastructure to be sought as an offset.

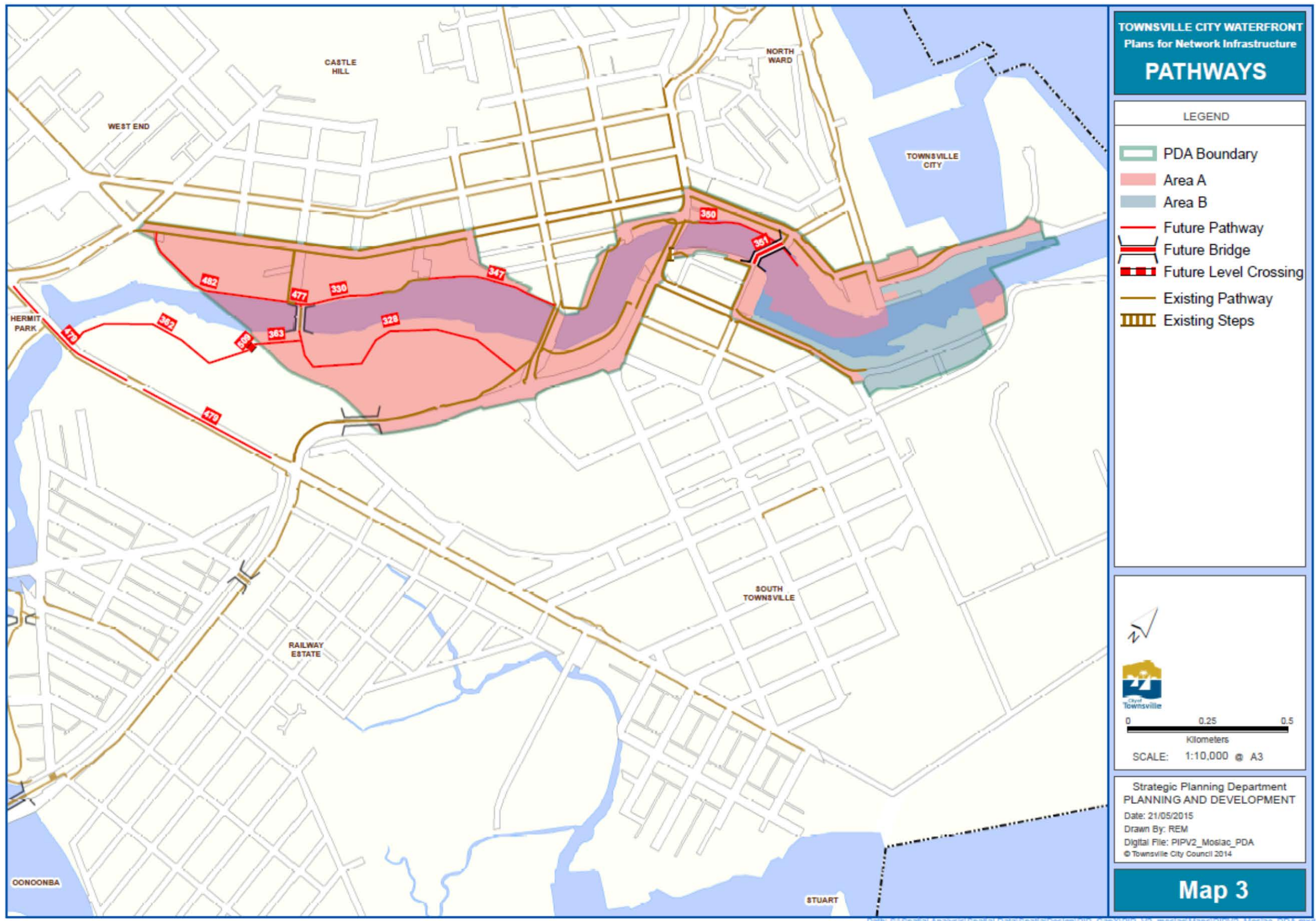


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