

TOWNSVILLE CITY COUNCIL



Infrastructure Charges

2026/27



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.

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1. INFRASTRUCTURE CHARGES RESOLUTION

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 Has effect on and from 1 July 2026 until superseded by another infrastructure charges resolution.

2. 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).

3. BASE CHARGE RATES AND LOCATION FACTORS

Base charge rates and Location factors are identified in Schedule 1 and Schedule 2 respectively.

4. 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.

Where a use is not expressly identified in Schedule 1, the adopted charge is to be the adopted charge for the use listed in Schedule 1 that is the most comparable use. In determining the most comparable use, regard may be had to:

- a. demand for trunk infrastructure;
- b. scale and intensity of the use; and
- c. any equivalent use identified in this resolution.

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 is lawful and may be carried out without the need for a further development permit at the time of assessment.

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 (Schedule 1)

LF = Location Factor (Schedule 2)

S = Size of land use (from development application)

m = Number of proposed land uses

n = Number of relevant credit land uses

5. INDEXATION

The levied charge identified on an Infrastructure Charges Notice issued in the 2026/27 financial year is to be indexed at the time it is paid to Council as follows –

1. No indexation for payments made in the 2026/27 financial year.
2. For payments made after the 2026/27 financial year, the levied charge is to be indexed in accordance with the following formula:

$$IC = LC \times (PPI_current \div PPI_base)$$

Where:

LC = the levied charge stated in the Infrastructure Charges Notice.

IC = the indexed charge at time of payment.

PPI-base = 3-yearly PPI moving quarterly average for March quarter 2026.

PPI-current = 3-yearly PPI moving quarterly average for the most recently published March quarter prior to payment.

6. 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, 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.

7. 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 and to service development beyond the premises to which the application relates.
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.

8. 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 1.

9. DEFINITIONS

GFA (an acronym for gross floor area), for a building, means the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for building services, plant and equipment;

- a) access between levels;
- b) ground floor public lobby;
- c) a mall;
- d) the parking, loading and manoeuvring of motor vehicles; and
- e) unenclosed private balconies whether roofed or not.

In addition, the term shall include the floor space of associated outdoor dining areas.

Note: For the purpose of calculating GFA,

- 1. Building services include:
 - a) Bathroom or changeroom;
 - b) Kitchen or lunchroom
 - c) Cleaner room
- 2. Plant and equipment include:
 - a) Data room;
 - b) HVAC plant room (Air conditioning Plant room).

Suite means a number of connected rooms that:

- a) For Rooming accommodation:
 - i. Comprises one or more bedrooms and facilities within the suite, for which a person (“occupant”) has:
 - 1) an exclusive right to occupy a bedroom, to the exclusion of other occupants;
 - 2) shared use of, and responsibilities for, facilities within the suite, together with other occupants; and
- b) For any other use, comprises one or more bedrooms and facilities within the suite that are capable of being occupied exclusively by a person on a short or long term basis.

Note:

- 1. Facilities within a suite generally means any combination of food preparation facilities, dining facilities, bathrooms, or facilities for washing clothes.

For the purposes of this definition an ensuite use of one bedroom is not considered an additional room.

Court area means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

Other words and terms used in this resolution have the meaning given in the *Planning Act 2016*. If a word or term used in this resolution is not defined in *Planning Act 2016* or the, it has the meaning given in the planning scheme.

10. SCHEDULE 1 – BASE CHARGE RATES

Schedule 1 contains the base charge rates relevant to the fully serviced urban area.

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
Residential and Non-residential	Vacant Land	Per lot	37,499.76
Residential Uses	Dwelling house	1 or 2 bedroom dwelling	26,785.55
	Dwelling house	3 or more bedroom dwelling:	37,499.76
	Dwelling unit	1 or 2 bedroom dwelling	26,785.55
	Dwelling unit	3 or more bedroom dwelling	37,499.76
	Caretaker's accommodation	1 or 2 bedroom dwelling	26,785.55
	Caretaker's accommodation	3 or more bedroom dwelling	37,499.76
	Multiple dwelling	1 or 2 bedroom dwelling	26,785.55
	Multiple dwelling	3 or more bedroom dwelling	37,499.76
	Dual occupancy	1 or 2 bedroom dwelling	26,785.55
	Dual occupancy	3 or more bedroom dwelling	37,499.76
Accommodation (short-term)	Hotel	1 bedroom (non-suite) †	13,392.69
	Hotel	1 or 2 bedroom suite	13,392.69
	Hotel	3 or more bedroom suite	18,749.74
	Short-term accommodation	1 bedroom (non-suite) †	13,392.69
	Short-term accommodation	1 or 2 bedroom suite	13,392.69
	Short-term accommodation	3 or more bedroom suite	18,749.74
	Tourist park	Caravan/tent (group of 1 or 2 sites)	13,392.69
	Tourist park	Caravan/tent (group of 3 sites)	18,749.74
	Tourist park	Cabin (1 or 2 bedroom)	13,392.69
	Tourist park	Cabin (3 or more bedrooms)	18,749.74

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
Accommodation (long-term)	Community residence	1 bedroom (non-suite) †	26,785.55
	Community residence	1 or 2 bedroom suite	26,785.55
	Community residence	3 or more bedroom suite	37,499.76
	Rooming accommodation	1 bedroom (non-suite)†	26,785.55
	Rooming accommodation	1 or 2 bedroom suite	26,785.55
	Rooming accommodation	3 or more bedroom suite	37,499.76
	Relocatable home park	1 or 2 bedroom dwelling site	26,785.55
	Relocatable home park	3 or more bedroom dwelling site	37,499.76
	Retirement facility	1 bedroom (non-suite) †	26,785.55
	Retirement facility	1 or 2 bedroom suite	26,785.55
	Retirement facility	3 or more bedroom suite	37,499.76
	Places of Assembly	Club	m ² GFA
Community use		m ² GFA	93.82
Function facility		m ² GFA	93.82
Funeral parlour		m ² GFA	93.82
Place of worship		m ² GFA	93.82
Commercial (Bulk Goods)	Agricultural supplies store	m ² GFA	187.48
	Bulk landscape supplies	m ² GFA	187.48
	Garden centre	m ² GFA	187.48
	Hardware and trade supplies	m ² GFA	187.48
	Outdoor sales	m ² GFA	187.48
	Showroom	m ² GFA	187.48
	Commercial (Retail)	Adult store	m ² GFA
Food and drink outlet		m ² GFA	241.09
Service industry		m ² GFA	241.09
Service station		m ² GFA	241.09
Shop		m ² GFA	241.09
Shopping centre		m ² GFA	241.09
Commercial (Office)	Office	m ² GFA	187.48
	Sales office	m ² GFA	187.48
Educational Facility	Childcare centre	m ² GFA	187.48
	Community care centre	m ² GFA	187.48
	Educational establishment	m ² GFA	187.48
Entertainment	Hotel (Non-accommodation)	m ² GFA	267.82
	Nightclub	m ² GFA	267.82
	Theatre	m ² GFA	267.82

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
Indoor Sport and Recreation	Indoor sport and recreation (Court area)	m ² GFA	26.71
	Indoor sport and recreation (non-court area)	m ² GFA	267.82
Other Industry	Low impact industry	m ² GFA	66.94
	Marine industry	m ² GFA	66.94
	Medium impact industry	m ² GFA	66.94
	Research and technology industry	m ² GFA	66.94
	Rural industry	m ² GFA	66.94
	Warehouse	m ² GFA	66.94
High Impact Industry or Special Industry	High impact industry	m ² GFA	93.82
	Special industry	m ² GFA	93.82
Low Impact Rural	Animal husbandry	Nil	0.00
	Cropping	Nil	0.00
	Permanent plantation	Nil	0.00
	Wind farm	Nil	0.00
High Impact Rural	Aquaculture	m ² GFA	26.71
	Intensive animal husbandry	m ² GFA	26.71
	Intensive horticulture	m ² GFA	26.71
	Wholesale nursery	m ² GFA	26.71
	Winery	m ² GFA	26.71
Essential Services	Detention facility	m ² GFA	187.48
	Emergency services	m ² GFA	187.48
	Health care services	m ² GFA	187.48
	Hospital	m ² GFA	187.48
	Residential care facility	m ² GFA	187.48
	Veterinary services	m ² GFA	187.48
Minor Uses	Cemetery	Nil	0.00
	Home based business	Nil	0.00
	Landing	Nil	0.00
	Market	Nil	0.00
	Park	Nil	0.00
	Roadside stall	Nil	0.00
	Telecommunications facility	Nil	0.00

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
Other Uses	Air services	The adopted charge will be determined in accordance with the most comparable use provision in this resolution.	
	Animal keeping	m ² GFA (1m ² GFA Child care centre)	187.48
	Bar	m ² GFA (1m ² GFA Hotel, non-accommodation)	267.82
	Battery storage device	Nil (Wind Farm)	0.00
	Brothel	m ² GFA (1m ² GFA Service Industry)	241.09
	Car wash	m ² GFA (1m ² GFA Service Industry)	241.09
	Crematorium	m ² GFA (1m ² GFA Service Industry)	241.09
	Environmental facility	Nil (Park)	0.00
	Extractive industry (quarry)	m ² GFA (1m ² GFA High Impact Industry)	93.82
	Major sport, recreation, and entertainment facility	m ² GFA (1m ² GFA Theatre)	267.82
	Motor sport facility	m ² GFA (1m ² GFA Club)	93.82
	Nature-based tourism	Caravan/tent (group of 1 or 2 sites)	13,392.69
	Nature-based tourism	Caravan/tent (group of 3 sites)	18,749.74
	Nature-based tourism	Cabin (1 or 2 bedroom)	13,392.69
	Nature-based tourism	Cabin (3 or more bedrooms)	18,749.74
	Outdoor sport and recreation	m ² GFA (1m ² GFA Club)	93.82
	Parking station	Nil (Park)	0.00
	Party house	1 bedroom (non-suite)† (Short-term Accommodation)	13,392.69
	Party house	1 or 2 bedroom suite (Short-term Accommodation)	13,392.69
	Party house	3 or more-bedroom suite (Short-term Accommodation)	18,749.74
	Port services (ferry terminal)	The adopted charge will be determined in accordance with the most comparable use provision in this resolution.	
	Renewable energy facility (e.g. solar farm)	Nil (Wind Farm)	0.00
	Substation	Nil (Wind farm)	0.00
	Tourist attraction	m ² GFA (1m ² GFA Theatre)	267.82
	Transport Depot	The adopted charge will be determined in accordance with the most comparable use provision in this resolution.	

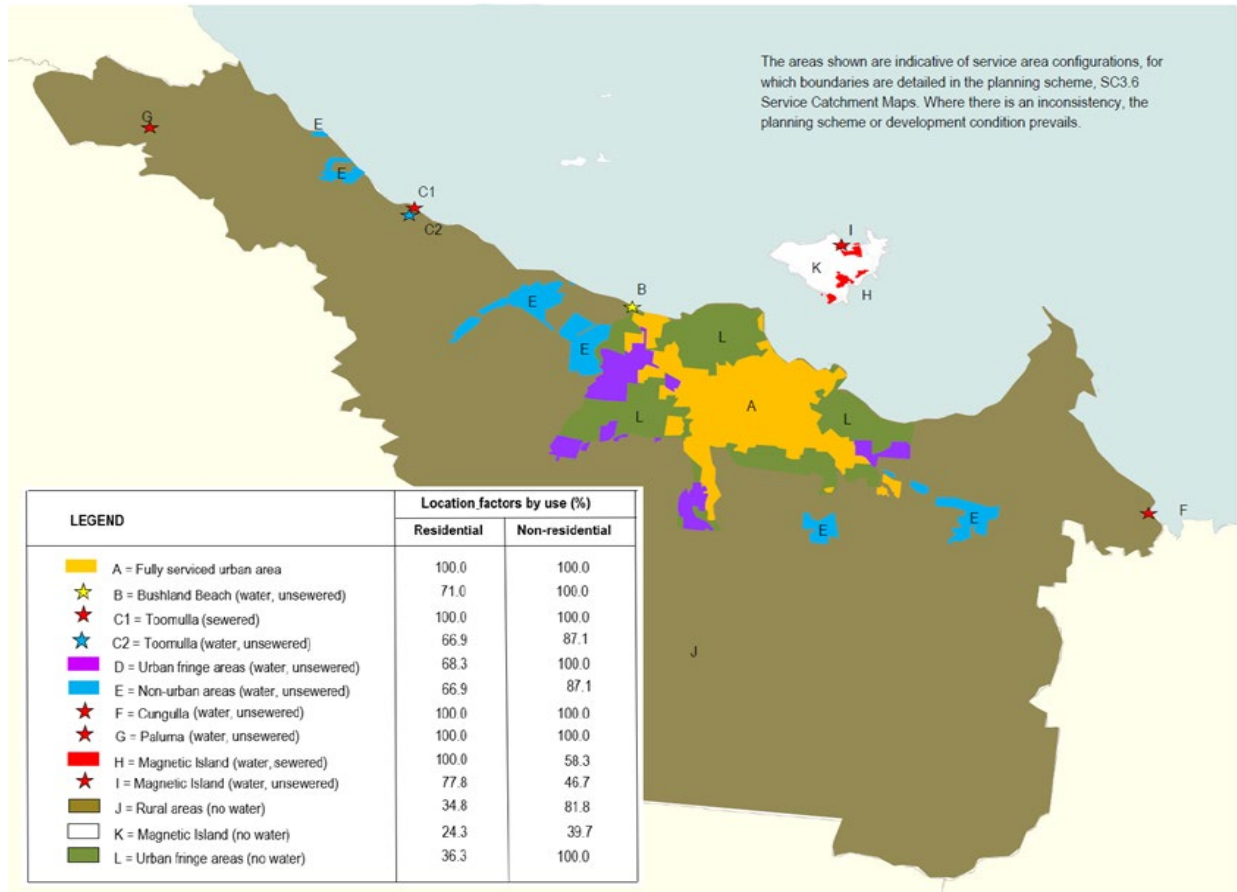
(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
Other Uses	Workforce Accommodation †	1 bedroom (non-suite) (Hotel)	13,392.69
	Workforce Accommodation	1 or 2 bedroom suite (Hotel)	13,392.69
	Workforce Accommodation	3 or more bedroom suite (Hotel)	18,749.74
	Utility installation	Nil (Telecommunications Facility)	0.00
	A use not otherwise listed above in this table	The adopted charge will be determined in accordance with the most comparable use provision in this resolution.	

Notes:

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

Other Uses may specify a base charge rate for an equivalent use and/or size. The associated Base Charge for the Other Use reflects the charge of the equivalent use...

11. SCHEDULE 2 – LOCATION FACTOR



If development is conditioned to connect to an infrastructure service that is not applicable to the relevant location factor area, the location factor applied must reflect the combination of infrastructure services required for the development unless the cost of connection is otherwise managed via an extra payment condition.



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