



TOWNSVILLE CITY COUNCIL

FEES & CHARGES

PLANNING AND DEVELOPMENT

townsville.qld.gov.au

2024-2025

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TOWNSVILLE CITY COUNCIL

PLANNING AND DEVELOPMENT

PLANNING AND DEVELOPMENT GENERAL FEE POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$139.00.

REFUND OF FEES

If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au.

PROPERLY MADE APPLICATIONS

As part of the process of deeming an application properly made under the *Planning Act 2016* – s.51 and/or the *Economic Development Act 2012* – s.82 (c), the required fee must accompany any development application.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed "Price on Application" and supplied at the sole discretion of Council.

NON-PROFIT ORGANISATIONS AND GOVERNMENT FUNDED COMMUNITY DEVELOPMENT

Pursuant to the *Planning Regulation 2017* (s.38), non-profit organisations and government funded community development attract a 50% discount of the fee that would be payable for a prescribed development application assessed under the *Planning Act 2016*.

TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

For applications assessed within this Priority Development Area, an additional fee may be prescribed by the Minister for Economic Development Queensland (MEDQ) for costs incurred by the state for assessing state interests. Townsville City Council will be advised by MEDQ, in writing, of any additional fees. Council will then notify the applicant of these fees and will require payment before the application can be deemed properly made under s.82(1)(c). Fees imposed by MEDQ cannot be paid via an account with council and need to be paid in full to be considered properly made. All fees levied by MEDQ are in addition to the assessment fees levied per this schedule of fees and charges.

ECONOMIC DEVELOPMENT ACT 2012

The Minister for Economic Development Queensland (MEDQ) has delegated assessment powers under the *Economic Development Act 2012* s.169 (h) to the Townsville City Council for development activity defined within the Townsville City Waterfront Priority Development Scheme, Schedule 5, Area A. The fees and charges described in this document are applicable to development within this defined area and any references to the *Sustainable Planning Act 2009* and *Planning Act 2016* will be replaced with the relevant section of the *Economic Development Act 2012*.

For further information on the Townsville City Waterfront Priority Development Area please refer to <https://www.townsville.qld.gov.au/building-planning-and-projects/council-projects/priority-development-area>.

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 9 - PLANNING GENERAL FEES

PART 9.A - PLANNING APPLICATION GENERAL FEES

1. REQUEST TO CHANGE AN APPLICATION

Minor change	\$278.00	N
Change - Other (where the change does not require public notification)	\$556.00	N
Change - Other (where the change requires public notification)	\$1,112.00	N

2. REQUEST FOR FIRST PRINCIPLES ASSESSMENT OF INFRASTRUCTURE CHARGES

Where council agrees to undertake first principles assessment and where the request is prior to the lodgement of the application.	\$1,112.00	N
Where the applicant is required to provide a first principles assessment and where the request is prior to the lodgement of the application.	\$278.00	N

3. REQUEST FOR AN EXTENSION APPLICATION

Anything other than a dwelling house or dual occupancy	\$1,112.00	N
Dwelling house/dual occupancy	\$278.00	N

4. REQUEST FOR A CHANGE (MINOR) TO A DEVELOPMENT APPROVAL

Anything other than a dwelling house, dual occupancy, building works assessable against a zone code or overlay, or advertising device	\$1,112.00	N
Dwelling house, dual occupancy, building works assessable against a zone code or overlay, or advertising device	\$278.00	N
Combined with an extension application	\$278.00	N
Please note: This fee is in addition to one of the applicable fees above.		

5. REQUEST FOR A CHANGE (OTHER) TO A DEVELOPMENT APPROVAL

Anything other than a dwelling house or dual occupancy	Price on application Min. Fee incl. GST: \$278.00	N
Dwelling house/dual occupancy	\$278.00	N
Combined with an extension application	\$278.00	N
Please note: This fee is in addition to one of the applicable fees above.		

6. REQUEST FOR CANCELLATION OF A DEVELOPMENT APPROVAL

Request for cancellation of a development approval	\$278.00	N
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7. REQUEST FOR PLANS TO BE CONSIDERED GENERALLY IN ACCORDANCE

Anything other than a dwelling house or dual occupancy	\$556.00	N
Dwelling house/dual occupancy	\$278.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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8. REQUEST FOR THE APPROVAL OF A TEMPORARY DWELLING

Request for the approval of a temporary dwelling	\$1,112.00	N
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9. REQUEST FOR APPROVAL OF ROAD NAMES

Request for approval of road names	\$556.00	N
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PART 9.B - ASSESSABLE BUILDING WORKS AND REFERRAL MATTERS

1. DEVELOPMENT PERMIT FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME

Where a building works application triggers impact assessment add	\$556.00	N
New building work assessable against a zone code or overlay	\$834.00	N
Total demolition or relocation off the site of a contributing character building and/or building subject to cultural heritage overlay	\$834.00	N
Combined building work assessable against a zone code and building work assessable against an overlay	\$1,112.00	N
Combined building work assessable against a zone code or overlay, and referral agency response decision	\$1,112.00	N

2. REFERRAL RESPONSE MATTERS

Same Day Approval – Application to Council for Referral Agency Response	50% of the referral agency response charge	N
Application to council for referral agency response decision	\$834.00	N
For class 1a and class 10a building structure (as defined under the Building Code of Australia).		
Application to council for referral agency response decision - Building work over or near relevant infrastructure	\$834.00	N
Under Queensland Development Code (QDC) MP 1.4. All building structures including dwellings, commercial/industrial, closed sheds and retaining walls etc.		
CCTV assessment	\$278.00	N
View video footage of sewers and/or stormwater to determine suitability of development.		
Request to change a referral agency response application/decision	\$278.00	N
Request to extend currency period of referral agency response decision	\$278.00	N
Combined material change of use (dwelling house only) and referral agency response decision	\$1,390.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,502.00	N
Combined referral agency response decision and reconfiguring a lot (Not exceeding [5] five lots)	\$2,502.00	N
Combined building work assessable against a zone code or overlay, and referral agency response decision	\$1,112.00	N
Referral Response to Coordinator General in response to TSDA, PDA, and EDQ application referrals	\$834.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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2. REFERRAL RESPONSE MATTERS [continued]

Referral Response per Planning Regulation 2017 – Division 2, Table 7 (1) – “Development application requiring referral”	No charge	N
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PART 9.C - PLANNING REQUESTS/ADVICE

1. REQUEST FOR PLANNING AND DEVELOPMENT CERTIFICATES

Limited planning and development certificate	\$278.00	N
Standard planning and development certificate	\$1,807.00	N
Standard planning and development certificates are also subject to the additonal file retrieval fee noted below.		
Full planning and development certificate	\$3,614.00	N
Full planning and development certificates are also subject to the additonal file retrieval fee noted below.		
File retrieval fee	Price on application	N

2. REQUEST FOR TOWN PLANNING ADVICE

Where a written response is requested.

Confirmation of use for liquor license*	\$278.00	N
Confirmation of compliance of use with Planning Scheme and/or confirmation of existing use rights	\$556.00	N
Does not include liquor license compliance.		

3. APPLICATION TO BUILD WITHIN/OVER AN EASEMENT

Application to build within/over an easement	\$834.00	N
Application for consent to build within/over an easement in which council has registered an interest.		

4. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$834.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,390.00	N
5 + non-compliant AO provisions	Total fee for application use	N
Refer to operational works, and/or material change of use.		

PART 9.D - REQUESTS FOR APPLICATIONS TO BE CONSIDERED UNDER SUPERSEDED PLANNING SCHEME

1. REQUEST FOR CONSIDERATION

If the application under consideration is accepted by council for assessment the applicable assessment fee will apply.

Request for consideration	\$1,668.00	N
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Name	Year 24/25 Fee (incl. GST)	GST
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PART 9.E - REQUESTS FOR EXEMPTION CERTIFICATES

1. SUBJECT TO THE PLANNING ACT 2016

Subject to the Planning Act 2016	\$556.00	N
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2. SUBJECT TO THE ECONOMIC DEVELOPMENT ACT 2012

Subject to the Economic Development Act 2012	\$556.00	N
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3. SUBJECT TO THE QUEENSLAND HERITAGE ACT 1992

Subject to the Queensland Heritage Act 1992	No charge	N
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Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 10 - MATERIAL CHANGE OF USE

SCHEDULE 10 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$139.00.

PAYMENT OF CHARGES

Payment of charges such as infrastructure charges, works inspection fees, and charges relating to the lodgement of survey plans (other than fast track survey plan applications) and associated documents can not be placed on accounts held with council. These charges must be paid at time of lodgement.

REFUND OF FEES

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PROPERLY MADE APPLICATIONS

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TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

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ECONOMIC DEVELOPMENT ACT 2012

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Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 10 - MATERIAL CHANGE OF USE [continued]

For further information on the Townsville City Waterfront Priority Development Area please refer to <https://www.townsville.qld.gov.au/building-planning-and-projects/council-projects/priority-development-area>.

USE DEFINITIONS

Use definitions are per Schedule 3 of the *Planning Regulation 2017* or Table SC1.1 of the Townsville City Plan.

MULTIPLE MATERIAL CHANGE OF USES

If a development application for a site includes two or more uses of the same activity type, the fee is the prescribed fee for the use attracting the highest fee, together with 50% of the prescribed fee for the other individual use/s.

GROSS FLOOR AREA (GFA) (M²)

Where a fee is calculated based on floor area, the fee is calculated on the gross floor area. Gross floor area for a building means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:

- a. building services, plant and equipment; or
- b. access between levels; or
- c. ground floor public lobby; or
- d. a mall; or
- e. parking, loading, or maneuvering vehicles; or
- f. unenclosed private balconies whether roofed or not.

TOTAL USE AREA (TUA) (M²)

The sum of all areas (exclusive of walls, columns and balconies whether roofed or not) of all storeys of a building which are used or intended for use for a particular purpose, plus any other areas of the site which is also used or intended for use for the same purpose, except for:

- areas (inclusive of walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms;
- areas of any staircases;
- areas of any public lobby;
- areas of any public toilets;
- areas of any staff toilets, washrooms, recreation areas and associated facilities; and
- areas used for the access, parking and associated manoeuvring of motor vehicles.

For clarity, the application fee will be based on the proposed development. No application fee concession will be given for any prior GFA/TUA that may be demolished/extinguished to make way for the new development.

FAST TRACK POLICIES

FAST TRACK / FAST TRACK SURVEY PLAN APPLICATION PROCESS

The Fast Track application process allows a council accredited consultant to submit certain development applications, for council's consideration and issue of a decision notice under an accelerated process at a reduced rate for eligible development uses. The Fast Track survey plan process allows a council accredited consultant to submit a completed plan of survey for signing.

FAST TRACK FEE UNITS

Fast Track provides for a reduced application fee. For eligible Fast Track applications lodged via the Fast Track process, fees will be charged at 50% of the standard fee for eligible development types.

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 10 - MATERIAL CHANGE OF USE [continued]

For application types which are eligible to be lodged via the Fast Track process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/the-application-process/fast-track>.

PART 10.A - MATERIAL CHANGE OF USE - GENERAL

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Material change of use - impact assessable applications (dwelling house or dual occupancy)	\$556.00	N
Material change of use - impact assessable applications (anything other than dwelling house or dual occupancy)	\$1,112.00	N

2. DEVELOPMENT PERMIT FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME

Combined material change of use (dwelling house only) and referral agency response decision	\$1,390.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,502.00	N

3. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$834.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,390.00	N
5 + non-compliant AO provisions	Total fee for MCU use	N

PART 10.B - ACCOMMODATION ACTIVITY TYPE USES

1. CARETAKER'S ACCOMMODATION

Caretakers accommodation	\$1,112.00	N
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2. COMMUNITY RESIDENCE

Community residence	\$2,224.00	N
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3. DUAL OCCUPANCY

Dual occupancy (including an overlay)	\$2,224.00	N
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4. DWELLING HOUSE

Dwelling house (including an overlay)	\$1,112.00	N
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5. DWELLING UNIT

Where a unit is being built within existing premises containing non-residential uses	\$1,112.00	N
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Name	Year 24/25 Fee (incl. GST)	GST
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5. DWELLING UNIT [continued]

Where a unit is being built within a new non-residential use, Not exceeding 100m2 of GFA (minimum fee)	\$2,502.00	N
Where a unit is being built within a new non-residential use, For each 100m2 of GFA or part thereof exceeding 100m2 of GFA add	\$417.00	N
To be rounded up to the nearest 100m2 of GFA.		

6. MULTIPLE DWELLING

Not exceeding four [4] units (minimum fee)	\$3,336.00	N
For each additional unit over four [4] add	\$278.00	N

7. NATURE-BASED TOURISM

Not exceeding forty [40] beds (minimum fee)	\$5,838.00	N
For each additional bed over forty [40] add	\$139.00	N

8. NON-RESIDENT WORKFORCE ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,390.00	N
For each additional bed over eight [8] add	\$139.00	N

9. RELOCATABLE HOME PARK

Not exceeding nine [9] sites (minimum fee)	\$4,031.00	N
For each additional site over nine [9] add	\$417.00	N
Greater than or equal to fifty (50) sites	\$21,128.00	N

10. RESIDENTIAL CARE FACILITY

Not exceeding 100m2 of GFA (minimum fee)	\$2,502.00	N
For each additional 100m2 of GFA or part thereof exceeding 100m2 of GFA add	\$417.00	N
To be rounded up to the nearest 100m2 of GFA.		

11. RESORT COMPLEX

Resort complex	Price on application	N
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12. RETIREMENT FACILITY

Not exceeding four [4] units (minimum fee)	\$3,336.00	N
For each additional unit over four [4] add	\$278.00	N

13. ROOMING ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,390.00	N
For each additional bed over eight [8] add	\$139.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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14. RURAL WORKERS' ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,390.00	N
For each additional bed over eight [8] add	\$139.00	N

15. SHORT-TERM ACCOMMODATION

Not exceeding four [4] units (minimum fee)	\$3,336.00	N
For each additional unit over four [4] units add	\$278.00	N

16. TOURIST PARK

Not exceeding fifteen [15] sites (including all sites) (minimum fee)	\$4,031.00	N
For each additional site (cabin) over fifteen [15] add	\$417.00	N
For each additional site (Recreation vehicle (RV), van, or tent) over fifteen [15] add	\$278.00	N

PART 10.C - BUSINESS ACTIVITY TYPE USES

1. AIR SERVICE

Air service	Price on application	N
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2. BROTHEL

Not exceeding 200m2 of GFA (minimum fee)	\$3,614.00	N
Equal to or greater than 200m2 and less than 1000m2 of GFA	\$4,170.00	N
Equal to or greater than 1,000m2 and less than 2,500m2 of GFA	\$4,726.00	N
For each 100m2 of area or part thereof exceeding 2,500m2 of GFA add	\$139.00	N
To be rounded up to the nearest 100m2 of GFA.		

3. HOME BASED BUSINESS

Home based business	\$1,390.00	N
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4. OUTDOOR SALES

Not exceeding 1,000m2 TUA (minimum fee)	\$3,614.00	N
Equal to or greater than 1,000m2 and less than 2,500m2 TUA	\$4,170.00	N
For each 100m2 of area or part thereof exceeding 2,500m2 TUA add	\$139.00	N

5. PARKING STATION

Not exceeding twenty [20] spaces (minimum fee)	\$3,058.00	N
For each additional five [5] spaces or part thereof exceeding twenty [20] spaces add	\$139.00	N

6. SERVICE STATION

Service station	\$6,672.00	N
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Name	Year 24/25 Fee (incl. GST)	GST
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7. SHOPPING CENTRE - IMPACT ASSESSABLE ONLY

Shopping centre - impact assessable only	Price on application	N
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8. OTHER BUSINESS TYPE USES

The fee applicable to the following use types will be based on a **Gross Floor Area (GFA)** calculation:

Adult store, Food and drink outlet, Funeral parlour, Hotel, Office, Sales office, Shop, Shopping centre (code assessable only), Showroom, Veterinary services.

The fee applicable to the following use types will be based on a **Total Use Area (TUA)** calculation:

Agricultural supplies store, Bulk landscape supplies, Car wash, Function facility, Garden centre, Hardware and trade supplies, and Market.

Not exceeding 100m2 of GFA or TUA (minimum fee)	\$2,502.00	N
For each 100m2 of GFA or TUA or part thereof exceeding 100m2 of GFA or TUA add	\$417.00	N
To be rounded up to the nearest 100m2 of GFA or TUA.		

PART 10.D - COMMUNITY ACTIVITY TYPE USES

1. CHILD CARE CENTRE

Not exceeding twenty-five [25] children (minimum fee)	\$3,475.00	N
For each five [5] children or part thereof, exceeding twenty-five [25] children add	\$278.00	N

2. PARK

Not exceeding 2,000m2 of TUA (minimum fee)	\$3,475.00	N
Equal to or greater than 2,000m2 and less than 5,000m2 of TUA	\$5,560.00	N
For each 1,000m2 of area or part thereof exceeding 5,000m2 of TUA add	\$278.00	N
To be rounded up to the nearest 1,000m2 of TUA.		

3. TELECOMMUNICATIONS FACILITY

Telecommunications facility	\$2,780.00	N
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4. OTHER COMMUNITY TYPE USES

The fee applicable to the following use types will be based on a **Gross Floor Area (GFA)** calculation:

Community care centre, Community use, Club, Detention facility, Place of worship, Educational establishment, Emergency services, Health care services, and Hospital.

The fee applicable to the following use types will be based on a **Total Use Area (TUA)** calculation:

Cemetery, Crematorium, and Utility installation.

Not exceeding 100m2 of GFA or TUA (minimum fee)	\$2,224.00	N
For each 100m2 of GFA or TUA or part thereof exceeding 100m2 of GFA or TUA add	\$417.00	N
To be rounded up to the nearest 100m2 of GFA or TUA.		

Name	Year 24/25 Fee (incl. GST)	GST
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PART 10.E - ENTERTAINMENT ACTIVITY TYPE USES

1. TOURIST ATTRACTION

Tourist attraction	Price on application	N
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2. OTHER ENTERTAINMENT TYPE USES

Bar, Nightclub entertainment facility, Theatre.

Less than 50m2 of GFA (minimum fee)	\$1,946.00	N
Equal to or greater than 50m2 and less than 200m2 of GFA	\$3,614.00	N
Equal to or greater than 200m2 and less than 500m2 of GFA	\$4,726.00	N
Equal to or greater than 500m2 and less than 1,000m2 of GFA	\$6,950.00	N
For each 100m2 of area or part thereof exceeding 1,000m2 of GFA add	\$278.00	N
To be rounded up to the nearest 100m2 of GFA.		

PART 10.F - INDUSTRY ACTIVITY TYPE USES

1. EXTRACTIVE INDUSTRY

The fee calculation is based on the area of extraction, not the whole area of the relevant land parcel/s.

Not exceeding one [1] hectare (minimum fee)	\$14,178.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$417.00	N
To be rounded up to the nearest hectare.		
For temporary and minor extractive operations	\$5,838.00	N
Involving an area of no greater than 4,000m2 (square metres), and/or extracting a volume of material no greater than 4,000m3 (cubic metres) for a duration no greater than six [6] months.		

2. MAJOR ELECTRICITY INFRASTRUCTURE

Major electricity infrastructure	Price on application	N
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3. RENEWABLE ENERGY FACILITY

Renewable energy facility	Price on application	N
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4. SUBSTATION

Substation	Price on application	N
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5. OTHER INDUSTRY ACTIVITIES TYPE USES

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

Not exceeding 200m2 TUA (minimum fee)	\$3,614.00	N
Equal to or greater than 200m2 and less than 1,000m2 TUA	\$4,170.00	N
Equal to or greater than 1,000m2 and less than 2,500m2 TUA	\$4,726.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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5. OTHER INDUSTRY ACTIVITIES TYPE USES [continued]

For each 100m2 of area or part thereof exceeding 2,500m2 TUA add	\$139.00	N
To be rounded up to the nearest 100m2 TUA.		

PART 10.G - RECREATION ACTIVITY TYPE USES

1. MAJOR SPORT, RECREATION AND ENTERTAINMENT FACILITY

Major sport, recreation and entertainment facility	Price on application	N
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2. MOTOR SPORT FACILITY

Motor sport facility	Price on application	N
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3. INDOOR SPORT AND RECREATION

Not exceeding 50m2 of GFA (minimum fee)	\$1,946.00	N
Equal to or greater than 50m2 and less than 200m2 of GFA	\$3,614.00	N
Equal to or greater than 200m2 and less than 500m2 of GFA	\$4,726.00	N
Equal to or greater than 500m2 and less than 1,000m2 of GFA	\$6,950.00	N
For each 100m2 of area or part thereof exceeding 1,000m2 of GFA add	\$278.00	N
To be rounded up to the nearest 100m2 of GFA.		

4. OTHER RECREATION ACTIVITIES TYPE USES

Environment facility, Outdoor sport and recreation.

Not exceeding 2,000m2 of TUA (minimum fee)	\$3,753.00	N
Equal to or greater than 2,000m2 of TUA and less than 5,000m2 of TUA	\$5,838.00	N
For every of 1,000m2 TUA or part thereof exceeding 5,000m2 TUA add	\$278.00	N
To be rounded up to the nearest 1,000m2 of TUA.		

PART 10.H - RURAL ACTIVITY TYPE USES

1. ANIMAL KEEPING

Up to five [5] animals (minimum fee)	\$1,946.00	N
Equal to or greater than six [6] and equal to and less than twenty [20] animals	\$3,336.00	N
For each ten [10] animals or part thereof exceeding twenty[20] and above add	\$278.00	N

2. AQUACULTURE

The fee calculation is based on the area of aquaculture, not the whole area of the relevant land parcel/s.

Not exceeding one [1] hectare (minimum fee)	\$14,178.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$417.00	N
To be rounded up to the nearest hectare.		

Name	Year 24/25 Fee (incl. GST)	GST
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3. INTENSIVE ANIMAL INDUSTRY

Not exceeding one [1] hectare (minimum fee)	\$14,178.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$417.00	N
To be rounded up to the nearest hectare.		

4. OTHER RURAL ACTIVITIES TYPE USES

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

Other rural activity type uses	\$2,502.00	N
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PART 10.I - WATERFRONT ACTIVITY TYPE USES

1. LANDING

Landing	Price on application	N
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2. PORT SERVICE

Port service	Price on application	N
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PART 10.J - UNDEFINED USES / OTHER USES

1. MATERIAL CHANGE OF USE

Undefined use	Price on application	N
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2. OTHER

Other definitions under the regulations	Price on application	N
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PART 10.K - PRELIMINARY APPROVALS

1. PRELIMINARY APPROVAL

Preliminary approval	Price on application	N
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2. VARIATION REQUEST

Preliminary approval - Variation request	Price on application	N
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Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 11 - RECONFIGURATION OF A LOT

SCHEDULE 11 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$139.00.

PAYMENT OF CHARGES

Payment of charges such as infrastructure charges, works inspection fees, and charges relating to the lodgement of survey plans (other than fast track survey plan applications) and associated documents can not be placed on accounts held with council. These charges must be paid at time of lodgement.

REFUND OF FEES

If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au.

PROPERLY MADE APPLICATIONS

As part of the process of deeming an application properly made under the *Planning Act 2016* – s.51 and/or the *Economic Development Act 2012* – s.82 (c), the required fee must accompany any development application.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed “Price on Application” and supplied at the sole discretion of Council.

NON-PROFIT ORGANISATIONS AND GOVERNMENT FUNDED COMMUNITY DEVELOPMENT

Pursuant to the *Planning Regulation 2017* s.38, non-profit organisations and government funded community development attract a 50% discount of the fee that would be payable for a prescribed development application assessed under the *Planning Act 2016*.

TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

For applications assessed within this Priority Development Area, an additional fee may be prescribed by the Minister for Economic Development Queensland (MEDQ) for costs incurred by the state for assessing state interests. Townsville City Council will be advised by MEDQ, in writing, of any additional fees. Council will then notify the applicant of these fees and will require payment before the application can be deemed property made under s.82(1)(c). Fees imposed by MEDQ cannot paid via an account with council and need to be paid in full to be considered properly made. All fees levied by MEDQ are in addition to the assessment fees levied per this schedule of fees and charges.

ECONOMIC DEVELOPMENT ACT 2012

The Minister for Economic Development Queensland (MEDQ) has delegated assessment powers under the *Economic Development Act 2012* s.169 (h) to the Townsville City Council for development activity defined within the Townsville City Waterfront Priority Development Scheme, Schedule 5, Area A. The fees and charges described in this document are applicable to development within this defined area and any references to the *Sustainable Planning Act 2009* and *Planning Act 2016* will be replaced with the relevant section of the *Economic Development Act 2012*.

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 11 - RECONFIGURATION OF A LOT [continued]

For further information on the Townsville City Waterfront Priority Development Area please refer to <https://www.townsville.qld.gov.au/building-planning-and-projects/council-projects/priority-development-area>.

RELEASE OF A 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 (other than fast track plan of survey applications) 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.

FAST TRACK POLICIES

FAST TRACK / FAST TRACK SURVEY PLAN APPLICATION PROCESS

The Fast Track application process allows a council accredited consultant to submit certain development applications, for council's consideration and issue of a decision notice under an accelerated process at a reduced rate for eligible development uses. The Fast Track survey plan process allows a council accredited consultant to submit a completed plan of survey for signing.

FAST TRACK FEE UNITS

Fast Track provides for a reduced application fee. For eligible Fast Track applications lodged via the Fast Track process, fees will be charged at 50% of the standard fee for eligible development types.

For application types which are eligible to be lodged via the Fast Track process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/the-application-process/fast-track>.

FAST TRACK SURVEY PLAN FEE UNITS

Fast Track survey plan provides a reduced fee structure for the following:

- Plan of survey signing;
- Resigning a plan of survey;
- Lease documents;
- Community management statements documents.

For Fast Track survey plan, fees will be charged at 50% of the standard fee for eligible development types.

PART 11.A - RECONFIGURATION OF A LOT - GENERAL

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Reconfiguration or a lot - Impact assessable applications	\$1,112.00	N
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2. COMBINED APPLICATION

Combined referral agency response decision and reconfiguring a lot	\$2,502.00	N
Not exceeding five [5] lots.		

Name	Year 24/25 Fee (incl. GST)	GST
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PART 11.B - RECONFIGURATION OF A LOT

1. APPLICATION FOR PRELIMINARY APPROVAL (STAND-ALONE APPLICATIONS ONLY)

Application for preliminary approval (stand-alone applications only)	Price on application	N
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2. APPLICATION FOR A DEVELOPMENT PERMIT

Including volumetric reconfigurations and boundary realignments. For each lot as shown on a proposal plan (excluding open space).

Not exceeding five lots	\$2,502.00	N
For each lot exceeding five [5] lots up to fifty [50] lots add	\$417.00	N
Greater than or equal to fifty [50] lots	\$21,267.00	N
Development permit associated with a lease exceeding 10 years	\$695.00	N

3. COMMUNITY MANAGEMENT STATEMENTS

Signing of community management statement	\$556.00	N
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4. APPROVING PLANS OF SUBDIVISION

Including volumetric reconfigurations and boundary realignment but not where the plan of subdivision is for an easement solely.

Per plan of survey - Standard format not exceeding five [5] lots (minimum fee)	\$695.00	N
Not including open space, park lots, balance allotments, public use land.		
Per plan of survey - Standard format, for each lot exceeding five [5] lots add	\$139.00	N
Not including open space, park lots, balance allotments, public use land.		
Per plan of survey - Building format, volumetric and boundary realignments and where the plan of survey creates open space and/or public use lots only	\$695.00	N
i.e. road reserves, parks, drainage reserves etc.		
Per resigning a plan of survey	\$278.00	N
Per early signing fee	\$834.00	N
In addition to the standard and building format plan fees above.		

5. REVIEW AND/OR SIGNING EASEMENT/SURRENDER OF EASEMENT/LEASE/COVENANT DOCUMENTS

First easement/surrender of easement/covenant review and/or signing	\$556.00	N
For each additional easement/surrender of easement/covenant review and/or signing	\$139.00	N
Per review of amended easement/surrender of easement/covenant document	\$278.00	N
Lease review and/or signing	\$556.00	N
Per review and/or signing of amended lease document	\$278.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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6. TRANSFER OF LAND TO COUNCIL

Land transfer	Recovery of service providers cost to council	N
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7. VALUATION MAINTENANCE FEE

For each lot shown on a proposal plan and balance allotments (not including open space, park lots, public use land and building format plans).

The valuation maintenance fee is subject to change as determined by the Department of Natural Resources, Mines and Energy.

Valuation maintenance fee	\$42.40	N
Statutory fee as per the <i>Valuation of Land Regulation 2003 (QLD)</i> , Schedule 2, 3. The value noted above is for information only and is subject to change based on amendments to the <i>Value of Land Regulation 2003 (QLD)</i> .		

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 12 - OPERATIONAL WORKS

SCHEDULE 12 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$139.00.

PAYMENT OF CHARGES

Payment of charges such as infrastructure charges, works inspection fees, and charges relating to the lodgement of survey plans (other than fast track survey plan applications) and associated documents can not be placed on accounts held with council. These charges must be paid at time of lodgement.

REFUND OF FEES

If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au.

PROPERLY MADE APPLICATIONS

As part of the process of deeming an application properly made under the *Planning Act 2016* – s.51 and/or the *Economic Development Act 2012* – s.82 (c), the required fee must accompany any development application.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed “Price on Application” and supplied at the sole discretion of Council.

NON-PROFIT ORGANISATIONS AND GOVERNMENT FUNDED COMMUNITY DEVELOPMENT

Pursuant to the *Planning Regulation 2017* s.38, non-profit organisations and government funded community development attract a 50% discount of the fee that would be payable for a prescribed development application assessed under the *Planning Act 2016*.

TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

For applications assessed within this Priority Development Area, an additional fee may be prescribed by the Minister for Economic Development Queensland (MEDQ) for costs incurred by the state for assessing state interests. Townsville City Council will be advised by MEDQ, in writing, of any additional fees. Council will then notify the applicant of these fees and will require payment before the application can be deemed property made under s.82(1)(c). Fees imposed by MEDQ cannot paid via an account with council and need to be paid in full to be considered properly made. All fees levied by MEDQ are in addition to the assessment fees levied per this schedule of fees and charges.

ECONOMIC DEVELOPMENT ACT 2012

The Minister for Economic Development Queensland (MEDQ) has delegated assessment powers under the *Economic Development Act 2012* s.169 (h) to the Townsville City Council for development activity defined within the Townsville City Waterfront Priority Development Scheme, Schedule 5, Area A. The fees and charges described in this document are applicable to development within this defined area and any references to the *Sustainable Planning Act 2009* and *Planning Act 2016* will be replaced with the relevant section of the *Economic Development Act 2012*.

SCHEDULE 12 - OPERATIONAL WORKS [continued]

For further information on the Townsville City Waterfront Priority Development Area please refer to <https://www.townsville.qld.gov.au/building-planning-and-projects/council-projects/priority-development-area>.

OPERATIONAL WORKS, COMPLIANCE ASSESSMENT AND WORKS INSPECTION CALCULATION OF FEES

Fees for assessment and inspection (other than advertising devices) 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 as required.

For landscaping works, estimates can be accepted from a registered landscape architect or by the lodgement of a detailed quotation from a licensed landscape contractor. Detailed quotation must be inclusive of GST.

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 council asset, the fees are equivalent to 100% of the operational works fee. These generally include:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Works triggered by a cultural heritage overlay;
- Levee construction;
- Landscaping;
- Other operational works as prescribed by the *Planning Act 2016* and/or *Planning Regulation 2017*.

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

- Works not associated with the *Planning Act 2016* and/or *Planning Regulation 2017*.

Fees for the following are calculated at 50% of the fee (excluding when the minimum fee is applicable):

- Earthworks not associated with any works listed above;
- Works undertaken on a private asset as shown in the examples below.

Where an application contains a combination of works of private assets and those that are or will become council assets, the cost of works provided must be broken down into categories of works for council assets and works for private assets.

If the differentiation between council assets and private assets is not provided on the estimate of costs, the fee will be charged at 100% of operational works fee.

CALCULATION OF FEES FOR OPERATIONAL WORKS AND COMPLIANCE ASSESSMENT AND WORK INSPECTION EXAMPLES

EXAMPLE A, FEE CALCULATION FOR WORK BEING UNDERTAKEN ON A COUNCIL ASSET ONLY:

The [estimated] cost of work is \$500,000:

As this is a council asset, the fee is 100% of the calculated fee.

a. The fee applying to all works up to \$300,000 = \$8,712

b. For the \$200,000 portion of the cost of works above \$300,000, the is 1.5% of this amount = \$3,000

Total operational works fee is 100% x (a+b) = \$11,712

EXAMPLE B, FEE CALCULATION FOR WORKS BEING UNDERTAKEN ON A PRIVATE ASSET ONLY:

The [estimated] cost of work is \$500,000.

SCHEDULE 12 - OPERATIONAL WORKS [continued]

As this is a private asset, the fee is 50% of the calculated fee.

a. the fee applying to all works up to \$300,000 = \$8,712

b. For the \$200,000 portion of the cost of works at or above \$300,000, the fee is 1.5% of this amount = \$3,000.

Total operational works fee is 50% x (a+b) = \$5,856

EXAMPLE C, FEE CALCULATION FOR WORKS BEING UNDERTAKEN ON A COMBINATION OF COUNCIL-OWNED AND PRIVATE ASSETS ONLY:

The [estimated] cost of work is \$500,000.

The cost of works for the council asset is \$200,000, and the cost of works for the private asset is \$300,000.

In this scenario, for the basis of working out the operational works fee, the cost of works for private assets is halved before calculating the fee, as shown in (b).

a. Council assets: \$200,000

b. Private assets: \$300,000 x 50% = \$150,000

c. The fee applying to all works up to \$300,000 = \$8,712

d. The fee for the remaining \$50,000 is 1.5% of this amount \$750

The cost of works for determining the operational works fee is (a+b) = \$350,000.

Total operational works fee is c+d = \$9,462

The following are not subject to a fee:

- For construction plans;
- First submission of "as constructed" plans (all others will incur a fee);
- First submission of quality assurance documents (all others will incur a fee);
- Street lighting, electrical plans and underground works (where the cost of these works are included in the associated operational works application);
- Pavement design (where the cost of these works are included in the associated operational works application).

MULTIPLE ADVERTISING DEVICES

The fees for advertising devices is inclusive of up to 3 signs, charged at the highest device type (e.g. if you have 2 x Lower Signs and 1 x Intermediate, the applicable fee will be calculated at the intermediate sign rate). Over and above 3 signs, each sign thereafter will be charged an additional fee to the base fee.

FAST TRACK POLICIES

FAST TRACK DEVELOPMENT APPROVAL / FAST TRACK SURVEY PLAN

The Fast Track application process allows a council accredited consultant to submit certain development applications, for council's consideration and issue of a decision notice under an accelerated process at a reduced rate for eligible development uses. The Fast Track survey plan process allows a council accredited consultant to submit a completed plan of survey for signing.

FAST TRACK FEE UNITS

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 12 - OPERATIONAL WORKS [continued]

Fast Track provides for a reduced application fee. For eligible Fast Track applications lodged via the Fast Track process, fees will be charged at 50% of the standard fee for eligible development types.

For application types which are eligible to be lodged via the Fast Track process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/the-application-process/fast-track>.

PART 12.A - IMPACT ASSESSABLE APPLICATIONS

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Operational works - Impact assessable applications	\$556.00	N
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2. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$834.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,390.00	N
5 + non-compliant AO provisions	Total fee for OPW use	N

PART 12.B - OPERATIONAL WORKS

1. APPLICATION FOR A DEVELOPMENT PERMIT

The estimated value of works will be used for the determination of the applicable fee at the time of lodgement.

Value of works not exceeding \$10,000 (minimum fee)	\$1,112.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$1,112.00 + (3.0% value in excess of \$10,000) Min. Fee incl. GST: \$1,112.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$3,212.00 + (2.5% value in excess of \$80,000) Min. Fee incl. GST: \$3,212.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$8,712.00 + (1.5% value in excess of \$300,000) Min. Fee incl. GST: \$8,712.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$19,212.00 + (1.0% value in excess of \$1 million) Min. Fee incl. GST: \$19,212.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$29,212.00 + (0.7% value in excess of \$2 million) Min. Fee incl. GST: \$29,212.00	N
Value of works greater than \$5 million	\$50,212.00	N
Operational works not associated with the Planning Act 2016	100% of fees as per Schedule 12, Part 12.B Operational Works Development Permit Fees	N

Name	Year 24/25 Fee (incl. GST)	GST
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1. APPLICATION FOR A DEVELOPMENT PERMIT [continued]

Preliminary approval	Price on application	N
Earthworks and works on a private asset	50% of fees as per Schedule 12, Part 12.B Operational Works Development Permit Fees (excluding when the minimum fee is applicable). Min. Fee incl. GST: \$1,112.00	N
Resubmitted as constructed plans	\$278.00	N
Resubmitted quality assurance documents	\$278.00	N

2. WORKS INSPECTION FEES

Inspection of works in accordance with the development approval. Final value of works will be used for the determination of the applicable fee payable at the time of accepting the works "on maintenance" or "final completion".

Value of works not exceeding \$10,000 (minimum fee)	\$417.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$417.00 + (2.0% value in excess of \$10,000) Min. Fee incl. GST: \$417.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$1,817.00 + (1.6% value in excess of \$80,000) Min. Fee incl. GST: \$1,817.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$5,337.00 + (1.0% value in excess of \$300,000) Min. Fee incl. GST: \$5,337.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$12,337.00 + (0.4% value in excess of \$1 million) Min. Fee incl. GST: \$12,337.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$16,337.00 + (0.3% value in excess of \$2 million) Min. Fee incl. GST: \$16,337.00	N
Value of works greater than \$5 million	\$25,337.00	N
Operational works not associated with the Planning Act 2016	100% of fees as per Schedule 12, Part 12.B Works Inspection Fees	N
Earthworks and works on a private asset	50% of fees as per Schedule 12, Part 12.B Works Inspection Fees (excluding when the minimum fee is applicable). Min. Fee incl. GST: \$417.00	N
Reinspection	\$417.00	N

Where works were unprepared/unsatisfactory at initial inspection. Fee is payable prior to the inspection taking place. Fee is applicable per request for reinspection.

Name	Year 24/25 Fee (incl. GST)	GST
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3. PRESCRIBED TIDAL WORKS

Prescribed tidal works	Price on application	N
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4. INFRASTRUCTURE AGREEMENTS

Infrastructure agreements	Price on application	N
The above fee is not applicable for trunk infrastructure.		

5. ADVERTISING DEVICES

Refer to Townville City Plan - Part 9.3.1.3 Development Codes for definitions and examples of lower, intermediate, and higher impact advertising devices.

The fees for advertising devices below is inclusive of up to 3 signs, charged at the highest device type (e.g. if you have 2 x Lower Signs and 1 x Intermediate, the applicable fee will be calculated at the intermediate sign rate). Over and above 3 signs, each sign thereafter will be charged an additional fee to the base fee, as per below.

Lower impact advertising devices	\$556.00	N
Intermediate impact advertising devices	\$834.00	N
Higher impact advertising devices	\$1,112.00	N
For each additional sign over and above the base 3 signs add	\$278.00	N

6. CLEARING OF VEGETATION

Clearing of vegetation	Price on application	N
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Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 13 - COMPLIANCE ASSESSMENT

SCHEDULE 13 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$139.00.

PAYMENT OF CHARGES

Payment of charges such as infrastructure charges, works inspection fees, and charges relating to the lodgement of survey plans (other than fast track survey plan applications) and associated documents can not be placed on accounts held with council. These charges must be paid at time of lodgement.

REFUND OF FEES

If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au.

PROPERLY MADE APPLICATIONS

As part of the process of deeming an application properly made under the *Planning Act 2016 – s.51* and/or the *Economic Development Act 2012 – s.82 (c)*, the required fee must accompany any development application.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed “Price on Application” and supplied at the sole discretion of Council.

NON-PROFIT ORGANISATIONS AND GOVERNMENT FUNDED COMMUNITY DEVELOPMENT

Pursuant to the *Planning Regulation 2017 s.38*, non-profit organisations and government funded community development attract a 50% discount of the fee that would be payable for a prescribed development application assessed under the *Planning Act 2016*.

TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

For applications assessed within this Priority Development Area, an additional fee may be prescribed by the Minister for Economic Development Queensland (MEDQ) for costs incurred by the state for assessing state interests. Townsville City Council will be advised by MEDQ, in writing, of any additional fees. Council will then notify the applicant of these fees and will require payment before the application can be deemed property made under s.82(1)(c). Fees imposed by MEDQ cannot paid via an account with council and need to be paid in full to be considered properly made. All fees levied by MEDQ are in addition to the assessment fees levied per this schedule of fees and charges.

ECONOMIC DEVELOPMENT ACT 2012

The Minister for Economic Development Queensland (MEDQ) has delegated assessment powers under the *Economic Development Act 2012 s.169 (h)* to the Townsville City Council for development activity defined within the Townsville City Waterfront Priority Development Scheme, Schedule 5, Area A. The fees and charges described in this document are applicable to development within this defined area and any references to the *Sustainable Planning Act 2009* and *Planning Act 2016* will be replaced with the relevant section of the *Economic Development Act 2012*.

SCHEDULE 13 - COMPLIANCE ASSESSMENT [continued]

For further information on the Townsville City Waterfront Priority Development Area please refer to <https://www.townsville.qld.gov.au/building-planning-and-projects/council-projects/priority-development-area>.

OPERATIONAL WORKS, COMPLIANCE ASSESSMENT AND WORKS INSPECTION CALCULATION OF FEES

Fees for assessment and inspection (other than advertising devices) 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 as required.

For landscaping works, estimates can be accepted from a registered landscape architect or by the lodgement of a detailed quotation from a licensed landscape contractor. Detailed quotation must be inclusive of GST..

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 council asset, the fees are equivalent to 100% of the operational works fee. These generally include:

- Sewerage infrastructure;
- Roads and associated infrastructure;
- Water infrastructure;
- Stormwater infrastructure;
- Works triggered by a cultural heritage overlay;
- Levee construction;
- Landscaping;
- Other operational works as prescribed by the *Planning Act 2016* and/or *Planning Regulation 2017*.

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

- Works not associated with the *Planning Act 2016* and/or *Planning Regulation 2017*.

Fees for the following are calculated at 50% of the fee (excluding when the minimum fee is applicable):

- Earthworks not associated with any works listed above;
- Works undertaken on a private asset as shown in the examples below.

Where an application contains a combination of works of private assets and those that are or will become council assets, the cost of works provided must be broken down into categories of works for council assets and works for private assets.

If the differentiation between council assets and private assets is not provided on the estimate of costs, the fee will be charged at 100% of operational works fee.

CALCULATION OF FEES FOR OPERATIONAL WORKS AND COMPLIANCE ASSESSMENT AND WORK INSPECTION EXAMPLES

EXAMPLE A, FEE CALCULATION FOR WORK BEING UNDERTAKEN ON A COUNCIL ASSET ONLY:

The [estimated] cost of works is \$500,000:

As this is a council asset, the fee is 100% of the calculated fee.

a. The fee applying to all works up to \$300,000 = \$8,712

b. For the \$200,000 portion of the cost of works above \$300,000, the is 1.5% of this amount = \$3,000

Total operational works fee is 100% x (a+b) = \$11,712

EXAMPLE B, FEE CALCULATION FOR WORKS BEING UNDERTAKEN ON A PRIVATE ASSET ONLY:

The [estimated] cost of works is \$500,000.

SCHEDULE 13 - COMPLIANCE ASSESSMENT [continued]

As this is a private asset, the fee is 50% of the calculated fee.

a. the fee applying to all works up to \$300,000 = \$8,712

b. For the \$200,000 portion of the cost of works at or above \$300,000, the fee is 1.5% of this amount = \$3,000.

Total operational works fee is 50% x (a+b) = \$5,856

EXAMPLE C, FEE CALCULATION FOR WORKS BEING UNDERTAKEN ON A COMBINATION OF COUNCIL-OWNED AND PRIVATE ASSET ONLY:

The [estimated] cost of works is \$500,000.

The cost of works for the council asset is \$200,000, and the cost of works for the private asset is \$300,000.

In this scenario, for the basis of working out the operational works fee, the cost of works for private assets is halved before calculating the fee, as shown in (b).

a. Council assets: \$200,000

b. Private assets: \$300,000 x 50% = \$150,000

c. The fee applying to all works up to \$300,000 = \$8,712

d. The fee for the remaining \$50,000 is 1.5% of this amount \$750

The cost of works for determining the operational works fee is (a+b) = \$350,000.

Total operational works fee is c+d = \$9,462

- The following are not subject to a fee:
- For construction plans;
 - First submission of "as constructed" plans (all others will incur a fee);
 - First submission of quality assurance documents (all others will incur a fee);
 - Street lighting, electrical plans and underground works (where the cost of these works are included in the associated operational works application);
 - Pavement design (where the cost of these works are included in the associated operational works application).

PART 13.A - COMPLIANCE ASSESSMENT

1. APPLICATION FOR A COMPLIANCE CERTIFICATES

In accordance with the *Sustainable Planning Act 2009*.

The estimated value of works will be used for the determination of the applicable fee at the time of lodgement.

Value of works not exceeding \$10,000 (minimum fee)	\$1,112.00	N
Equal to or greater than \$10,000 and less than \$80,000	\$1,112.00 + (3.0% value in excess of \$10,000)	N
	Min. Fee incl. GST: \$1,112.00	
Value of works equal to or greater than \$80,000 and less than \$300,000	\$3,212.00 + (2.5% value in excess of \$80,000)	N
	Min. Fee incl. GST: \$3,212.00	

Name	Year 24/25 Fee (incl. GST)	GST
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1. APPLICATION FOR A COMPLIANCE CERTIFICATES [continued]

Value of works equal to or greater than \$300,000 and less than \$1 million	\$8,712.00 + (1.5% value in excess of \$300,000) Min. Fee incl. GST: \$8,712.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$19,212.00 + (1.0% value in excess of \$1 million) Min. Fee incl. GST: \$19,212.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$29,212.00 + (0.7% value in excess of \$2 million) Min. Fee incl. GST: \$29,212.00	N
Value of works greater than \$5 million	\$50,212.00	N
Earthworks and works on a private asset	50% of the fee quoted per Schedule 13, Part 13.A Compliance Assessment Fees (excluding when the minimum fee is applicable). Min. Fee incl. GST: \$1,112.00	N
Pavement design	\$278.00	N
Where not submitted as part of an operational works application.		
Resubmitted as constructed plans	\$278.00	N
Resubmitted quality assurance documents	\$278.00	N

2. WORKS INSPECTION FEES

Inspection of works in accordance with the compliance certificate. The final value of works will be used for the determination of the applicable fee payable at the time of accepting the works "on maintenance" or "final completion".

Value of works not exceeding \$10,000 (minimum fee)	\$417.00	N
Equal to or greater than \$10,000 and less than \$80,000	\$417.00 + (2.0% value in excess of \$10,000) Min. Fee incl. GST: \$417.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$1,817.00 + (1.6% value in excess of \$80,000) Min. Fee incl. GST: \$1,817.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$5,337.00 + (1.0% value in excess of \$300,000) Min. Fee incl. GST: \$5,337.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$12,337.00 + (0.4% value in excess of \$1 million) Min. Fee incl. GST: \$12,337.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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2. WORKS INSPECTION FEES [continued]

Value of works equal to or greater than \$2 million and less than \$5 million	\$16,337.00 + (0.3% value in excess of \$2 million) Min. Fee incl. GST: \$16,337.00	N
Value of works greater than \$5 million	\$25,337.00	N
Earthworks and works on a private assets	50% of the fee quoted per Schedule 13, Part 13.A Compliance Assessment Works Inspection Fees (excluding when the minimum fee is applicable). Min. Fee incl. GST: \$417.00	N
Reinspection	\$417.00	N
Where works were unprepared/unsatisfactory at initial inspection. Fee is payable prior to the inspection taking place. Fee is applicable for 1 inspection only.		

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 14 - MISCELLANEOUS INFRASTRUCTURE

SCHEDULE 14 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

REFUND OF FEES

If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed "Price on Application" and supplied at the sole discretion of Council.

PART 14.A - TRANSPORT AND STORMWATER FEES

1. ROAD WORKS PERMIT

Property access - Self assessable compliance fee for single detached dwelling	\$91.50	N
New Greenfield Estates		
Property access - Single detached dwelling, multiple dwelling, commercial, and industrial	\$400.00	N
Other work in a road reserve not triggered by planning scheme	As per Schedule 12, Part 12.B	N
Works in a road reserve - placing hoarding, scaffolding, gantries in road reserve	\$400.00	N
Hoarding approval for placement on a road reserve. Includes scaffolding and gantries		
Reserved parking spaces [per day/per bay]	\$0.00	N
Change of applicant	\$87.90	N

2. PRELIMINARY INVESTIGATIONS OF ROAD CLOSURE

Preliminary investigations of road closure	\$108.50	N
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SCHEDULE 15 - HYDRAULIC SERVICES

SCHEDULE 15 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

REFUND OF FEES

Applicants may request a fee refund when withdrawing a permit work application for plumbing and drainage work. The refund amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded. Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au .

Please note: The fees for copies of plans and certificates are non-refundable whether a record is available or not.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed “Price on Application” and supplied at the sole discretion of Council.

RE-INSPECTION FEE

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

- The responsible person 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 responsible person is required to re-book the inspection due to non-compliant work (including Form 4 audits);
- The responsible person fails to cancel an inspection when works are incomplete.

AFTER HOUR INSPECTIONS

Hydraulic Services operates on business days from 7.30am to 4.00pm. Inspections outside of these hours will attract an afterhours inspection fee. The fee is to be paid prior to council accepting the booking and is subject to staff availability.

PART 15.A - PLUMBING AND DRAINAGE ADMINISTRATIVE FEES

1. MISCELLANEOUS FEES

Reinspection fee	\$160.00	N
Afterhours inspection fee	\$480.00	N
2 hours or part thereof (subject to availability).		
Backflow annual registration fee (per device)	\$50.00	N
Consultancy Fee (per hour)	No charge	Y
Expired permit (minimum fee + inspection fee)	\$275.00	N

2. RECORD SEARCH FEES

Copies of electronic plumbing records (each)	\$39.00	N
Includes Form 17, Form 18 and Form 19.		
Copies of residential as-constructed drainage plans	\$39.00	N
Single class 1a and 10 only.		

Name	Year 24/25 Fee (incl. GST)	GST
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2. RECORD SEARCH FEES [continued]

Copies of commercial as-constructed drainage plans (First 5 sheets only)	\$66.00	N
Multi-unit developments, community title properties, Building Class 2 - 9.		
Copies of commercial as-constructed drainage plans (6 sheets or more)	Price on application	N
Multi-unit developments, community title properties, Building Class 2 - 9.		
Fast-Tack as-constructed drainage plan request	\$120.00	N
All building classes (residential and commercial).		
Copies of plumbing and drainage records	\$150.00	N
Includes copies of as-constructed plans, permits, inspection certificates and final inspection certificate.		
Copies of plumbing and drainage records and inspectors report	\$260.00	N
Includes copies of all plumbing records, plus a copy of pre-treatment device and backflow registers (if applicable) and electronic inspectors report.		
Copies of property pre-treatment device register (each register)	\$66.00	N
Backflow Register, Trade Waste Registered Devices.		

3. PHOTOCOPYING CHARGES

Photocopying charges – A4 copy (per page)	\$1.00	N
Photocopying charges – A3 copy (per page)	\$1.70	N
Photocopying charges – A2/A1 copy (per page)	\$6.50	N
Photocopying charges – A0 copy (per page)	\$14.10	N

PART 15.B - FAST-TRACK PERMIT FEES

1. MINOR FAST-TRACK WORK

Construction of factory built transportable/relocatable building and bathroom POD/seal-off (concealed pipework and fit-off inspections).

Application and inspection fee	\$378.00	N
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2. RESIDENTIAL FAST-TRACK WORK

Single Class 1a dwelling house, dual occupancy, and secondary dwelling on a single sewered lot only.

Application assessment fee	\$75.00	N
Inspection Fee (rate per fixture)	\$130.00	N
See Councils website for a list of chargeable fixtures.		
Amended plans fee (minimum fee)	\$155.00	N
The inspection fee (rate per fixture) is applicable for each new additional fixture in addition to this fee.		
Request to extend the term of the permit	\$155.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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PART 15.C - SEWERED PERMIT FEES

1. SEWERED PERMIT WORK

All classes of buildings within the TCC sewerage infrastructure area.

Residential application assessment fee	\$315.00	N
A single Class 1a and 10a structures only on a single lot.		
Minor commercial application assessment fee (1 to 5 fixtures and private services)	\$795.00	N
See Councils website for a list of chargeable fixtures.		
Major commercial application assessment fee (6 fixtures or more)	\$1,300.00	N
See Councils website for a list of chargeable fixtures.		
Inspection fee (rate per fixture)	\$130.00	N
See Councils website for a list of chargeable fixtures.		
Sub water meter fee (rate per sub water meter)	\$10.00	N
Private services (Water 100mm & above, Sewer 150mm & above. Rate/meter)	\$3.00	N
When installed separately to the building works.		
Assessment performance solution	\$550.00	N
Amended plans fee	\$550.00	N
Request to extend the term of the permit	\$155.00	N

PART 15.D - UNSEWERED PERMIT FEES

1. UNSEWERED PERMIT WORK

All classes of buildings outside the TCC sewerage infrastructure area.

Residential application assessment fee	\$476.00	N
A single Class 1a and 10a structures only on a single lot.		
Minor commercial application assessment fee (1 to 5 fixtures and private services)	\$931.00	N
See Councils website for a list of chargeable fixtures.		
Major commercial application assessment fee (6 fixtures or more)	\$1,435.00	N
See Councils website for a list of chargeable fixtures.		
Inspection fee (rate per fixture)	\$130.00	N
See Councils website for a list of chargeable fixtures.		
Sub water meter fee (rate per sub water meter)	\$10.00	N
Private services (Water 100mm & above, Sewer 150mm & above. Rate/meter)	\$3.00	N
When installed separately to the building works.		
Replacement of on-site sewerage facility	\$820.00	N
Including relocation/upgrade of trenches or land application area.		
On-site sewerage concurrency fee	\$340.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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1. UNSEWERED PERMIT WORK [continued]

Conversion/decommission on-site treatment plant	\$500.00	N
Includes assessment, drainage, and final inspection only. No new fixtures.		
Assessment performance solution	\$550.00	N
Amended floor plans fee	\$155.00	N
Amended site and soil evaluation plans fee	\$550.00	N
Request to extend the term of the permit	\$155.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 16 - TRADE WASTE

SCHEDULE 16 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

REFUND OF FEES

Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed "Price on Application" and supplied at the sole discretion of Council.

PART 16.A - TRADE WASTE APPLICATION FEES

Category two customers are classed as an industrial trade waste customer. Category one customers are classed as commercial operators.

Administrative charges for initial application approval or an amendment to existing approval - Category 2 customers only	By quotation	N
Administration officer [per hour] - category 2 customers only	\$81.90	N
Plumbing inspector [per hour] - category 2 customers only	\$100.50	N
Senior plumbing inspector [per hour] - category 2 customers only	\$107.00	N
Administrative charges for initial application approval or an amendment to existing approval - Category 1 customers only	\$223.50	N

PART 16.B - NON COMPLIANCE INSPECTION AND ANALYSIS FEES

Inspections	\$197.50	N
Analytical tests	Full cost of laboratory charges. Refer to Schedule 31 Laboratory Services	N

PART 16.C - ANNUAL SEWER LOADING CHARGES

This fee will be levied annually on a pro-rata basis against a liquid trade waste discharge with inadequate or no pre-treatment device installed.

1000L grease trap - 8 week service frequency	\$2,820.00	N
1000L grease trap - 13 week service frequency	\$1,735.00	N
2000L grease trap - 8 week service frequency	\$5,630.00	N
2000L grease trap - 13 week service frequency	\$3,465.00	N
1000L hold tank - 8 week service frequency	\$4,490.00	N
1000L hold tank - 13 week service frequency	\$2,765.00	N
2000L hold tank - 8 week service frequency	\$7,310.00	N

Name	Year 24/25 Fee (incl. GST)	GST
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PART 16.C - ANNUAL SEWER LOADING CHARGES [continued]

2000L hold tank - 13 week service frequency	\$4,495.00	N
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PART 16.D - SERVICE FREQUENCY EXTENSION REQUEST CHARGE (PER SAMPLE)

Grease trap [per sample]	\$359.50	N
Oil separator [per sample]	\$313.00	N

PART 16.E - SEPTAGE DISPOSAL (SELECTED TREATMENT PLANTS ONLY)

Prices are for quotes on normal terrain and do not include variations due to difficulties on site.

Septage disposal - each 6,000 litres or part thereof	\$1,080.00	N
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Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 17 - BUILDING ASSESSMENT SERVICES

SCHEDULE 17 POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to 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.

REFUND OF FEES

Requests for a refund of fees is to be made in writing to developmentassessment@townsville.qld.gov.au. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded.

OTHER SERVICES/INFORMATION

Applications and or requests made to Planning and Development for services or information other than specifically listed will be deemed "Price on Application" and supplied at the sole discretion of Council.

PART 17.A - BUILDING ASSESSMENT AND INSPECTION SERVICES

1. FINALISATION OF AN EXISTING TOWNSVILLE CITY COUNCIL BUILDING APPLICATION (DOMESTIC)

Finalisation of application	\$197.00	N
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.		
Inspection fees to finalise application [per inspection]	Price on application	N

2. AMENDED PLANS/AMENDED DOCUMENTS (DOMESTIC)

Assessment of amended plans	Price on application	N
Assessment of amended documentation	Price on application	N
Extension of building approval period	\$164.00	N

3. ASSESSMENT OF A NEW BUILDING APPLICATION OR DISCONTINUED PRIVATE CERTIFIER APPLICATION (DOMESTIC)

Administration fee	\$380.00 + panel provider fee Min. Fee incl. GST: \$380.00	Y
This fee relates to building applications that will be referred to council's appointed panel of providers for assessment and inspection. Notes: Additional fees will be charged for the assessment by the appointed external provider.		

4. FINALISATION OF AN EXISTING TOWNSVILLE CITY COUNCIL BUILDING APPLICATION (COMMERCIAL)

Finalisation of application	\$197.00	N
These fees relate to the finalisation of building applications still subject to council's assessment and inspection processes.		
Inspection fees to finalise application [per inspection]	Price on application	N

Name	Year 24/25 Fee (incl. GST)	GST
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5. AMENDED PLANS/AMENDED DOCUMENTS (COMMERCIAL)

Assessment of an amended plans	Price on application	N
Assessment of amended documentation	Price on application	N
Extension of building approval period	\$164.00	N

6. ASSESSMENT OF A NEW BUILDING APPLICATION OR DISCONTINUED PRIVATE CERTIFIER APPLICATION (COMMERCIAL)

Administration fee	\$380.00 + panel of provider fee Min. Fee incl. GST: \$380.00	Y
<p>This fee relates to building applications that will be referred to council's appointed panel of providers for assessment and inspection.</p> <p>Notes: Additional fees will be charged for the assessment by the appointed external provider.</p>		

7. REQUEST FOR CERTIFICATE OF CLASSIFICATION

Request for certificate of classification, Issue of certificate of classification	Price on application	N
For particular buildings built before 30 April 1998.		

PART 17.B - BUDGET ACCOMMODATION BUILDING

1. FIRE SAFETY IN PARTICULAR BUDGET ACCOMMODATION BUILDINGS

Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one referral).

This fee relates to requests from property owners for budget accommodation buildings to be inspected for compliance with the *Building Act 1975*, s.220.

Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one [1] referral) - base fee	\$2,720.00	Y
Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one [1] referral) - panel of provider's fee in addition to base fee	As per panel of provider's quote	Y
Notes: Additional fees will be charged for the assessment by the appointed external provider (price on application).		

Name	Year 24/25 Fee (incl. GST)	GST
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SCHEDULE 18 - FLOOD, WATER, AND SEWER MODELLING SERVICES

PART 18.A - FLOOD MODELLING SERVICES

1. SUPPLY OF BASELINE FLOOD MODEL (HYDROLOGICAL AND HYDRAULIC MODELS)

Per each flood study area.

Between one [1] and four [4] flood study areas	\$5,690.00	Y
Between five [5] and nine [9] flood study areas	\$5,110.00	Y
Between ten [10] and nineteen [19] flood study areas	\$4,655.00	Y
Twenty [20] or more flood study areas	Price on application	Y

2. SUPPLY OF BASELINE HYDROLOGICAL MODEL (ONLY)

Per each flood study area.

Between one [1] and four [4] flood study areas	\$910.00	Y
Between five [5] and nine [9] flood study areas	\$797.00	Y
Between ten [10] and nineteen [19] flood study areas	\$684.00	Y
Twenty [20] or more flood study areas	Price on application	Y

3. SUPPLY OF 2D RESULTS AS ESRI FILE GDB RASTER

Per each flood study area.

Between one [1] and four [4] flood study areas	\$910.00	Y
Between five [5] and nine [9] flood study areas	\$797.00	Y
Between ten [10] and nineteen [19] flood study areas	\$684.00	Y
Twenty [20] or more flood study areas	Price on application	Y

4. SUPPLY OF 2D RESULTS AS ASCII RASTER

Per each flood study area.

Between one [1] and four [4] flood study areas	\$1,820.00	Y
Between five [5] and nine [9] flood study areas	\$1,590.00	Y
Between ten [10] and nineteen [19] flood study areas	\$1,365.00	Y
Twenty [20] or more flood study areas	Price on application	Y

5. SUPPLY OF 2D RESULTS AS OTHER FORMAT

Per each flood study area.

Between one [1] and four [4] flood study areas	Price on application	Y
Between five [5] and nine [9] flood study areas	Price on application	Y
Between ten [10] and nineteen [19] flood study areas	Price on application	Y
Twenty [20] or more flood study areas	Price on application	Y

Name	Year 24/25 Fee (incl. GST)	GST
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6. BASE-LINE FLOOD STUDY GIS DATA (CATCHMENTS, SOURCE POINTS, RAIN ON GRID EXTENTS)

Per each flood study area.

Between one [1] and four [4] flood study areas	\$1,820.00	Y
Between five [5] and nine [9] flood study areas	\$1,590.00	Y
Between ten [10] and nineteen [19] flood study areas	\$1,365.00	Y
Twenty [20] or more flood study areas	Price on application	Y

7. SUPPLY OF RESULTS IN RAW DFS2 OR WATERRIDE FORMAT

Per each flood study area.

Between one [1] and four [4] flood study areas	\$910.00	Y
Between five [5] and nine [9] flood study areas	\$797.00	Y
Between ten [10] and nineteen [19] flood study areas	\$687.00	Y
Twenty [20] or more flood study areas	Price on application	Y

PART 18.B - WATER MODELLING SERVICES

1. BOUNDARY CONDITIONS - WATER

Boundary conditions model - water	\$588.00	Y
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2. NETWORK MODEL - WATER

Network model - water - supply of model data files	\$2,110.00	Y
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PART 18.C - SEWER MODELLING SERVICES

1. BOUNDARY CONDITIONS - SEWER

Boundary conditions model - sewer	\$588.00	Y
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2. NETWORK MODEL - SEWER

Network model - sewer - supply of model data files	\$2,110.00	Y
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SCHEDULE 19 - WATER AND SEWERAGE CONNECTION CHARGE

SCHEDULE 19 POLICIES

These charges recover the capital costs of trunk water and sewer infrastructure for non-assessable development (e.g., existing dwelling house outside of the service area but in close proximity) at the time of requesting council to connect them to the network.

Connections from outside of the planned service area are to demonstrate why they should be included in the service area, the ability to be serviced to the required standards, the effect on service allocations to other existing and future users in the planned service area,and why such allocations should be diverted to the lot.

These charges are only applicable once council has approved a connection can be made.

These charges are additional to the charge that council would levy for the construction of the connection works and is separate to any fee council would require to consider an application for such connection.

OTHER USES CHARGE CALCULATION

All uses other than dwelling house (3 or more bedrooms on lots >500m2) may require derivation of equivalency in the calculation of the charge.

CHARGE AREAS REFERENCE

Refer to the residential charge area map in council's current infrastructure Charges Resolution per the following link:
<https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/the-application-process/infrastructure-charges>

PART 19.A WATER AND SEWERAGE CONNECTION CHARGES

1. SERVICE AREA A - FULLY SERVICED URBAN AREA

Water connection (single dwelling house)	\$10,479.00	N
Sewer connection (single dwelling house)	\$10,412.00	N

2. SERVICE AREA B - URBAN AREA WITHOUT SEWER

Water connection (single dwelling house)	\$11,629.00	N
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3. SERVICE AREA C1 - TOOMULLA (AREAS ON SEWER)

Water connection (single dwelling house)	\$5,463.00	N
Sewer connection (single dwelling house)	\$22,952.00	N

4. SERVICE AREA C2 - TOOMULLA (WATER, NO SEWER)

Water connection (single dwelling house)	\$11,914.00	N
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5. SERVICE AREA D - URBAN FRINGES ON WATER NO SEWER

Water connection (single dwelling house)	\$11,782.00	N
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Name	Year 24/25 Fee (incl. GST)	GST
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6. SERVICE AREA E - RURAL AREA ON WATER

Water connection (single dwelling house)	\$11,914.00	N
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7. SERVICE AREA F - CUNGULLA (AREAS ON WATER)

Water connection (single dwelling house)	\$32,938.00	N
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8. SERVICE AREA G - PALUMA (AREAS ON WATER)

Water connection (single dwelling house)	\$26,551.00	N
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9. SERVICE AREA H - MAGNETIC ISLAND (URBAN AREAS ON SEWER)

Water connection (single dwelling house)	\$12,050.00	N
Sewer connection (single dwelling house)	\$16,435.00	N

10. SERVICE AREA I - MAGNETIC ISLAND (AREAS ON WATER BUT NO SEWER)

Water connection (single dwelling house)	\$23,754.00	N
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11. ALL OTHER USES

All other uses	Price on application	N
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SCHEDULE 20 - PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 20 POLICIES

GST EXEMPTION

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

BUILDING CLASSIFICATIONS

Where quoted all building classifications are as per the *Building Code of Australia*. Charges will be based on the classification stated on the decision notice. Where an application identifies two or more building classifications the applicable fee will be the higher of any identified classifications. Staged development lodgements on a property will attract a one-off payment if the estimated total value of works for all stages is given at first lodgement. Otherwise, fees will be charged for the lodgement of each subsequent stage.

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 <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/planning-guidelines-and-tools/application-lodgements-tols> . All other methods of lodgements will attract the applicable standard lodgement fee.

PART 20.A - PRIVATE CERTIFICATION LODGEMENT FEES

1. TOLS LODGEMENT FEE

All classes and demolitions.

TOLS lodgement fee	\$101.00	N
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2. STANDARD LODGEMENT FEE (ANY METHOD OTHER THAN TOLS)

Class 1 and 10	\$108.00	N
Class 2 to 9	\$186.00	N
Demolitions (all classifications)	\$108.00	N