

SPECIAL COUNCIL

PUBLIC MINUTES

MONDAY 13 OCTOBER 2014 AT 1.00PM

Council Members >>

The Mayor, Councillor Jenny Hill
Councillor Suzanne Blom
Councillor Colleen Doyle
Councillor Gary Eddiehausen APM
Councillor Pat Ernst
Councillor Ray Gartrell
Councillor Jenny Lane
Councillor Anthony Parsons
Councillor Trevor Roberts
Councillor Vern Veitch
Councillor Les Walker

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Goals and Strategies of Townsville City Council >>

Corporate Plan >>

Goal 1: Economic Sustainability - A strong diverse economy which provides opportunities for business and investment with an integrated approach to long term planning where the city's assets meet the community needs.

- 1.1 Create economic opportunities for Townsville to drive community prosperity.
- 1.2 Maximise opportunities through engagement and partnership with stakeholder achieve a strong resilient economy.
- 1.3 Utilise the City Plan to inform the development of current and future infrastructure needs of Townsville.
- 1.4 Promote and market Townsville as a vibrant destination for commerce, entertainment and lifestyle.

Goal 2: Environmental Sustainability - A sustainable future where our environment is valued through the protection and enhancement of our unique, natural and built environment with a commitment to reducing our environmental impact.

- 2.1 Effective management, protection and conservation of our environment to ensure a balance between built infrastructure and areas of environmental significance.
- 2.2 Implement an effective integrated demand management approach to infrastructure planning and delivery.
- 2.3 Preserve our natural environment through active management, education and compliance activities.
- 2.4 Adopt urban design principles that create a distinct sense of place, enables and informs place creation, maximises efficiency, and enhances the built and natural environment.
- 2.5 Research and implement environmental solutions utilising innovative smart technology and encourage behaviour change.

Goal 3: Social Sustainability - A vibrant community that is accessible, safe, healthy, creative and knowledgeable, where we embrace diversity and our sense of community.

- 3.1 Encourage active and healthy lifestyles through accessible public facilities and community initiatives.
- 3.2 Support the community's access to and participation in a range of artistic, cultural and entertainment activities.
- 3.3 Enhance wellbeing and safety in the community.
- 3.4 Enhance a knowledgeable, inclusive and connected community that embraces growth and lifelong learning.
- 3.5 Provide community infrastructure and services that support growth and meets community needs.

Goal 4: Responsible Governance - A well-managed, transparent and effective organisation that gives the community confidence, demonstrates financial sustainability, where our customers are satisfied with our services and our employees are proud to work here.

- 4.1 Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.
- 4.2 Deliver best value customer service to our community.
- 4.3 Enable innovation and technology capacity within council to drive organisational efficiencies.
- 4.4 Engage with the community to inform council decision making processes.
- 4.5 Provide inspirational leadership and contemporary management systems that drives a coordinated, motivated, highly effective and efficient organisation.
- 4.6 Commit to open transparent and accountable governance to ensure community confidence and trust in council.
- 4.7 Promote an organisational culture that values and empowers its workforce.

MINUTES

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Close of Meeting

REPORT	COUNCIL MEETING
DATE	Monday 13 October 2014 at 1.00pm
ITEMS	1 TO 3
PRESENT	The Mayor, Councillor J Hill Councillor V Veitch Councillor S Blom Councillor C Doyle Councillor G Eddiehausen APM Councillor P Ernst Councillor R Gartrell Councillor J Lane Councillor A Parsons Councillor T Roberts Councillor L Walker

Opening of Meeting

The Chair, Mayor Councillor J Hill opened the meeting at 1.00pm.

Apologies and Leave of Absence

There were no apologies or leave of absence.

Disclosures of Interests

Perceived conflict of interest - Item 1 - Councillor C Doyle owns a business in Flinders Street East which may be located in the proposed Priority Development Area.

The Mayor, Councillor J Hill welcomed everyone to the meeting to adopt the new Planning Scheme.

The Mayor noted a number of changes, due to the State Government Interest check, adding that after amalgamation council now has one Planning Scheme that identifies growth boundaries, one set of charges for infrastructure costs, one set of rules to work by and push forward economic development for the community.

The Mayor commended staff, particularly Paul Johnston and his team, for their effort and work put into the new Planning Scheme and thanked all staff involved on behalf of all the councillors.

The Chief Executive Officer endorsed and supported the Mayors comments and noted that it is the finalisation of a six year project that has absorbed an enormous amount of staff time and effort. The Chief Executive Officer also expressed his appreciation to all councillors for their support and noted the document being considered for adoption is one that all should be proud of.

The Chief Executive Officer advised of an amendment to the Officer's Recommendation in Item 2 noting that the recommendation is to be enhanced as a result of seeking clarification from the State Government regarding fair value charging and the access of State Government grants.

The Director Planning and Development, Stewart Pentland, presented the City Plan to council for consideration noting that with the council's leadership a document has been formed that largely captures the best and balanced needs of the community.

In accordance with section 173 of the *Local Government Act 2009*, Councillor C Doyle declared a perceived conflict of interest in regards to item 1.

- (a) **the name of the councillor who have the real or perceived conflict of interest:**
Councillor C Doyle
- (b) **the nature of the conflict of interest as described by the Councillor:**
Councillor Doyle owns a business in Flinders Street East which may be located in the proposed Priority Development Area.
- (c) **how the Councillor dealt with the real or perceived conflict of interest:**
The Councillor determined that she could reasonably be perceived to have a conflict of interest in this matter before the meeting, however considered her position and was of the opinion that she could participate in debate and vote on the matter in the public interest.
- (d) **if the Councillor voted on the issue – how the Councillor voted:**
The Councillor voted as per the recommendation.
- (e) **how the majority of persons who were entitled to vote at the meeting voted on the matter.**
The majority of persons entitled to vote at the meeting voted as per the recommendation.

Officers Reports

1 Planning and Development - Schedule of Fees and Charges 2014-2015

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Development Governance
Date 24 September 2014

Executive Summary

This report details proposed changes to the Planning and Development - Schedule of Fees and Charges 2014-2015 in readiness for the release of the Townsville City Plan 2014 and the recently released Townsville City Waterfront Priority Development Area.

Additionally, it includes amendments for administrative corrections and identified fee calculation changes.

Officer's Recommendation

That council adopt the Planning and Development Schedule of Fees and Charges 2014-2015.



PLANNING AND DEVELOPMENT 2014/2015

SCHEDULE OF FEES AND CHARGES (GAZETTAL SCHEDULE)

Please note:

**This schedule of fees and charges is effective from 27 October 2014
being the date the Townsville City Plan 2014 becomes operational.**

VERSION – 2014/2015 V1.01
EFFECTIVE AS AT – 1 JULY 2014

TOWNSVILLE CITY COUNCIL

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



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PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 1 >> PLANNING GENERAL FEES

SCHEDULE 1 POLICES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross floor area.

This is 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;
- (f) unenclosed private balconies whether roofed or not.

Please refer to Table SC1.2.2 Administrative definitions.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American

Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> PLANNING APPLICATIONS GENERAL FEES

1. **Request to change an application** ^{1,15}5 Units
Any changes other than a request to change applicant details prior to issue of decision notice.
 2. **Request for a negotiated decision** ^{1,16}6 Units
 3. **Request for a negotiated Infrastructure Charges Notice**6 Units
 4. **Request for an extension to the relevant period** ^{1,19}
 - a. Anything other than a dwelling house or Dual occupancy8 Units
 - b. Dwelling house/Dual occupancy2 Units
 5. **Request for a permissible change to a development approval** ^{1,17}
 - a. Anything other than a dwelling house or Dual occupancy8 Units
 - b. Dwelling house/Dual occupancy2 Units
 - c. Subsequent to an extension to the relevant period2 Units
 6. **Combined permissible change and extension to relevant period** ^{1,17,19}10 Units
 7. **Request for cancellation of a development approval** ^{1,18}2 Units
 8. **Request for amendments to be considered generally in accordance** ^{1,17}
To be considered 'generally in accordance with' the approved plans.
 - a. Anything other than a dwelling house or Dual occupancy4 Units
 - b. Dwelling house/Dual occupancy2 Units
 9. **Photocopying charge for applications on public notifications** ^{1,22}
As per Schedule 10, Part A, (1).
 - a. A4 copy (per page)\$0.90
 - b. A3 copy (per page)\$1.55
 - c. A2/A1 copy (per page)\$6.00
 - d. A0 copy (per page)\$13.00

Notes >> Applications on public notification are available to view and print free of charge on the Townsville City Council website at <http://www.townsville.qld.gov.au/resident/planning/Pages/publicnotification.aspx>.
 10. **Request for the approval of a temporary dwelling** ^{1,29}8 Units
 11. **Request for letter of no objection to transportation of a building on council roads** ¹ \$372.00*
- Notes >>** A minimum security deposit of \$10,000 or more may be applicable with this application at the discretion of the Townsville City Council.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> ASSESSABLE BUILDING WORKS AND REFERRAL MATTERS

1. **Assessable building works applications on premises** ^{1,14}
 - a. Building work assessable against a Zone Code or overlay6 Units
 - b. Application to council for referral agency response decisions6 Units
Class 1a and 10a building structures.
 - c. Request to change a referral agency response application/decision2 Units
As per Schedule 1, Part A, (3) (b), and (4) (b).

PART C >> PLANNING REQUESTS/ADVICE

1. **Request for planning and development certificates** ^{1,25}
 - a. Limited planning and development certificates2 Units
 - b. Standard planning and development certificates13 Units
 - c. Full planning and development certificates26 Units
 2. **Request for town planning advice** ⁴ 4 Units*
Where a written response is requested.
- Notes >>** For regulatory services, the applicant is required to pay the applicable fee prior to the service being provided. Refer to the *Local Government Act 2009 s.1071A (5)*.

PART D >> REQUESTS FOR APPLICATIONS TO BE ASSESSED UNDER SUPERSEDED PLANNING SCHEME

1. **Requests for consideration for application to be assessed under a superseded Planning Scheme** ^{1,26}
 - a. Requests for applications to be assessed under a superseded planning scheme12 Units

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 2 >> MATERIAL CHANGE OF USE

SCHEDULE 2 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Floor area >>

Where a fee is calculated based on floor area, the fee is calculated on the gross floor area.

This is 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;
- (f) unenclosed private balconies whether roofed or not.

Use Definitions>>

Use definitions are per the State government's Queensland Planning Provisions. Please refer to these provisions for a detailed description of each use.

Plan Right Application Process>>

The Plan Right process allows a council accredited consultant to submit a development application for council's consideration and issue of a decision notice for eligible development uses.

Fee units >>

Plan Right provides for a reduced application fee. For eligible material change of use applications lodged via the Plan Right process, one [1] unit is equal to \$33.00.

For applications types which are eligible to be lodged via the Plan Right process and other general information please refer to council's website via the following link:

[Plan Right](#)

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa.

American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

Townsville City Waterfront Priority Development Area >>

For Material Change of Use applications assessed within this Priority Development Area, an additional fee may be applicable for the cost of assessing state interests by the MEDQ (Minister for Economic Development Queensland).

The fee will be advised to Townsville City Council by the MEDQ in writing.

This fee as advised by the MEDQ will need to be paid by the applicant prior to the issuing of the decision notice.

This fee is in addition to the normal assessment fees levied per this schedule of fees and charges.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> ACCOMMODATION ACTIVITIES TYPE USES

1. **Caretaker's accommodation** ^{1,13}8 Units
2. **Community residence** ^{1,13}
 - a. Up to five [5] persons14 Units
 - b. For each additional person over five [5].....2 Units
3. **Dual occupancy** ^{1,13}16 Units
4. **Dwelling house** ^{1,13}8 Units
5. **Dwelling unit** ^{1,13}
 - a. Where a unit is being built within existing premises containing non-residential uses8 Units
 - b. Where a unit is being built within a new non-residential use
 - i. Not exceeding 100m²16 Units
 - ii. For each 100m² of area or part thereof exceeding 100m²3 Units
 To be rounded up to the nearest 100m².
6. **Multiple dwelling** ^{1,13}
 - a. Up to four [4] units.....22 Units
 - b. For each unit over four [4].....2 Units
7. **Nature-based tourism** ^{1,13}
 - a. Base fee40 Units
 - b. For each bed add 1 Unit
8. **Non-resident workforce accommodation** ^{1,13}
 - a. Base fee8 Units
 - b. For each bed add 1 Unit
9. **Relocatable home park** ^{1,13}
 - a. Per site3 Units
 - b. Minimum fee.....27 Units
10. **Residential care facility** ^{1,13}
 - a. Not exceeding 100m²16 Units
 - b. For each 100m² of area or part thereof exceeding 100m²3 Units
 To be rounded up to the nearest 100m².
11. **Resort complex** ^{1,13} Price on application

PLANNING AND DEVELOPMENT

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- 12. Retirement facility** ^{1,13}
 - a. Up to four [4] units.....22 Units
 - b. For each additional unit over four [4]2 Units
- 13. Rooming accommodation** ^{1,13}
 - a. Base fee8 Units
 - b. For each bed add 1 Unit
- 14. Rural workers' accommodation** ^{1,13}
 - a. Base fee8 Units
 - b. For each bed add 1 Unit
- 15. Short-term accommodation** ^{1,13}
 - a. Up to four [4] units.....22 Units
 - b. For each additional unit over four [4] units.....2 Units
- 16. Tourist park** ^{1,13}
 - a. Per site (including tent sites)3 Units
 - b. Minimum fee.....27 Units

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUSINESS ACTIVITIES TYPE USES

1. **Air services** ^{1,13} Price on application
2. **Brothel** ^{1,13}
 - a. Not exceeding 200m² 24 Units
 - b. Between 200m² and 1000m² 28 Units
 - c. Between 1000m² and 2500m² 32 Units
 - d. For each 100m² of area or part thereof exceeding 2500m² 1 Unit
To be rounded up to the nearest 100m².
3. **Home based business** ^{1,13} 10 Units
4. **Parking station** ^{1,13}
 - a. Up to twenty [20] spaces (minimum fee) 20 Units
 - b. For each additional five [5] spaces or part thereof exceeding twenty [20] spaces 1 Unit
5. **Other business type uses** ^{1,13}
 - a. Not exceeding 100m² (minimum fee) 16 Units
 - b. For each 100m² of area or part thereof exceeding 100m² 3 Units
To be rounded up to the nearest 100m².

» Adult store	» Market
» Agricultural supplies store	» Office
» Bulk landscape supplies	» Outdoor sales
» Car wash	» Service station
» Food and drink outlet	» Sales office
» Function facility	» Shop
» Funeral parlour	» Shopping centre
» Garden centre	» Showroom
» Hardware and trade supplies	» Veterinary services
» Hotel	

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART C >> COMMUNITY ACTIVITIES TYPE USES

1. **Child care centre**^{1,13}
 - a. Up to twenty-five [25] children25 Units
 - b. For each five [5] children or part thereof of five [5] children, in excess of twenty-five [25]2 Units
2. **Park**^{1,13}
 - a. Not exceeding 2000m²25 Units
 - b. Between 2000m² and 5000m²40 Units
 - c. For every 1000m² of area or part thereof exceeding 5000m²2 Units
To be rounded up to the nearest 1000m²
3. **Telecommunications facility**^{1,13}50 Units
4. **Other community type uses**^{1,13}
 - a. Not exceeding 100m²16 Units
 - b. For each 100m² of area or part thereof exceeding 100m²3 Units
To be rounded up to the nearest 100m²

- | | |
|-----------------------------|------------------------|
| » Cemetery | » Place of worship |
| » Community care centre | » Utility installation |
| » Community use | |
| » Crematorium | |
| » Club | |
| » Detention facility | |
| » Educational establishment | |
| » Emergency services | |
| » Health care services | |
| » Hospital | |

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART D >> ENTERTAINMENT ACTIVITIES TYPE USES

1. **Tourist attraction**^{1,13} Price on application
2. **Other entertainment type uses**^{1,13}
 - a. Not exceeding 50m² 12 Units
 - b. Between 50m² and 200m² 24 Units
 - c. Between 200m² and 500m² 32 Units
 - d. Between 500m² and 1000m² 48 Units
 - e. For each 100m² of area or part thereof exceeding 1000m² 2 Units

To be rounded up to the nearest 100m²

- | |
|--|
| <ul style="list-style-type: none"> » Bar » Nightclub entertainment facility » Theatre |
|--|

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART E >> INDUSTRY ACTIVITIES TYPE USES

1. **Extractive Industry**^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 Units
To be rounded up to the nearest 100m²
 - c. For temporary and minor extractive operations 40 Units
Involving an area of no greater than 4000m² (square metres), and/or extracting a volume of material no greater than 4000m³ (cubic metres) for a duration no greater than six [6] months.
2. **Major electricity infrastructure**^{1,13} Price on application
3. **Renewable energy facility**^{1,13} Price on application
4. **Substation**^{1,13} Price on application
5. **Other industry activities type uses**^{1,13}
 - a. Not exceeding 200m² 24 Units
 - b. Between 200m² and 1000m² 28 Units
 - c. Between 1000m² and 2500m² 32 Units
 - d. For each 100m² of area of part thereof exceeding 2500m² 1 Unit
To be rounded up to the nearest 100m²

» High impact industry	» Service industry
» Low impact industry	» Special industry
» Marine industry	» Transport depot
» Medium impact industry	» Warehouse
» Research and technology industry	

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART F >> RECREATION ACTIVITIES TYPE USES

1. Major sport, recreation and entertainment facility ^{1,13} Price on application
2. Motor sport facility ^{1,13} Price on application
3. Indoor sport and recreation ^{1,13}
 - a. Not exceeding 50m² 12 Units
 - b. Between 50m² and 200m² 24 Units
 - c. Between 200m² and 500m² 32 Units
 - d. Between 500m² and 1,000m² 48 Units
 - e. For each 100m² of area or part thereof exceeding 1,000m² 2 Units
To be rounded up to the nearest 100m².
4. Other recreation activities type uses ^{1,13}
 - a. Not exceeding 2000m² 25 Units
 - b. Between 2000m² and 5,000m² 40 Units
 - c. For every 1,000m² of area or part thereof exceeding 5,000m² 2 Units
To be rounded up to the nearest 1,000m².

» Environment facility

» Outdoor sport and recreation

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART G >> RURAL ACTIVITIES TYPE USES

1. **Animal keeping** ^{1,13}
 - a. Up to five [5] animals 12 Units
 - b. Between five [5] and twenty [20] animals 22 Units
 - c. For each ten [10] animals or part thereof of ten [10] animals, in excess of twenty [20] 2 Units
2. **Aquaculture** ^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 units

To be rounded up to the nearest hectare
3. **Intensive animal husbandry** ^{1,13}
 - a. Up to one [1] hectare 100 Units
 - b. For each hectare or part thereof exceeding one [1] hectare 3 units

To be rounded up to the nearest hectare
4. **Other rural activities type uses** ^{1,13} 16 Units

» Animal husbandry	» Roadside stall
» Cropping	» Rural industry
» Intensive horticulture	» Wholesale nursery
» Permanent plantation	» Winery

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART H >> WATERFRONT ACTIVITIES TYPE USES

1. **Landing** ^{1,13} Price on application
2. **Port services** ^{1,13} Price on application

PART I >> UNDEFINED USES

1. **Material change of use (impact assessment)** ^{1,13} Price on application

PART J >> PRELIMINARY APPROVALS

1. **Preliminary Approval** ^{1,13} Price on application
In accordance with s.241 of the *Sustainable Planning Act 2009*.
2. **Preliminary Approval affecting a local planning scheme** ^{1,13} Price on application
In accordance with s.242 of the *Sustainable Planning Act 2009*.

PART K >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. **Development application assessed under a superseded planning scheme** Price on application
Material change of use applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 3 >> RECONFIGURATION OF A LOT

SCHEDULE 3 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Release of survey plan>>

Requests for the signing and release of a survey plan must be accompanied by the relevant signing fees and any outstanding infrastructure charges and inspection fees. These fees and charges cannot be invoiced and must be paid up front. Please note that cheques for the payment for the signing and release of survey plans have a clearance period of 4 business days and release of the relevant survey plan will not take place until this period lapses.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Multiple applications >>

The fee for an application comprising more than one development type or use (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Preliminary approval held >>

Where a preliminary approval is held, the council will consider by negotiation a reduced fee for the reconfiguration development permit held over the subject site.

Plan Right application process>>

The Plan Right process allows a council accredited consultant to submit eligible Reconfiguration of a lot application for council's consideration and issue of a decision notice.

Fee units >>

Plan Right provides for a reduced application fee. For eligible Reconfiguration of a lot applications lodged via the Plan Right process, one [1] unit is equal to \$33.00.

For applications types which are eligible to be lodged via the Plan Right process and other general information please refer to council's website via the following link:

[Plan Right](#)

PLANNING AND DEVELOPMENT

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Plan Seal application process>>

The Plan Seal process allows a council accredited consultant to submit a completed plan of survey for signing.

Fee units >>

Plan Seal provides for a reduced fee structure for the following;

Plan of survey signing;

Resigning a plan of survey;

Signing easement/lease documents.

Plan Seal one [1] unit is equal to \$55.00.

For further information regarding [Plan Seal](#) please refer to council's website.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

Townsville City Waterfront Priority Development Area >>

For reconfiguration of a lot applications assessed within this Priority Development Area, an additional fee may be applicable for the cost of assessing state interests by the MEDQ (Minister for Economic Development Queensland).

The fee will be advised to Townsville City Council by the MEDQ in writing.

This fee as advised by the MEDQ will need to be paid by the applicant prior to the issuing of the decision notice.

This fee is in addition to the normal assessment fees levied per this schedule of fees and charges.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> RECONFIGURING A LOT

1. **Application for preliminary approval (only stand-alone applications)** ^{1,13}
 - a. Preliminary approval for a proposed development
 - i. Applicable fee75% of the prescribed fee for a reconfiguration development permit
 - ii. Minimum fee 14 Units
 2. **Application for a development permit** ^{1,13}

Including volumetric reconfigurations and boundary realignment.
Administration of application and checking against council's planning scheme, policies and design standards. For each lot as shown on a proposal plan, excluding open space.

 - a. Up to five [5] lots 16 Units
 - b. For each lot in excess of five [5] 3 Units
 3. **Community management statements** ^{1,13}
 - a. Extinguishing old scheme and notating new scheme 7 Units
 4. **Signing of survey plans** ^{1,21}

Including volumetric reconfigurations and boundary realignment.

 - a. Plan of survey

Including building format plans

 - i. Minimum fee (up to five [5] lots) 5 Units
Not including open space, park lots, balance allotments, public use land.
 - ii. For each lot in excess of five [5] lots 1 Unit
Not including open space, park lots, balance allotments, public use land.
 - b. Resigning a plan of survey 2 Units
 - c. Early signing fee 6 Units
In addition to the building and standard format plan fee above.
 5. **Signing easement/lease documents** ^{1,21}

Where council is required to register an interest in the easement or lease.

 - b. First easement/lease document 4 Units
 - c. For each additional easement/lease document 1 Unit
 6. **Request for approval of road names** ^{1,20} 4 Units
Where a subdivision requires approval of a new name/s
 7. **Valuation maintenance fee** \$32.95
For each lot shown on a proposal plan and balance allotments (not including open space, park lots, public use land and building format plans).
- Notes >>** The valuation maintenance fee is subject to change as required by the Department of Natural Resources and Mines.

PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. **Development application assessed under a superseded planning scheme** Price on application
Reconfiguration of a lot applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 4 >> OPERATIONAL WORKS

SCHEDULE 4 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for operational works are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

For staged developments the application fee is calculated per the cost of works for each stage.

All work associated with infrastructure that is or will become a public asset, the fees are equivalent to 100% of the operational works fee. These include:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping;
- Operational works triggered by a cultural heritage overlay;
- Levee construction;
- Other Operational Works as prescribed by the Sustainable Planning Act 2009 Regulations-Schedule 3;
- Others not listed below.

Fees for the following are calculated at 50% of the operational works fee:

- Earthworks not associated with any works listed above.

Fees for the following are at 100% of the operational works fee:

- Operational works not associated with the *Sustainable Planning Act 2009*.

The following are not subject to a fee:

- For construction plans;
- As constructed plans (not amendments and resubmissions)
- Quality assurance documents (not amendments and resubmissions)
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and earthworks, the cost of works provided must clearly show the costing of each component. Failure to provide detailed costing will result in the entire application being charged at 100% of the operational works fee.

Private landscape development certification>>

This fee is for the lodgement of certification for landscaping undertaken on low risk code assessable developments as defined in Planning and Development's private landscape development certification guideline.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

PLANNING AND DEVELOPMENT

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Plan Right-Des Con application process>>

The Plan Right- Des Con process allows a council accredited consultant to submit eligible Operational works application for council's consideration and issue of a decision notice.

Fee >>

Plan-Right-Des Con provides for a reduced application fee. For eligible Operational works applications lodged via the Des Con process, a fee of 70% of the applicable Operational Works fee will apply.

For applications types which are eligible to be lodged via the Plan Right- Des Con process and other general information please refer to council's website via the following link:

www.townsville.qld.gov.au/business/planning/planright/Pages/DesCon.aspx

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

Townsville City Waterfront Priority Development Area >>

For Operational Works applications assessed within this Priority Development Area, an additional fee may be applicable for the cost of assessing state interests by the MEDQ (Minister for Economic Development Queensland).

The fee will be advised to Townsville City Council by the MEDQ in writing.

This fee as advised by the MEDQ will need to be paid by the applicant prior to the issuing of the decision notice.

This fee is in addition to the normal assessment fees levied per this schedule of fees and charges.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> OPERATIONAL WORKS (INCLUDING CIVIL AND LANDSCAPING WORKS)

1. Application for a development permit ^{1,13}

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$500.00
 - ii. between \$10,000 and \$80,000 \$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million \$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of the fees per (a)
- d. Private Landscape Development Certification 1 Unit

2. Works inspection fees ^{1,13}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000 \$300.00
 - ii. between \$10,000 and \$80,000 \$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million \$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Operational works not associated with the Sustainable Planning Act 100% of fees as per (a)
- c. Earthworks 50% of fees as per (a)
- d. Reinspection \$522.00

Where works were unprepared/unsatisfactory at initial inspection.

3. Prescribed tidal works ^{1,13} \$581.00 + (0.33% of estimated value of works)

4. Infrastructure agreements ⁴ Price on application

The above fee is not applicable for trunk infrastructure or as the result of a council condition.

5. Advertising devices ^{1,13}

- a. Lower impact advertising devices 4 Units
- b. Intermediate impact advertising devices 6 Units
- c. Higher impact advertising devices 8 Units

6. Clearing of vegetation Price on application

PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. Development application assessed under a superseded planning scheme Price on application

Operational works applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

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SCHEDULE 5 >> COMPLIANCE ASSESSMENT

SCHEDULE 5 POLICIES >>

Properly made applications >>

As part of the process of deeming an application properly made (*Sustainable Planning Act 2009 – s.261 (a)*), the required fee must accompany any development application.

Refund of application fees >>

If an application is withdrawn or lapses at any stage an applicant may request a refund of the application fee. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of what stage the application was at in the Integrated Development Assessment System (IDAS) process. Any credit card surcharges applied at payment cannot be refunded.

Calculation of fees >>

Fees for compliance assessment are determined based on the cost of works inclusive of GST. Work estimates certified by the RPEQ must be submitted at the time of lodgement of the application.

Works that will be a public asset that require compliance assessment are calculated at 100% of the compliance assessment fee and may include the following:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Landscaping.

Other works requiring compliance assessment where the associated infrastructure remains as a private asset are calculated at 50% of the compliance assessment fee.

The following are not subject to a fee:

- For construction plans;
- As constructed plans(not amendments and resubmissions);
- Quality assurance documents(not amendments and resubmissions);
- Street lighting, electrical plans and underground works.

Where an application contains a combination of works on public assets and private assets, the cost of works provided must be broken down into categories of works for public assets and works for private assets. If the differentiation between public and private assets is not provided on the estimate of costs, the fee will be charged at 100% of compliance assessment fee.

Multiple applications >>

The fee for an application comprising more than one development type (e.g. a reconfiguration of a lot and a material change of use application) will be the total sum of all applicable fees for each identified individual development type of the overall development application.

Fee units >>

Where a fee is quoted as units, one [1] unit is equal to \$110.00

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g. ^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> COMPLIANCE ASSESSMENT

1. Application for a compliance certificates ^{1,21}

Administration of application and checking against council's planning scheme, policies and design standards (payable at lodgement). Estimates are to be certified by the RPEQ.

- a. Estimated value of works
 - i. less than \$10,000\$500.00
 - ii. between \$10,000 and \$80,000 \$500.00 + (3.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$2,600.00 + (2.5% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$8,100.00 + (1.5% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$18,600.00 + (1.0% of value in excess of \$1 million)
 - vi. greater than \$2 million \$28,600.00 + (0.7% of value in excess of \$2 million)
- b. Earthworks and work on private assets50% of the fee quoted above
- c. Private Landscape Development Certification 1 Unit
- d. Pavement design2 Units
- e. Resubmitted as constructed plans2 Units
- f. Resubmitted quality assurance documents2 Units

2. Application for a compliance permit16 Units

Accelerated compliance assessment as per Sustainable Planning Act 2009-regulations schedule 18

3. Works inspection fees ^{1,21}

Inspection of works in accordance with the development approval (payable at the time of accepting the works "on maintenance/final completion"). Estimates are to be certified by RPEQ.

- a. Estimated value of works
 - i. less than \$10,000\$300.00
 - ii. between \$10,000 and \$80,000 \$300.00 + (2.0% of value in excess of \$10,000)
 - iii. between \$80,000 and \$300,000 \$1,700.00 + (1.6% of value in excess of \$80,000)
 - iv. between \$300,000 and \$1 million \$5,220.00 + (1.0% of value in excess of \$300,000)
 - v. between \$1 million and \$2 million \$12,220.00 + (0.4% of value in excess of \$1 million)
 - vi. greater than \$2 million \$16,220.00 + (0.3% of value in excess of \$2 million)
- b. Earthworks and work on private assets50% of fee quoted above
- c. Reinspection\$522.00

Where works were unprepared/unsatisfactory at initial inspection.

PART B >> DEVELOPMENT APPLICATIONS ASSESSED UNDER A SUPERSEDED PLANNING SCHEME

1. Development application assessed under a superseded planning scheme Price on application

Compliance assessment applications assessed under the City Plan 2005 or City of Thuringowa Planning Scheme.

PLANNING AND DEVELOPMENT

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SCHEDULE 6 >> MISCELLANEOUS INFRASTRUCTURE

SCHEDULE 6 POLICIES >>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g. ^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> TRANSPORT AND STORMWATER FEES

1. **Road works permit** ^{1,30}
 - a. Property access
 - i. Single detached house \$144.00
 - ii. Multiple dwelling, commercial and industrial \$190.00
 - b. Other work within the road reserve As per Schedule 5, Part A
 - c. Hoarding on a road reserve \$190.00
Hoarding approval for placement on a road reserve. Includes scaffolding and gantries
 - d. Work zone reserved parking spaces \$10.00 per day, per bay
Associated with approved road works permit.

Notes >> A building works approval may also be required if the hoarding (including scaffolding and gantries) meets certain criteria.
2. **Preliminary investigations of road closure** ^{1,27} \$85.00

PART B >> BUILDING OVER OR NEAR A SEWER, WATER MAIN, STORMWATER DRAIN

1. **Application for consent** ^{1,31}

Under section 192 of the *Water Supply (Safety and Reliability) Act 2008*

 - a. Minor Impact \$267.00
Includes residential structures such as lawn lockers, pools, open carports and patios etc.
 - b. Major Impact \$325.00
All other structural including dwellings, commercial/industrial, closed sheds and retaining walls etc.
 - c. Amended Plans \$161.00
2. **Application to build within an easement** ^{1,31} \$465.00
Application for consent to build over an easement in which council has registered an interest.
3. **CCTV assessment** ^{1,21} \$155.00
View video tapes of sewers to determine suitability of development.

PART C >> DEVELOPMENT INFORMATION PACKAGE

1. **Development information package** ⁴ \$58.00

PLANNING AND DEVELOPMENT

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SCHEDULE 7 >> HYDRAULIC SERVICES

SCHEDULE 7 POLICIES >>

Fast track fees >>

The fast track fees are stated for each classification in the fee schedule. This fee applies to the applications where the clients require their plans to be expedited and not wait until their applications are assessed in permit order.

No fast track fee will be charged for residential and commercial minor, private utility inspections.

Negotiation of fees >>

Under most circumstances the fees are not negotiable. Any negotiation of fees is to be approved by the Coordinator of Hydraulic and Building Services Unit, or the Executive Manager of Development Assessment.

Refund of fees >>

Any request for a refund of fees is to be made in writing to the Coordinator of Hydraulic and Building Services. However, the refunded amount (if any) will be determined by council, at its absolute discretion, on the basis of work carried out. Any credit card surcharges applied at payment cannot be refunded.

Re-inspection fee >>

A re-inspection fee will be charged in the following circumstances:

- A tradesman fails to turn up for an inspection and entry cannot be gained;
- An inspector turns up at the agreed time and the work is not ready;
- where the plumber/drainer is required to re-book the inspection as a result of defects identified;
- A tradesman fails to cancel an inspection when works are incomplete.

Amended plans >>

Amended plan fees are only applicable where significant changes are made such as additional fixtures or redirection of drain in a yard to allow for pool installation. Major changes or full redesign will require full approval.

Commercial installations >>

Separate permits will be required for all shop fit outs in all large commercial premises unless drainage and plumbing fixtures are shown and designated on the originally submitted applications.

Installation of extra fixtures to individual premises shown on original plan will require extra plumbing and drainage fee.

Bulk backflow quote >>

Quoted fee for properties with numerous backflow devices may be applied for through the coordinator of the Hydraulic and Building Services Unit.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

After hour inspections >>

Hydraulic and Building Services operates on business days from 7.30am to 4.00pm. Inspections outside of these hours will be quoted on a case by case basis. Weekend inspections are not available.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART A >> RESIDENTIAL INSPECTION AND ASSESSMENT SERVICES

1. Residential dwelling sewer (ground floor and first floor only)

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1,10}
 - i. Up to and including the first floor\$254.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1,11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1,11}\$370.00
- d. Amended plans ^{1,10}\$118.00
- e. Hydraulic fast track ^{1,10}\$254.00

2. Residential dwelling un-sewered (ground floor and first floor only)

For multiple single dwellings on the same property please refer to Schedule 8, Part B, (1).

- a. Compliance permit ^{1,10}
 - i. Up to and including the first floor\$380.00
 - ii. For each additional floor add\$85.00
- b. Plumbing compliance assessment ^{1,11}
 - i. Up to and including the first floor\$370.00
 - ii. For each additional floor add\$120.00
- c. Drainage compliance assessment ^{1,11}\$370.00
- d. Amended plans ^{1,10}\$118.00
- e. Hydraulic fast track ^{1,10}\$254.00

3. Existing residential minor works

- a. Residential minor works plan approval ^{1,10}\$212.00
Includes renovation works to an existing dwelling up a maximum of five [5] fixtures.
- b. Residential minor works plumbing and drainage assessments ^{1,11}\$406.00
Up to three [3] inspections only
- c. Additional fixtures (fee per fixture) ^{1,11}\$135.00
- d. Amended plans ^{1,10}\$118.00

4. One inspection only plumbing and/or drainage ^{1,11}

- a. Plumbing and/or drainage compliance assessment (one [1] inspection only).....\$210.00
Includes sewer connection point seal offs, inspection of notifiable works prior to a tradesman lodging a Form 4 with the State Government, when an additional inspection is required due to defects being identified during an audit inspection of notifiable works.

5. Re-inspection fee ^{1,11}\$110.00

PLANNING AND DEVELOPMENT

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PART B >> COMMERCIAL INSPECTION AND ASSESSMENT SERVICES

1. Multiple single dwellings/unit complex

a. Compliance permit ^{1,10}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
b. Plumbing compliance assessment ^{1,11}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
c. Drainage compliance assessment ^{1,11}	
i. First unit	\$635.00
ii. For each additional unit add	\$292.00
d. Amended plans ^{1,10}	\$297.00
e. Hydraulic fast track ^{1,10}	\$635.00
f. Inspection of fire lines ^{1,10}	
i. Ground floor (base fee)	\$455.00
ii. For each additional floor	\$210.00

2. Commercial major

Includes shopping centres, service stations, hospitals, surgeries, child care facilities, hotels, and university buildings. Refer to Schedule 8 policies, commercial installations.

a. Compliance permit (drainage plan approval) ^{1,10}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
b. Plumbing compliance assessment ^{1,11}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
c. Drainage compliance assessment ^{1,11}	
i. Up to five [5] fixtures	\$635.00
ii. For each additional fixture	\$29.00
d. Amended plans ^{1,10}	\$297.00
e. Hydraulic fast track ^{1,10}	\$635.00
f. Inspection of fire lines ^{1,10}	
i. Ground floor (base fee)	\$455.00
ii. For each additional floor	\$210.00

3. Existing commercial minor works

a. Compliance permit (drainage plan approval) ^{1,10}	\$212.00
Includes renovation works to an existing building or shop within a complex up to a maximum of five [5] fixtures only.	
b. Plumbing and drainage assessments (up to three [3] inspections only) ^{1,11}	\$406.00
c. Amended plans ^{1,10}	\$118.00

PLANNING AND DEVELOPMENT

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4. **Private/community utility inspections** ^{1,11}
 - a. Private sewer inspections Price on application
 - b. Private water main / fire main inspections Price on application
5. **Backflow annual test** ^{1,26}
Or initial test when installed under notifiable works.
 - a. Fee for each device \$41.00
 - b. Bulk backflow quote Price on application
6. **Re-inspection fee** ^{1,11} \$110.00

PART C >> DESIGN AND INSPECTION SERVICES

1. **On-site sewerage treatment facilities** ⁴ Price on application
Soil test to be provided by the applicant. Does not include house drain design.
2. **Consultancy fee** ⁴
 - a. Plumbing advice (per hour) \$144.00*
 - b. Drainage design advice (per hour) \$144.00*
3. **Property inspections and reports**
 - a. Single dwelling ⁴ \$410.00*
 - b. Multiple dwellings ⁴
 - i. First unit \$410.00*
 - ii. For each addition unit add \$144.00*
 - c. Commercial ⁴
 - i. Minimum fee (first two hours) \$400.00*
 - ii. Each additional hour \$144.00*
4. **Plumbing and drainage records search (Electronic)** ^{3,12}
 - a. Residential dwelling \$144.00
 - b. Multiple dwelling/commercial tenancies
 - i. Minimum fee (first two hours) \$360.00
 - ii. Each additional hour \$144.00

PLANNING AND DEVELOPMENT

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PART D >> COPIES OF CERTIFICATES AND PLANS

1. Copies of hydraulic certificates and plans

Copies of certificates and plans will incur copying charges as per Schedule 10, Part A, (1) in addition to the base fee.

- | | | |
|------|--|---------------------------|
| a. | Copy of final inspection certificates ^{3,12} | \$25.00 + copying charges |
| b. | Copy of approved house drainage plan ^{3,12} | \$30.00 + copying charges |
| c. | Copy of approved commercial/unit plans ^{3,12} | \$32.00 + copying charges |
| d. | As-constructed plans ^{3,12} | \$20.00 + copying charges |
| e. | Photocopying per page ^{2,12} | |
| | As per Schedule 10, Part A, (1). | |
| i. | A4 copy | \$0.90 |
| ii. | A3 copy | \$1.55 |
| iii. | A2/A1 copy | \$6.00 |
| iv. | A0 copy | \$13.00 |

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 8 >> BUILDING ASSESSMENT SERVICES

SCHEDULE 8 POLICIES >>

Payment of fees >>

The council required fee should accompany any of the following requests. Applications not accompanied by the required fees will not be accepted.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> BUILDING ASSESSMENT AND INSPECTION SERVICES

1. **Finalisation of an existing building application (domestic)**^{3,5}
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.
 - a. Finalisation of application.....\$155.00
 - b. Inspection fees to finalise application (per inspection)\$195.00
2. **Amended plans/amended documents**^{3,5}
 - a. Assessment of amended plans.....\$185.00
 - b. Assessment of amended documentation.....\$124.00
 - c. Extension of building approval period.....\$129.00
3. **Assessment of a new building application**^{3,5}
This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.
 - a. Administration fee\$315.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.
4. **Finalisation of an existing building application (Commercial)**^{3,5}
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.
 - a. Finalisation of application.....\$155.00
 - b. Inspection fees to finalise application (per inspection) Price on application
5. **Amended plans/amended documents(Commercial)**^{3,5}
 - a. Assessment of an amended plan\$225.00
 - b. Assessment of amended documentation.....\$130.00
 - c. Extension of building approval period.....\$130.00
6. **Assessment of a new building application(Commercial)**^{3,5}
This fee relates to the lodgement of new building applications that will be referred to council's appointed panel of providers for assessment and inspection.
 - a. Administration fee\$315.00 + panel of provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.
7. **Request for Certificate of Classifications**^{3,7}
 - a. Issue of Certificate of Classification..... Price on application

For particular buildings built before 30 April 1998.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUDGET ACCOMODATION BUILDING

1. Budget accommodation building ^{3,8}

This fee relates to request from property owners for budget accommodation compliance inspections.

- a. Inspection and Assessment (this is for one [1] referral) \$2150.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider (price on application).

PART C >> POOL SAFETY STANDARD EXEMPTION

1. Pool exemptions ^{3,9}

This fee is for the assessment of pool fences that cannot meet the requirements of the standard and require council to grant an exemption.

- a. Assessment Fee \$540.00 + panel provider fee (see note below)

Notes >> Additional fees will be charged for the assessment by the appointed external provider.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 9 >> FLOOD MODELLING SERVICES

SCHEDULE 9 POLICIES>>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

PART A >> FLOOD MODELLING SERVICES

1. **Supply of base-line flood model (hydrological and hydraulic models) ⁴**
 - a. Between one [1] and four [4] flood study areas \$2500.00*
 - b. Between five [5] and nine [9] flood study areas \$2250.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$2050.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
2. **Supply of 2D results as ESRI File GDB Raster⁴**
 - a. Between one [1] and four [4] flood study areas \$400.00*
 - b. Between five [5] and nine [9] flood study areas \$350.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$300.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
3. **Supply of 2D results as ASCII Raster⁴**
 - a. Between one [1] and four [4] flood study areas \$800.00*
 - b. Between five [5] and nine [9] flood study areas \$700.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$600.00*
 - d. Exceeding twenty [20] flood study areas Price on application*
4. **Supply of 2D results as other format⁴**
 - a. Between one [1] and four [4] flood study areas Price on application*
 - b. Between five [5] and nine [9] flood study areas Price on application*
 - c. Between ten [10] and nineteen [19] flood study areas Price on application*
 - d. Exceeding twenty [20] flood study areas Price on application*
5. **Base-line flood study GIS data (catchments, source points, rain on grid extents) ⁴**

When available

 - a. Between one [1] and four [4] flood study areas \$800.00*
 - b. Between five [5] and nine [9] flood study areas \$700.00*
 - c. Between ten [10] and nineteen [19] flood study areas \$600.00*
 - d. Exceeding twenty [20] flood study areas Price on application*

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 10 >> INSPECTION AND PURCHASE OF DOCUMENTATION

SCHEDULE 10 POLICIES >>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> DOCUMENT VIEW AND SUPPLY CHARGES

1. Photocopying charges^{2,22}

Where quoted the following photocopying charges apply.

a. A4 copy (per page)	\$0.90
b. A3 copy (per page)	\$1.55
c. A2/A1 copy (per page)	\$6.00
d. A0 copy (per page)	\$13.00

2. Townsville City Plan 2014^{2,23}

a. Hard copy	Price on application
b. CD copy	\$75.00

3. Townsville's City Plan 2005^{2,23}

a. Inspection	No charge
b. CD copy	\$75.00
c. Hard copy	\$260.00

4. Townsville's City Plan 2005 Policy Manual^{2,23}

a. Inspection	No charge
b. CD copy	\$30.00
c. Hard copy (excludes standard drawings)	\$115.00
d. Hard copy - standard drawings	\$40.00

5. Individual sections/policies of City Plan/Policy Manual^{2,23} Refer to Schedule 10, Part A, (1)

6. Individual City Plan 2005 maps^{2,23} Refer to Geospatial Solutions

Notes >> Amendments to the Townsville City Plan 2014 can be downloaded and printed from council's website.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



7. City of Thuringowa Planning Scheme documents ^{2,23}

- a. City of Thuringowa IPA planning scheme (including maps)
 - i. Inspection..... No charge
 - ii. CD copy \$75.00
 - iii. Hard copy (colour) \$260.00
- b. City of Thuringowa IPA planning policies
 - i. Inspection..... No charge
 - ii. CD copy (all policies) \$30.00
 - iii. Individual Policies Refer to Schedule 10, Part A, (1)
 - iv. Hard copy (full set of policies)..... \$155.00
- c. City of Thuringowa IPA planning scheme strategies
 - i. Inspection..... No charge
 - ii. CD copy (all strategies) \$30.00
 - iii. Hard copy (full set of strategies) \$155.00
 - iv. Individual strategies Refer to Schedule 10, Part A, (1)
- d. City of Thuringowa IPA planning scheme maps
 - i. CD copy \$30.00
 - ii. Individual planning scheme maps Refer to Geospatial Solutions
- e. Annual subscription fee
 - i. CD copy \$60.00
 - ii. Hard copy..... \$100.00

Notes >> Council will be providing a free service to notify planning scheme subscribers via email of new amendments which can be downloaded and printed from council's website.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



PART B >> BUILDING RECORDS - INSPECTION AND PURCHASE SERVICES

1. **Copies of building and planning records** ^{2,24}
 - a. Residential/single dwelling building file records
E.g. detached house.
 - i. Building application, decision notice, approved plans and inspection certificates \$127.00
 - ii. Approved plans \$69.00
 - iii. Copy of final certificate \$53.00
 - iv. Copy of building termite treatment report \$53.00
 - v. Copy of building soil report \$53.00
 - b. Commercial/multiple dwelling building complexes
E.g. unit complex or single unit within a complex.
 - i. Building application, decision notice, approved plans and inspection certificates \$150.00
 - ii. Single certificate of classification (per property) \$69.00
 - iii. Each additional certificate of classification (to same property) \$13.00
 - iv. Copy of building termite treatment report \$69.00
 - v. Copy of specific approved plans \$81.00
 - vi. Copy of building soil report \$58.00
 - c. Hardcopy planning application package \$150.00
Includes decision notice, plans and specifications approved by the assessment manager in relation to the decision notice (*Sustainable Planning Act 2009 s.729*).
 - d. Copy of residential/single dwelling records on USB \$140.00
 - e. Copy of commercial/multiple dwelling records on USB \$163.00
 - f. Copy of planning decision notice/s and approved plans on USB \$163.00
 - g. Unsuccessful search/cancellation of request \$18.00

Notes >> Where digital copies of building and planning records have been requested, these will be made available on a council supplied 4GB USB memory stick. Council security policies prohibit applicants from providing their own USB memory stick.
2. **Viewing of building and planning records** ^{2,24} No Charge[#]
[#]Photocopies of any documents will incur charges as per Schedule 10, Part A, (1) and/or requests for digital copies of documents on USB will be charged as per Schedule 10, Part B, (1) (d), (e) and/or (f).
3. **Building records search and report by council officer** ^{2,24}
 - a. Residential - Class 1 and 10 \$195.00
 - b. Commercial - Class 2 to 9 \$288.00
 - c. Digital copy of records on USB (additional) \$13.00
This fee is charged in addition to the fees applicable under Schedule 10, Part B, (3) (a) and/or (b) for the purpose of providing digital copies on a 4GB USB memory stick.

Notes >> Copy will include if available, all approvals, plans and final inspection certificates.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 11 >> BUILDING AND DEVELOPMENT STATISTICS

SCHEDULE 11 POLICIES >>

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Cost-recovery fees >>

References shown in superscript e.g.^{1, 2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> STATISTICS

1. **Building approval report**⁴
 - a. Complete report \$25.00*
 - b. Summary report No charge

Notes >> The monthly building approval summary report is available free of charge on the Townsville City Council public website at <http://www.townsville.qld.gov.au/business/planning/Pages/statistics.aspx>.
2. **Statistical building and planning information (custom requests)**⁴ Price on application*

Notes >> Consists of a report catering to the specific needs of the client and may include graphs. Requests for statistical building and planning information must be made in writing and detail the exact information required.

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 12 >> PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 12 POLICIES >>

GST exemption >>

All lodgement/archival fees as quoted under the *Building Act 1975*, s.86 (1) (c) are GST exempt.

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Building classifications >>

Where quoted all building classifications are as per the *Building Code of Australia*. Charges will be based on the classification defined on the decision notice. Where an application identifies two or more building classifications the applicable fee will be the higher of any identified classifications.

TOLS lodgement fee >>

A reduced lodgement fee is applicable to building applications lodged online via the Townsville Online Lodgement System (TOLS). TOLS has been introduced to assist clients who regularly lodge applications with the Townsville City Council. For further information or to register please visit <http://www.townsville.qld.gov.au/business/tenders/Pages/tols.aspx>.

All other methods of lodgements will attract the applicable standard lodgement fee.

Cost-recovery fees >>

References shown in superscript e.g. ^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> PRIVATE CERTIFICATION LODGEMENT FEES

1. TOLS lodgement fee ^{3,6}	\$55.00
All classes and demolitions	
2. Standard lodgement fee (any method other than TOLS) ^{3,6}	
a. Class 1 and 10	\$65.00
b. Class 2 to 9	\$110.00
c. Demolitions (All classifications).....	\$65.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



SCHEDULE 13 >> OUTDOOR DINING

SCHEDULE 13 POLICIES >>

GST >>

All fees quoted with an asterisk [*] are inclusive of the 10% Goods and Services Tax (GST).

Credit card surcharge >>

A non-refundable credit card surcharge fee applies for all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

Policy and guidelines >>

Please refer to the following link for council's outdoor dining policy and outdoor dining policy guidelines
<http://www.townsville.qld.gov.au/council/publications/Pages/Policies.aspx>.

Cost-recovery fees >>

References shown in superscript e.g.^{1,2} relate to the relevant legislation under which cost-recovery fee applies. Refer to appendix A for applicable legislation and regulation references.

PART A >> OUTDOOR DINING

1. Application fee ^{1,28}	\$778.00
2. Annual licence fee ^{1,28}	\$177.00
3. Failed compliance fee ^{1,28}	\$138.00
4. Special events fee ^{1,28}	\$315.00

PLANNING AND DEVELOPMENT

2014/2015 SCHEDULE OF FEES AND CHARGES



APPENDIX A >> REGISTER OF COST RECOVERY FEES

Subject to Local Government Act 2009, a local government may under a local law or a resolution, fix a cost-recovery fee. The following appendix represents a table of references to specific legislation and regulations under which cost-recovery provisions apply as utilised by this schedule of fees and charges.

LOCAL GOVERNMENT ACT 2009 >>

¹ s.97(2)(a)	³ s.97(2)(e)
² s.97(2)(c)	⁴ s.262

BUILDING ACT 1975 >>

⁵ s.51	⁸ s.222
⁶ s.86	⁹ s.235
⁷ s.124	

PLUMBING AND DRAINAGE ACT 2003 >>

¹⁰ s.78	¹² s.143
¹¹ s.86	

SUSTAINABLE PLANNING ACT 2009 >>

¹³ s.260	²⁰ s.395
¹⁴ s.260 (1) (d) (i)	²¹ s.401
¹⁵ s.351	²² s.723
¹⁶ s.363	²³ s.724
¹⁷ s.370	²⁴ s.729
¹⁸ s.379	²⁵ s.737 (2)
¹⁹ s.383	²⁶ s.95

STANDARD PLUMBING AND DRAINAGE REGULATION 2003 >>

²⁶ s.38

TOWNSVILLE CITY COUNCIL - SUBORDINATE LOCAL LAW >>

²⁷ 1.1.1 (Alteration or improvement to Local Government Controlled Areas and Roads) 2011
²⁸ 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011
²⁹ 1.3 (Establishment or Occupation of a Temporary Home 2011)
³⁰ 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011

WATER SUPPLY (SAFETY AND RELIABILITY) ACT 2008 >>

³¹ s.192

Council Decision

It was **MOVED** by Councillor A Parsons, **SECONDED** by Councillor V Veitch:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

2 Strategic Planning - Infrastructure Charges - Infrastructure Charges Resolution

REPORT TO COUNCIL

Authorised by Director Planning and Development

Department Strategic Planning

Date 26 September 2014

Executive Summary

A new infrastructure charges resolution is proposed in order to align charges with the new planning scheme, and with recent reforms to the charging system. It introduces charges for particular buildings works that do not require planning approvals but have infrastructure demand. It also takes advantage of the Fair Value Charges Schedule option promoted by the state government, allowing opportunities for council to apply for the state government's Priority Development Infrastructure funding and Royalties for the Regions funding.

Officer's Recommendation

That council, pursuant to section 630 of the *Sustainable Planning Act 2009*, resolve to adopt the infrastructure charges resolution as attached to this report (Attachment 1). The resolution is only to commence effect (i.e. be posted on the website) in the event that the State Government approves to the satisfaction of the Chief Executive Officer:

1. A Priority Development Infrastructure investment; and/or
2. A Royalties for the Regions Grant

ATTACHMENT 1

Infrastructure Charges Resolution

This resolution is made under s.630 of the *Sustainable Planning Act 2009* (SPA).

1. Application to local government area

This resolution applies to the Townsville City Council Local Government Area for all locations where the levying of infrastructure charges is not otherwise restricted by particular legislation.

2. When resolution has effect

This resolution has effect on and from 27 October 2014¹

3. Adopted infrastructure charges

Infrastructure charges apply to:

- Material Change of Use - all material change of use development;
- Reconfiguration of Lot – where additional allotments are created. Charges shall be relevant to the land use on the allotment. For vacant allotments: residential and emerging communities zonings are the equivalent of a Dwelling House (3 bedroom) and; other zonings are the equivalent of a Caretaker's accommodation (3 bedroom);
- Building Works - for self-assessable or exempt land uses and zonings as identified in Schedule 1, or where otherwise demonstrated to have a potential for substantial impact on the infrastructure network.

The applicable infrastructure charge shall be the lesser of:

- (i) the amount determined by applying the location factor of Schedule 2 to the base charge of Schedule 3, adjusted for inflation and;
- (ii) the State Planning Regulatory Provision (SPRP) maximum charge.

The inflationary adjustment shall be in accordance with the 3-year moving average quarterly percentage change of the Australian Bureau of Statistics, Road and Bridge Construction Index (Queensland series) up to the quarter immediately preceding that of the charge payment. Where the index for that quarter is yet to be published, it's quarterly movement shall be approximated by that of the last published quarterly index.

4. Additional Demand

In calculating the net charge to be levied on a development, section 3 above is to be applied such that the applicable charge for the proposed land use is 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.

¹ This is assumed to be the latest occurrence of the planning scheme commencement or this resolution being posted on council's website. The date can be amended if required.

ATTACHMENT 1

- other development on the premises if the development may be lawfully carried out without the need for a further development permit.

5. Indexing adopted charges

The applicable charge for the proposed land use and the 'credit' land use shall be indexed after the charge is levied and before it is paid to the local government.

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) up to the quarter immediately preceding that of the charge payment. Where the index for that quarter is yet to be published, it's quarterly movement shall be approximated by that of the last published quarterly index.
- (ii) But is not to result in an increase that is more than the difference between the levied charge and the State Planning Regulatory Provision (SPRP) maximum charge.

6. Method for recalculating the establishment cost

The method used to recalculate establishment cost when an application is made under section 657 of the SPA is outlined below:

- A. The value of the trunk infrastructure is to be determined in accordance with the quotation and tender requirements of s5.5 to s5.10 council's procurement policy (document no. 3027, version 3, dated 15/3/13);
- B. The value of the trunk infrastructure is to be submitted to the Director, Planning and Development Services to facilitate approval of the valuation, in accordance with council's financial delegations.

7. Conversion criteria

Conversion criteria used for making a decision on a conversion application made under section 659 of the SPA is outlined below:

1. The infrastructure has capacity to service other developments in the area;
2. The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the LGIP²;
3. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with s665 of SPA;
4. The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area. A definition of cost effectiveness as it relates to trunk infrastructure is provided below:

Most cost effective option – means 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.

² To be clear, it must provide the assumed growth in the LGIP with the associated desired standards of service and be consistent with the definitions of trunk infrastructure used in mapping the plans for trunk infrastructure.

ATTACHMENT 1

8. Dictionary

Words and terms used in this resolution have the meaning given in SPA or the Queensland Planning Provisions version 3.0.

If a word or term used in this resolution is not defined in SPA or the Queensland Planning Provision version 3.0, it has the meaning given in the planning scheme.

9. Resolution attachments

Schedule 1 – Building works subject to infrastructure charges

Schedule 2 – Charge areas and location factors

Schedule 3 – Base charges

Proposed Infrastructure charges resolution - Page 4 of 13

ATTACHMENT 1

Schedule 1 – Building works subject to infrastructure charges

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

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												

Proposed Infrastructure charges resolution - Page 5 of 13

ATTACHMENT 1

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
Indoor sport and recreation							Y	Y	Y	Y	Y	Y									
Intensive horticulture																				Y	
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		

Proposed Infrastructure charges resolution - Page 6 of 13

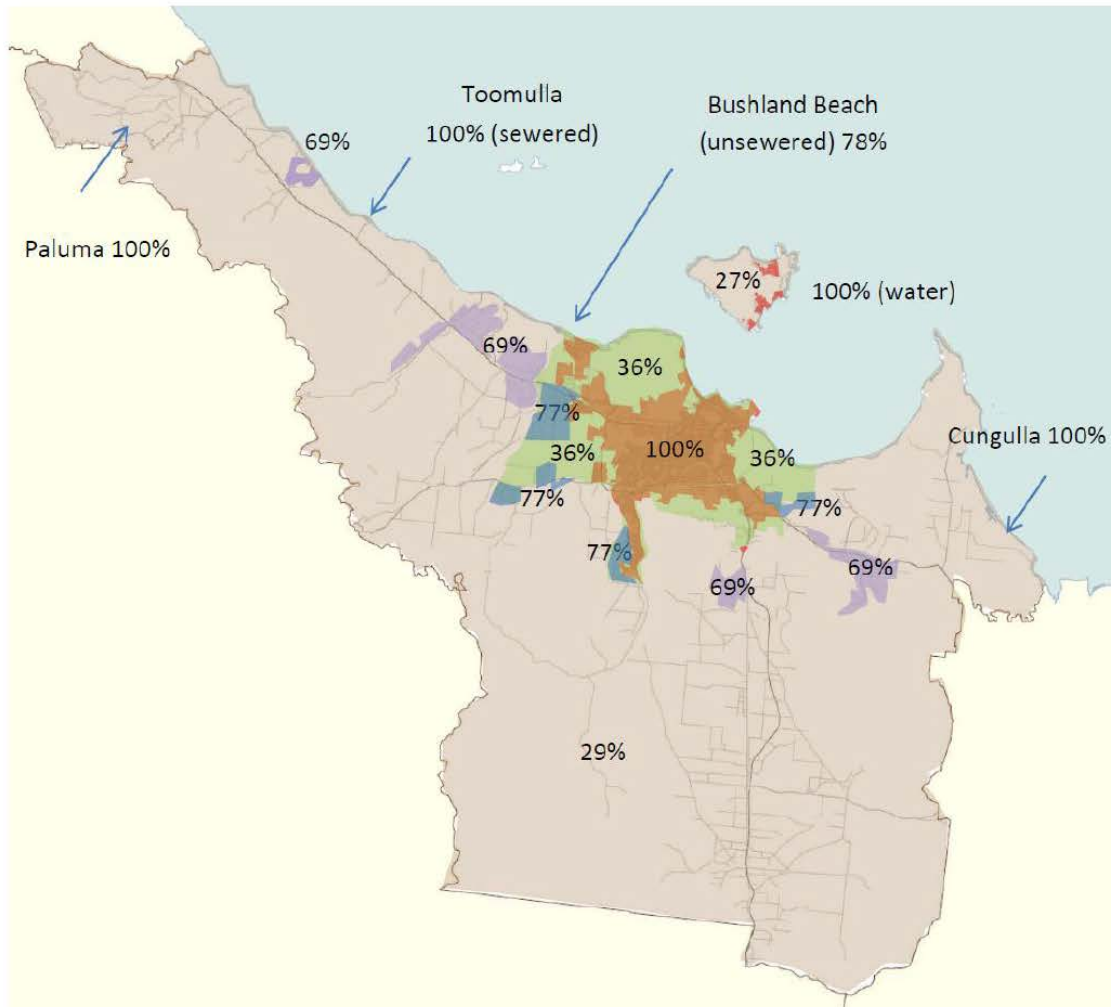
ATTACHMENT 1

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

ATTACHMENT 1

Schedule 2 – Charge areas and location factors



Note:

The areas shown above are indicative only. The charge area boundaries align with service area boundaries, and can be found in accurate detail in the planning scheme, SC3.6 Service catchment maps, or on the associated plans for trunk infrastructure.

Proposed Infrastructure charges resolution - Page 8 of 13

ATTACHMENT 1

Schedule 3 – Base charges

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
Residential	Dwelling house	2 bedroom dwelling	18,000
		3 or more bedroom dwelling	25,200
	Dwelling unit	1 bedroom dwelling	15,000
		2 bedroom dwelling	18,000
		3 or more bedroom dwelling	25,200
	Caretaker's accommodation	1 bedroom dwelling	15,000
		2 bedroom dwelling	18,000
		3 or more bedroom dwelling	25,200
	Multiple dwelling	1 bedroom dwelling	15,000
		2 bedroom dwelling	18,000
		3 or more bedroom dwelling	25,200
	Dual occupancy	1 bedroom dwelling	15,000
		2 bedroom dwelling	18,000
		3 or more bedroom dwelling	25,200
Accommodation (short term)	Hotel	1 bedroom	7,500
		2 bedroom suite	9,000
		3 or more bedroom suite	12,600
	Short-term accommodation	1 bedroom (<6 beds)	7,500
		1 bedroom (6 or more beds)	9,000
		2 bedroom suite	9,000
		3 or more bedroom suite	12,600

Proposed Infrastructure charges resolution - Page 9 of 13

ATTACHMENT 1

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
Accommodation (long term)	Tourist park	Caravan/tent site	4,200
		Cabin site	9,000
	Community residence	1 bedroom dwelling	13,000
		2 bedroom dwelling	15,000
		3 or more bedroom dwelling	19,000
	Rooming accommodation	1 bedroom (<6 beds)	13,000
		1 bedroom (6 or more beds)	15,000
		2 bedroom suite	15,000
		3 or more bedroom suite	19,000
	Relocatable home park	1 bedroom dwelling site	13,000
		2 bedroom dwelling site	15,000
		3 or more bedroom dwelling site	19,000
	Retirement facility	1 bedroom dwelling	13,000
		2 bedroom dwelling	15,000
		3 or more bedroom dwelling	19,000
Places of assembly	Club	m2 GFA	59.50
	Community use	m2 GFA	59.50
	Function facility	m2 GFA	59.50
	Funeral parlour	m2 GFA	59.50
	Place of worship	m2 GFA	59.50
Commercial (bulk goods)	Agricultural supplies store	m2 GFA	119
	Bulk landscape supplies	m2 GFA	119
	Garden centre	m2 GFA	119

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ATTACHMENT 1

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
	Hardware and trade supplies	m2 GFA	119
	Outdoor sales	m2 GFA	119
	Showroom	m2 GFA	119
Commercial (retail)	Adult store	m2 GFA	153
	Food and drink outlet (Catering shop)	m2 GFA	153
	Food and drink outlet (Fast food outlet)	m2 GFA	153
	Food and drink outlet (Restaurant)	m2 GFA	153
	Service industry	m2 GFA	153
	Service station (fuel pumps)	Nil	Nil
	Service station (shop component)	m2 GFA	153
	Service station (vehicle repair shop)	m2 GFA	43
	Service station (food and drink outlet)	m2 GFA	153
	Shop	m2 GFA	153
	Shopping centre (0 -30,000 m ² GFA)	m2 GFA	153
	Shopping centre (30,000 - 60,000 m ² GFA)	m2 GFA	143
	Shopping centre (> 60,000 m ² GFA)	m2 GFA	133
Commercial (office)	Office	m2 GFA	119
	Sales office	m2 GFA	119
Education facility	Childcare centre	m2 GFA	119
	Community care centre	m2 GFA	119
	Educational establishment (Primary)	m2 GFA	119
	Educational establishment (Secondary)	m2 GFA	119
	Educational establishment (Flying Start for Qld Children	Nil	Nil

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ATTACHMENT 1

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
	program)		
	Educational establishment (Tertiary)	m2 GFA	119
Entertainment	Bar	m2 GFA	170
	Hotel (Non-accommodation)	m2 GFA	170
	Nightclub	m2 GFA	170
	Theatre	m2 GFA	170
Indoor sport and recreation	Indoor sport and recreation (court areas)	m2 GFA	17
	Indoor sport and recreation (non-court areas)	m2 GFA	170
Industry	Low impact industry	m2 GFA	42.50
	Marine industry	m2 GFA	42.50
	Medium impact industry	m2 GFA	42.50
	Research and technology industry	m2 GFA	42.50
	Rural industry	m2 GFA	17.00
	Transport depot	m2 GFA	42.50
	Warehouse (self-storage facility)	m2 GFA	42.50
	Warehouse (Other warehouse)	m2 GFA	42.50
High impact industry	High impact industry	m2 GFA	59.50
	Special industry	m2 GFA	59.50
Low impact rural	Animal husbandry	Nil	Nil
	Cropping	Nil	Nil
	Permanent plantation	Nil	Nil
High impact rural	Aquaculture	m2 GFA	17
	Intensive animal husbandry	m2 GFA	17

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ATTACHMENT 1

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
	Intensive horticulture	m2 GFA	17
	Wholesale nursery	m2 GFA	17
	Winery	m2 GFA	17
Essential services	Detention facility	m2 GFA	119
	Emergency services	m2 GFA	119
	Health care services	m2 GFA	119
	Hospital	m2 GFA	119
	Residential care facility	m2 GFA	119
	Veterinary services	m2 GFA	119
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	Nil	Nil
	Crematorium	As for Other Uses (Column 1)	*
	Extractive industry	As for Other Uses (Column 1)	*
	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

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ATTACHMENT 1

(1) Use category	(2) Use	(3) Charge category	(4) Base charge (\$ Jun'14)
	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 maximum 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.	

Council Decision

It was MOVED by Councillor A Parsons, SECONDED by Councillor V Veitch:

"that the officer's recommendation be adopted."

The Mayor, Councillor J Hill commended staff for their work in providing supporting information on all three infrastructure charges options to confirm Fair Value as the best option available.

Councillor L Walker called for a division which was seconded by Councillor C Doyle.

FOR: Councillors V Veitch, R Gartrell, P Ernst, G Eddiehausen, T Roberts, S Blom, J Lane and A Parsons.

AGAINST: Councillors C Doyle, L Walker and the Mayor, Councillor J Hill.

The motion was CARRIED.

3 Strategic Planning - City Planning Unit - Draft City Plan and Policies - Recommendation for Adoption

REPORT TO COUNCIL

Authorised by Director Planning and Development
Department Strategic Planning
Date 30 September 2014

Executive Summary

Advice has been received from the Deputy Premier and Minister for State Development, Infrastructure and Planning that the proposed Townsville City Council planning scheme (Draft City Plan) may be adopted. Council is now required to decide how to proceed with the proposed Townsville City Council planning scheme (to be known as Townsville City Plan) and draft planning scheme policies and to undertake the formal statutory adoption steps. The adoption of the Townsville City Plan is a significant milestone for the council and for the first time there will be one planning scheme for the local government area, with a clear policy framework to facilitate appropriate development.

Officer's Recommendation

That pursuant to section 117(1) Part 5, Chapter 3 of the *Sustainable Planning Act 2009*:

1. council resolve to adopt the proposed Townsville City Council Planning Scheme incorporating the changes required in the conditions of the Minister's Advice by letter received 11 September 2014 (attachment 1);
2. council resolve to adopt the nine proposed Townsville City Council Planning Scheme policies with changes attached to this report (attachment 2), being the: Character Residential Planning Scheme Policy, Cultural Heritage Planning Scheme Policy, Development Manual Planning Scheme Policy, Economic Impact Assessment Planning Scheme Policy, Emerging Community Planning Scheme Policy, Flood Hazard Planning Scheme Policy, Mitigating Bushfire Hazard Planning Scheme Policy, Natural Assets Planning Scheme Policy and Parking Rates Planning Scheme Policy;
3. council resolve to adopt the administrative and minor amendments made to the Townsville City Council Planning Scheme as detailed in this report; and
4. the Townsville City Council Planning Scheme and planning scheme policies (as amended by point 3) have a formal commencement date of 27 October 2014.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor A Parsons:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Councillor C Doyle acknowledged the staff for their work over the past six years and the Minister's willingness to recognise the impact on Bowen Road property owners by reverting back to a mixed use zones.

Councillor R Gartrell thanked all councillors for supporting the reduction in height in the Aitkenvale area from five to three stories in a number of streets.

The Mayor, Councillor J Hill thanked all councillors and staff for their attendance.

Close of Meeting

The Chair, Mayor Councillor J Hill declared the meeting closed at 1.35pm.

CONFIRMED this

day of

2014

MAYOR

CHIEF EXECUTIVE OFFICER