



Guide to Use Infrastructure Charges Estimator – Mount Isa City Council

The calculator automates a calculation of applicable development demand and existing demand, as defined by the applicable Adopted Charges Resolution (ACR), to determine a charge to be levied on development.





Although the calculator is built to consider a variety of application types (e.g. staged, multiple components) and existing demand components, the outputs of this calculation should always be checked against the provisions of the ACR to confirm their accuracy, particularly for complex staged applications, or applications with a number of chargeable components.

It is assumed that the operators of the Infrastructure Charges Estimator (ICE) have general understanding of the use of Microsoft Excel, and therefore the following sections have been prepared to outline the *function and use* of the ICE inputs and outputs only.

General Worksheet Conventions

The ICE has adopted coloured cells to indicate their purpose/relevance within the calculator and determination of a levied charge. These are identified in Table 1 below.

Table 1. General worksheet conventions

Cell Format	Input Type
	Text or numerical inputs relating to proposed development
	Drop-down menu relating to proposed development
	Text or numerical inputs to define existing development demand
	Drop-down menus to define existing development demand

'Input' worksheet

The *Input* worksheet (see Figure 1) identifies the following attributes which are relevant to the calculation of charges:

- Applicable planning scheme; and
- Applicable charges resolution document.

Input fields are also provided for:

- Development application number;
- applicant name;
- real property description;
- site address;
- date of notice;
- notice number; and
- file reference.

Information may be input into the yellow cells. This information is not required in order for the calculator to function, but is facilitated for the purposes of record keeping. Inputs from this worksheet will appear on a printed footer throughout (pdf output or paper print), including:

- applicable planning scheme;
- applicable charges resolution document;
- application number;
- application name; and
- file reference.

Figure 1. Input worksheet

Mount Isa City Council
Infrastructure Charges Calculator

City of Mount Isa Planning Scheme (2019)
Adopted Infrastructure Charges Resolution No.3 (2019)

Development Application Number	<input type="text"/>
Applicant Name	<input type="text"/>
Real Property Description	<input type="text"/>
Site Address	<input type="text"/>
Date of Notice	<input type="text"/>
Notice Number	<input type="text"/>
File Reference	<input type="text"/>

'Development Details' worksheet

The *Development Details* (see Figures 2 & 3) worksheet requires inputs to define the development in terms that relate to the provisions of the applicable charges resolution document. This includes:

Charge Area/Region

This input is a drop-down menu which allows the user to identify the applicable charge area and level of service which aligns with those identified in the applicable charges resolution document.

Number of existing lots

Numerical field for input of the number of existing lots which are included on the application.

1. This input is used to determine an 'existing lot credit' for development;
2. For a multi-stage development where new lots are being created, the number of lot credits applicable to each stage (which are relevant to that stage) must be entered in cells C5:C9. This ensures that charges paid as part of a reconfiguration in a previous stage are not double-counted when a change of use or further reconfiguration occurs.

Application components

This input (shown in figure 2) is a drop-down menu which allows the user to identify the number of chargeable uses that comprise the development application. This may be in the following manner:

1. A multiple use development, to define each separate chargeable component; or
2. A multi-stage development; to define individual stages of development.

A maximum of five application components have been allowed for within the calculator. If calculation of additional components are required, then this will need to be separated into multiple spreadsheets.

Figure 2. Development details

Development Details	
Charge Area/Region	Mt Isa - Fully Serviced
Number of existing lots	1
<i>Lot credits - Component 2</i>	
Application components	2
<i>(Number of chargeable uses)</i>	
Existing use components	1
<i>(Number of chargeable uses)</i>	

Component X – Defined Use & Existing/Previous Use

These inputs (shown in figure 3) are drop-down menus which allow the user to identify a chargeable use for each component/stage of the development, which is consistent with the uses identified in the applicable charges resolution.

In the case of a development component which is defined as an ‘other use’ under the applicable charges resolution, the adopted charge is set at \$0. The use selected in this section should reflect the most appropriate alternative use and demand, which must be determined by Council at the time of assessment of the development application.

Component X – Charge Type

These inputs (shown in figure 3) are drop-down menus which allow the user to identify three units of measure for each chargeable use, which are consistent with those identified for the selected use in the applicable charges resolution.

Component X – Quantity

Numerical inputs (shown in figure 3) to identify the quantity of development which is proposed for each charge type.

Previous Financial Contributions

In instances where financial contributions have been previously paid (under an Infrastructure Agreement or other superseded charging instrument) over the development site, and these do not relate to an existing/past use under the AICR, these should be entered in the previous financial contributions cell (shown in figure 3).

Figure 3. Development details

Defined Use - Component 1	<input type="text"/>
<i>Charge Type</i>	<i>Quantity</i>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Defined Use - Component 2	<input type="text"/>
<i>Charge Type</i>	<i>Quantity</i>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Existing/Previous Use - Component 1	<input type="text"/>
<i>Charge Type</i>	<i>Quantity</i>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
Previous Financial Contributions	<input type="text" value="\$0"/>

'Calculations' worksheet

The *Calculations* worksheet displays a summary (see Figure 4) of the calculated charges base on the equation below.

$$\text{Levied Charge} = \text{Development Demand} - \text{Existing Demand}$$

where:

levied charge is the calculated charge to be levied on the proposed development, which cannot be less than \$0.

development demand is the applicable charge for the development

existing demand is the greater of:

existing lot credits – the value of all existing lots, calculated under the charges resolution;

previous lawful use – the value of an existing or previous lawful use, calculated under the charges resolution (as entered on the *Development Details* worksheet); or

previous financial contribution – the value of a past financial contribution (as entered on the *Development Details* worksheet).

Figure 4. Calculations worksheet (summary)

Summary			
<i>Levied Charges</i>			
Infrastructure Network	Development Demand	Existing Lot Credit	Levied Charge
Water Supply	\$0	\$0	\$0
Wastewater	\$0	\$0	\$0
Stormwater	\$0	\$0	\$0
Transport	\$0	\$0	\$0
Parks	\$0	\$0	\$0
		<i>Previous Financial Contribution</i>	\$0
		Total Adopted Charge	\$0

Detailed calculations are also exposed for each development component and each infrastructure network to allow cross checking against the applicable charges resolution document. Although the calculator automates the selection and calculation of charges, these should always be double checked against the charges resolution, to confirm that:

- The correct charge rates are being used for each component, stage, and network;
- 'Existing demand' is calculating correctly for each component/stage;
- The Total Adopted Charge is consistent with the requirements of the charges resolution document.

The 'Hide unused rows' button may be clicked to remove irrelevant rows, facilitating the review.

Figure 5. Calculations worksheet (detailed calculations)

Detailed Calculations					
Water Supply					
<i>Adopted Charges</i>					
Development Description	Units of Measure	Number of Units	Charge Rate	Reference	Amount
Component 1 -					
Component 1 -					
Component 2 -					
Component 2 -					
Component 3 -					
Component 3 -					
Component 4 -					
Component 4 -					
Component 4 -					
Component 5 -					
Component 5 -					
Component 5 -					
<i>Existing Demand</i>					
Existing Demand 1 -					
Existing Demand 1 -					
Existing Demand 1 -					
Existing Demand 2 -					
Existing Demand 2 -					
Existing Demand 2 -					
Existing Demand 3 -					

Hide unused rows

Unhide all rows

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'ICN Output' worksheet

The *ICN Output* worksheet provides a summary of the detailed calculations. This has been formatted to align with Council's current Infrastructure Charges Notice (ICN) template, allowing the calculations to be copied and pasted into an ICN for proposed development.

There are likely to be some empty/unused rows in this table, which should be removed from the ICN after being copied across.


Any amendments or manual adjustments to the levied charge, if deemed necessary, should be made to the ICN notice itself.

Figure 6. ICN Output worksheet

Use	Infrastructure Charge	No. of Units	Infrastructure Charge for Stormwater	No. of Units (Storm)	Charge Amount (Development Demand)
				CHARGE SUBTOTAL	\$0.00
[Existing/Previous] Lawful Use	Discount Charge	No. of Units	Discount Charge for Stormwater Network	No. of Units (Storm water)	Discount Charge Amount (Existing Demand)
	0	\$0.00	\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
Existing Lot Credit	-\$15,781.00	0	\$0.00		\$0.00
Previous Financial Contribution					\$0.00
				CREDIT SUBTOTAL	\$0.00
				TOTAL CHARGE	\$0

Example

Input

 MOUNT ISA CITY COUNCIL	Mount Isa City Council Infrastructure Charges Calculator <i>City of Mount Isa Planning Scheme (2020)</i> <i>Adopted Infrastructure Charges Resolution No.3 (2020)</i>
Development Application Number	P01-19
Applicant Name	John Smith
Real Property Description	Lot 2 on CP230301
Site Address	1 Example Street
Date of Notice	3/03/2020
Notice Number	23
File Reference	489024

Development Details

Development Details	
Charge Area/Region	Mt Isa - Fully Serviced
Number of existing lots	1 <i>Component 1</i>
Application components <i>(Number of chargeable uses)</i>	1
Existing Use components <i>(Number of chargeable uses)</i>	1
Defined Use - Component 1	Dwelling unit
<i>Charge Type</i>	<i>Quantity</i>
3 or more bedrooms	3
Existing/Previous Use - Component 1	Dwelling house
<i>Charge Type</i>	<i>Quantity</i>
3 or more bedrooms	1
Previous Financial Contributions	\$0

Calculations

Summary			
<i>Levied Charges</i>			
Infrastructure Network	Development Demand	Existing Lot Credit	Levied Charge
Water Supply	\$12,324	-\$4,108	\$8,216
Wastewater	\$7,923	-\$2,641	\$5,282
Stormwater	\$879	-\$293	\$586
Transport	\$22,005	-\$7,335	\$14,670
Parks	\$879	-\$293	\$586
<i>Previous Financial Contribution</i>			\$0
Total Adopted Charge			\$29,340

ICN Output

Use	Infrastructure Charge	No. of Units	Infrastructure Charge for Stormwater	No. of Units (Storm)	Charge Amount (Development)
Dwelling unit (3 or more bedrooms)	\$14,377.00	3	\$293.00	3	\$44,010.00
			CHARGE SUBTOTAL		\$44,010.00
[Existing/Previous] Lawful Use	Discount Charge	No. of Units	Discount Charge for Stormwater Network	No. of Units (Storm water)	Discount Charge Amount (Existing Demand)
Dwelling house	-\$14,377.00	1	-\$293.00	1	-\$14,670.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
Existing Lot Credit	-\$14,670.00	1	\$0.00		-\$14,670.00
Previous Financial Contribution					\$0.00
			CREDIT SUBTOTAL		-\$14,670.00
			TOTAL CHARGE		\$29,340