

Welcome to the:

Infrastructure Charges Calculator

Townsville City Council



Version 21

For infrastructure charge notices raised between 1 July 2025 and 31 June 2026, as per council resolution dated 26 June 2024. Charges raised after 31 June 2025 will be subject to different calculator.

Council may use NOVOPLAN to calculate and administer infrastructure charges, in which case, this calculator would only be used for providing preliminary and non-binding advice, or as a comparative check.

This calculator is based on, but does not supersede the infrastructure charges resolution, and the relevant statutory provisions (adopted charges). The currency, accuracy and validity of the calculations, including the underlying assumptions and interpretations of resolutions, etc. are not guaranteed. In this respect, the user is referred to the actual resolution, associated regulations and provisions of the *Planning Act 2016* and any calculations and advice prepared by council.

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Instructions and notes

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General

1. The processing of infrastructure charges is moving towards being facilitated within Townsville City Council via NOVOPLAN
2. NOVOPLAN, infrastructure charge notices, invoices and other formal advice from council prevail where there is a discrepancy to this calculator.

At time of preparing an Infrastructure Charges Notice (ICN).

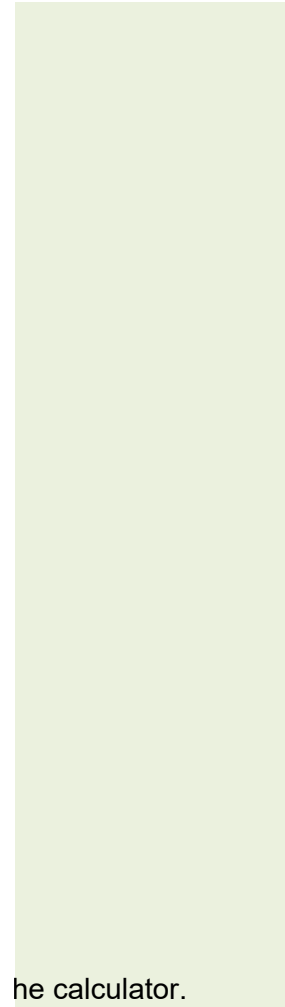
1. Ensure the calculator is relevant to the application (i.e., must be decided after 31 June 2025)
 - 2a. Use the 'Calculation' worksheet to enter relevant data (white spaces).
 - 2b. Where land uses identify 'FPA' in the Resolution charge rate, identify the 'equivalent use' (and equivalent size) in the next calculation line & continue
3. Service areas are indicated on the 'Map' worksheet, and can be seen in finer detail by service area maps of the local government infrastructure plan
4. Save the spreadsheet for later reference.

At time of payment

1. Retrieve the calculation file
2. Validate that the calculations correspond with the relevant infrastructure charge notice being paid
3. Check the calculation file is the latest sub-version (e.g., version 21 supersedes version 20.2)
4. If it is, enter **Payment date** in calculation worksheet to allow for inflationary adjustment.
5. If not, retrieve the latest sub-version of the calculator and re-calculate with the inflationary adjusted rates
6. Check for any infrastructure agreement concerning offsets and enter that information
7. Save the spreadsheet for record purposes.

Notes

1. Protection has been applied to non-input data cells.
2. Non-interfacing data worksheets have been hidden but can be viewed if required.
3. Please refer to the infrastructure charges resolution for further detail, or validation of calculations
4. The custodian will update the workbook to accommodate policy amendments, improvements and inflationary adjustments - be aware of the currency of the



he calculator.

Infrastructure Charge Calculation

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For development approvals decided
and subsequent payments between

1/7/25
and
1/7/25

and
30/6/26
and
30/6/26

THIS IS NOT THE CORRECT CALCULATOR FOR THE DECISION DATE
THIS IS NOT THE CORRECT CALCULATOR FOR THE PAYMENT DATE

1. Details

Item	Details
Name of applicant	Private Energy Partners
Development permit no.	MCJ25 0060
Address	128 Manton Quarry Road CALCLUM
Zoning	High Impact Industry Zone
Description	BESS & Substation development
Date permit application was properly made	1/5/25
Decision date	N/A
Payment date	N/A

2.

Location (see map)

Residential	Non-residential
J - Rural areas without water	F

Link to

3.

Indexation at time of payment

Item	Qtr	Index
PPAs	Mar 25	143.2
PPPs	Mar 25	143.2
Adjustment factor		1.000

3a. Statutory caps

For regime commenced Jul 24

Item	Index
Last published RBCI quarter	Jun 25
Smoothed RBCI for that quarter	145

4. Proposed land use

Consolidated Description	Unit	Quantity	At time of raising charge notice						
			Resolution rate (\$/unit Mar '25)	FPA rate (\$/unit Mar '25)	Prescribed Amount (\$/unit Jun '25)		Applicable rate (\$/unit Mar '25)	Applicable charge (\$ Mar '25)	
					Category	Cap			
Battery plant	Nl charge	1	-		Other uses		FPA	-	-
Substation	Nl charge	1	-		Other uses		FPA	-	-
High impact industry	m2 GFA	450	73.98		High impact industry or special industry		91.37	73.98	33,291
									33,291

At payment (Mar '26)			
Resolution or FPA rate (\$/unit)	Indexed Cap (\$/unit)	Applicable rate (\$/unit)	Applicable charge (\$)
-	FPA	-	-
-	FPA	-	-
73.98	91.37	73.98	33,291
			33,291

5. Credit land use

Consolidated Description	Unit	Quantity	At time of raising charge notice						
			Resolution rate (\$/unit Mar '25)	FPA rate (\$/unit Mar '25)	Prescribed Amount (\$/unit Jun '25)		Applicable rate (\$/unit Mar '25)	Applicable charge (\$ Mar '25)	
					Category	Cap			
									-

At payment (Mar '26)			
Resolution or FPA rate (\$/unit)	Indexed Cap (\$/unit)	Applicable rate (\$/unit)	Applicable charge (\$)
			-

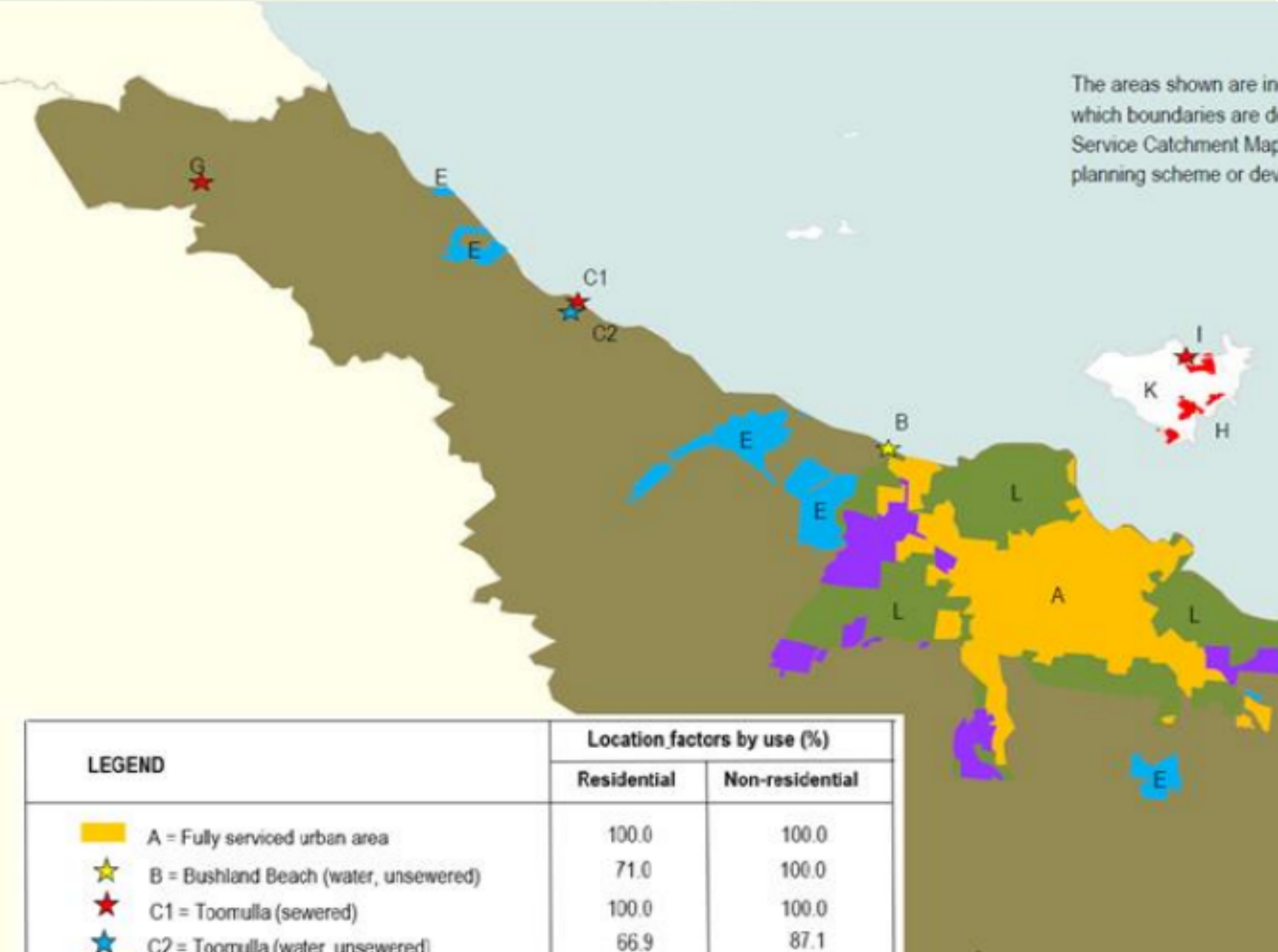
6 Net charge applicable

Proposed land use charges less Credit land use charges	At time of raising charge notice	33,291

At payment (Mar '26)	33,291

Service area map

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indicative of service area configurations, for
detailed in the planning scheme, SC3.6
ps. Where there is an inconsistency, the
development condition prevails.



	D = Urban fringe areas (water, unsewered)	68.3	100.0
	E = Non-urban areas (water, unsewered)	66.9	87.1
	F = Cungulla (water, unsewered)	100.0	100.0
	G = Paluma (water, unsewered)	100.0	100.0
	H = Magnetic Island (water, sewerred)	100.0	58.3
	I = Magnetic Island (water, unsewered)	77.8	46.7
	J = Rural areas (no water)	34.8	81.8
	K = Magnetic Island (no water)	24.3	39.7
	L = Urban fringe areas (no water)	36.3	100.0



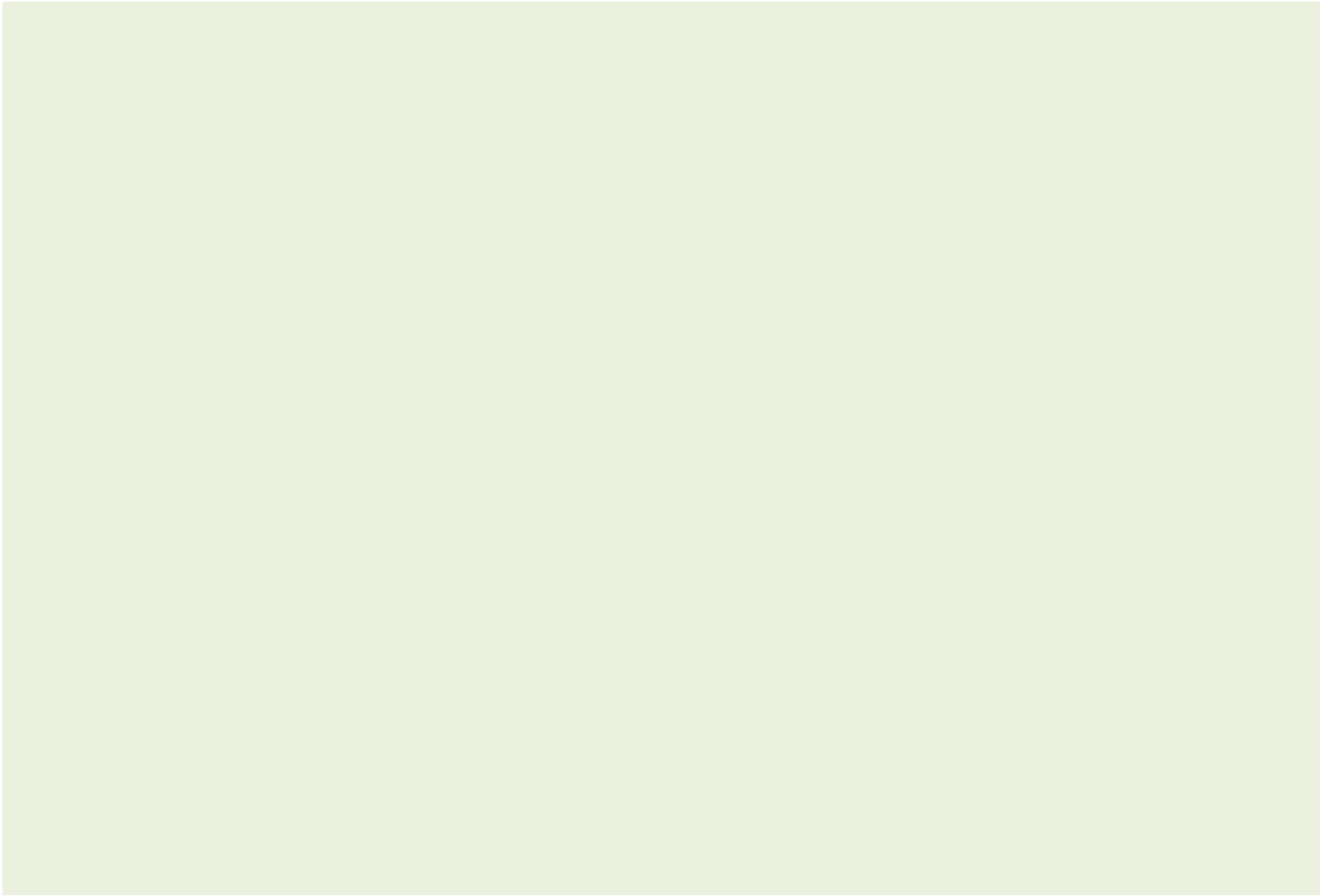


Service area and charge split assignment

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Location factors and unit demand costs

Service area (mainland unless noted otherwise)	Location		Location Factor (% of Base charge)	
	Res.	Non-res.	Res.	Non-res.
A - Fully serviced urban area	A	A1	100	100.0
B - Urban area without sewer	B	A1	71	100.0
C1 - Toomulla (areas on sewer)	C1	B	100	100.0
C2 - Toomulla (water, no sewer)	C2	E	66.9	87.1
D - Urban fringes on water but no sewer	D	A1	68.3	100.0
E - Rural areas on water	E	D	66.9	87.1
F - Cungulla (areas on water)	F	B	100	100.0
G - Paluma (areas on water)	G	C	100	100.0
H - Magnetic Island (urban areas on sewer)	H	A2	100	58.3
I - Magnetic Island (areas on water but no sewer)	I	G	77.8	46.7
J - Rural areas without water	J	F	34.8	81.8
K - Magnetic Island (areas with no water and no sewer)	K	H	24.3	39.7
L - Urban & urban fringe areas without water	L	A1	36.3	100.0
Notes:	Service areas & location factors as per the Charges Resolution. Factors should have changed but were incorrectly translated from a track change document.			



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[illegible]

Reference data

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Schd 2

Land uses

Schedule 2 - Base charges (10.6.25)

Consolidated description	Base Charge (\$Mar '25)	Unit
Adult Store	232.40	m2 GFA
Advertising device	-	Nil charge
Agricultural supplies store	159.23	m2 GFA
Air services	FPA	
Animal husbandry	-	Nil charge
Animal keeping (day care and long stay, dogs, or cats)	180.72	m2 GFA
Aquaculture	25.75	m2 GFA
Bar	258.16	m2 GFA
Battery plant	-	Nil charge
Brothel	476.42	m2 GFA
Bulk landscape supplies	180.72	m2 GFA
Car wash (auto.)	296,920.00	Wash bay
Car wash (self-serve)	58,583.00	Wash bay
Car wash (mini tunnel)	395,612.00	Tunnel
Car wash (auto, 50% re-use)	141,351.00	Wash bay
Car wash (self-serve, 50% re-use)	23,497.00	Wash bay
Car wash (mini tunnel, 50% re-use)	164,744.00	Tunnel
Caretaker's accommodation (dwelling, 1 bedroom)	25,818.89	Dwelling
Caretaker's accommodation (dwelling, 2 bedroom)	25,818.89	Dwelling
Caretaker's accommodation (dwelling, 3 or more bedrooms)	36,147.83	Dwelling
Cemetery	-	Nil charge
Childcare centre	180.72	m2 GFA
Club	90.44	m2 GFA
Community care centre	180.72	m2 GFA
Community residence (1 bedroom suite)	25,819.89	Suite
Community residence (2 bedroom suite)	25,819.89	Suite

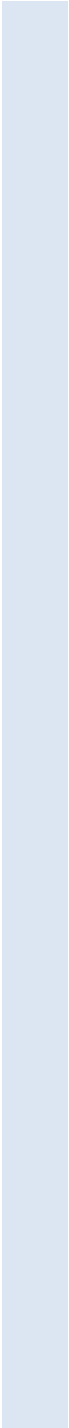
Qtr	Base	Indexed
	Jul-24	Jun-25
RBCI Smoothed	136.8	145

Prescribed caps (1.7.24)

Regulated cap category	Prescribed Amount (\$ Jul '24)	Prescribed Amount (\$ Jun '25)	Category	Flag if charge exceeds cap
Commercial (retail)	221.50	234.78	Other	-
Minor uses	-	-	Other	-
Commercial (bulk goods)	172.25	182.57	Other	-
Other uses	FPA	FPA	Other	-
Low impact rural	-	-	Other	-
Other uses	FPA	FPA	Other	-
High impact rural	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Commercial (bulk goods)	172.25	182.57	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Residential uses	24,609.00	26,084	Residential & accommodation	-
Residential uses	24,609.00	26,084	Residential & accommodation	-
Residential uses	34,453	36,517.79	Residential & accommodation	-
Minor uses	-	-	Other	-
Educational facility	172.25	182.57	Other	-
Places of assembly	86.20	91.37	Other	-
Educational facility	172.25	182.57	Other	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-

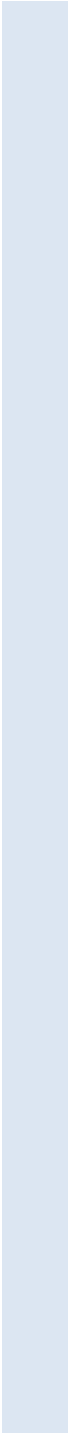
Community residence (3 or more bedroom suite)	36,147.83	Suite
Community residence (bedroom non-suite)	25,819.89	Bedroom
Community use	90.44	m2 GFA
Crematorium	285.85	m2 GFA
Cropping	-	Nil charge
Detention facility	180.72	m2 GFA
Dual occupancy (1 bedroom)	25,819.89	Dwelling
Dual occupancy (2 bedroom)	25,819.89	Dwelling
Dual occupancy (3 or more bedrooms)	36,147.83	Dwelling
Dwelling house (1 or 2 bedroom)	25,819.89	Dwelling
Dwelling house (3 or more bedrooms on lots)	36,147.83	Dwelling
Dwelling unit (1 bedroom)	25,819.89	Dwelling
Dwelling unit (2 bedroom)	25,819.89	Dwelling
Dwelling unit (3 or more bedrooms)	36,147.83	Dwelling
Educational establishment	180.72	m2 GFA
Emergency services	180.72	m2 GFA
Environmental facility	FPA	
Extractive industry	0.78	Tonnes p.a.
Food and drink outlet	232.40	m2 GFA
Function facility	90.44	m2 GFA
Funeral parlour	90.44	m2 GFA
Garden centre	169.37	m2 GFA
Hardware and trade supplies	180.72	m2 GFA
Health care services	180.72	m2 GFA
High impact industry	90.44	m2 GFA
Home based business	-	Nil charge
Hospital	180.72	m2 GFA
Hotel (accommodation 1 bedroom suite)	12,909.86	Suite
Hotel (accommodation 2 bedroom suite)	12,909.86	Suite
Hotel (accommodation 3 or more bedroom suite)	18,073.78	Suite
Hotel (accommodation bedroom non-suite)	12,909.86	Bedroom
Hotel (non-accommodation)	258.16	m2 GFA
Indoor sport and recreation (court and non court areas)	25.75	m2 GFA
Intensive animal husbandry	25.75	m2 GFA
Intensive horticulture	25.75	m2 GFA
Landing	-	Nil charge
Low impact industry	64.53	m2 GFA
Major electricity infrastructure	FPA	
Major sport, recreation and entertainment facility	FPA	
Marine industry	64.53	m2 GFA

Accommodation (long-term)	34,453	36,517.79	Residential & accommodation	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Places of assembly	86.20	91.37	Other	-
Other uses	FPA	FPA	Other	-
Low impact rural	-	-	Other	-
Essential services	172.25	182.57	Other	-
Residential uses	24,609.00	26,084.10	Residential & accommodation	-
Residential uses	24,609.00	26,084.10	Residential & accommodation	-
Residential uses	34,453	36,517.79	Residential & accommodation	-
Residential uses	24,609.00	26,084.10	Residential & accommodation	-
Residential uses	34,453	36,517.79	Residential & accommodation	-
Residential uses	24,609	26,084.15	Residential & accommodation	-
Residential uses	24,609	26,084.15	Residential & accommodation	-
Residential uses	34,453	36,517.79	Residential & accommodation	-
Educational facility	172.25	182.57	Other	-
Essential services	172.25	182.57	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Commercial (retail)	221.50	234.78	Other	-
Places of assembly	86.20	91.37	Other	-
Places of assembly	86.20	91.37	Other	-
Commercial (bulk goods)	172.25	182.57	Other	-
Commercial (bulk goods)	172.25	182.57	Other	-
Essential services	172.25	182.57	Other	-
High impact industry or special industry	86.20	91.37	Other	-
Minor uses	-	-	Other	-
Essential services	172.25	182.57	Other	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	17,226.20	18,258.76	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Entertainment	246.05	260.80	Other	-
Indoor sport and recreation	24.55	26.02	Other	-
High impact rural	24.55	26.02	Other	-
High impact rural	24.55	26.02	Other	-
Minor uses	-	-	Other	-
Other industry	61.50	65.19	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other industry	61.50	65.19	Other	-



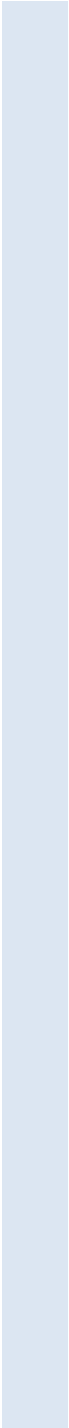
Market	-	Nil charge
Medium impact industry	64.53	m2 GFA
Motor sport facility	FPA	
Multiple dwelling (1 bedroom)	25,819.89	Dwelling
Multiple dwelling (2 bedroom)	25,819.89	Dwelling
Multiple dwelling (3 or more bedrooms)	36,147.83	Dwelling
Nature based tourism	FPA	
Nightclub	258.16	m2 GFA
Office	180.72	m2 GFA
Outdoor sales	180.72	m2 GFA
Outdoor sport and recreation	FPA	
Outstation	FPA	
Park	-	Nil charge
Parking station	FPA	
Party house (1 bedroom suite)	12,909.86	Suite
Party house (2 bedroom suite)	12,909.86	Suite
Party house (3 or more bedroom suite)	18,073.78	Suite
Party house (bedroom non-suite)	12,909.86	Bedroom
Permanent plantation	-	Nil charge
Place of worship	90.44	m2 GFA
Port services (ferry terminal)	4,025.76	m2 GFA
Relocatable home park (1 or 2 bedroom dwelling site)	24,196.00	Site
Relocatable home park (3 or more bedroom dwelling site)	33,874.00	Site
Renewable energy facility	FPA	
Research and technology industry	64.53	m2 GFA
Residential care facility	180.72	m2 GFA
Resort complex (accommodation, 1 bedroom suite)	FPA	Suite
Resort complex (accommodation, 2 bedroom suite)	FPA	Suite
Resort complex (accommodation, 3 or more bedroom suite)	FPA	Suite
Resort complex (accommodation, bedroom non-suite)	FPA	Bedroom
Resort complex (entertainment)	FPA	m2 GFA
Retirement facility (1 bedroom suite)	25,819.89	Suite
Retirement facility (2 bedroom suite)	25,819.89	Suite
Retirement facility (3 or more bedroom suite)	36,147.83	Suite
Retirement facility (bedroom non-suite)	16,141.50	Bedroom
Roadside stall	-	Nil charge
Rooming accommodation (1 bedroom suite)	25,819.89	Suite
Rooming accommodation (2 bedroom suite)	25,819.89	Suite
Rooming accommodation (3 or more bedroom suite)	36,147.83	Suite
Rural industry	64.53	m2 GFA

Minor uses	-	-	Other	-
Other industry	61.50	65.19	Other	-
Other uses	FPA	FPA	Other	-
Residential uses	24,609.00	26,084.10	Residential & accommodation	-
Residential uses	24,609.00	26,084.10	Residential & accommodation	-
Residential uses	34,453	36,517.79	Residential & accommodation	-
Other uses	FPA	FPA	Other	-
Entertainment	246.05	260.80	Other	-
Commercial (office)	172	182.57	Other	-
Commercial (bulk goods)	172.25	182.57	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Minor uses	-	-	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Residential & accommodation	-
Other uses	FPA	FPA	Residential & accommodation	-
Other uses	FPA	FPA	Residential & accommodation	-
Other uses	FPA	FPA	Residential & accommodation	-
Low impact rural	-	-	Other	-
Places of assembly	86.20	91.37	Other	-
Other uses	FPA	FPA	Other	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	34,453	36,517.79	Residential & accommodation	-
Other uses	FPA	FPA	Other	-
Other industry	61.50	65.19	Other	-
Essential services	172.25	182.57	Other	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	17,226.20	18,258.76	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Entertainment	246.05	260.80	Other	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	34,453	36,517.79	Residential & accommodation	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Minor uses	-	-	Other	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	24,609.05	26,084.15	Residential & accommodation	-
Accommodation (long-term)	34,453	36,517.79	Residential & accommodation	-
Other industry	61.50	65.19	Other	-



Rural worker's accommodation	FPA	
Sales office	180.72	m2 GFA
Service industry	232.40	m2 GFA
Service station	232.40	m2 GFA
Shop	232.40	m2 GFA
Shopping centre	232.40	m2 GFA
Short-term accommodation (1 bedroom suite)	12,909.86	Suite
Short-term accommodation (2 bedrooms suite)	12,909.86	Suite
Short-term accommodation (3 or more bedrooms suite)	18,073.78	Suite
Short-term accommodation (non-suite bedroom†)	12,909.86	Bedroom
Showroom	180.72	m2 GFA
Special industry	90.44	m2 GFA
Substation	-	Nil charge
Telecommunications facility	-	Nil charge
Theatre	258.16	m2 GFA
Tourist attraction	FPA	
Tourist park - cabin - 1 or 2 bedroom	12,906.86	Cabin
Tourist park - cabin - 3 or more bedrooms	18,093.78	Cabin
Tourist park - tent/van site - group of 1 or 2	12,906.86	Group of 1 or 2 sites
Tourist park - tent/van site - group of 3	18,093.78	Group of 3 sites
Transport depot (buses)	4,048.87	Bus
Transport depot (assoc. w/warehouse)	52,473.86	Ha site area
Transport depot (medium heavy vehicles)	184,273.80	Ha site area
Transport depot	FPA	
Utility installation	FPA	
Vacant lot	36,147.83	Lot
Veterinary services	180.72	m2 GFA
Warehouse (self-storage facility)	64.53	m2 GFA
Warehouse (other warehouse)	46.22	m2 GFA
Wholesale nursery	25.75	m2 GFA
Wind farm	-	Nil charge
Winery	25.75	m2 GFA
Workforce accommodation (1 bedroom (non-suite))	12,909.86	1 bedroom (non-suite)
Workforce accommodation (2 bedroom suite)	12,909.86	1 or 2 bedroom suite
Workforce accommodation (3 or more bedroom suite)	18,073.78	3 or more bedroom suite

Other uses	FPA	FPA	Other	-
Commercial (office)	172	182.57	Other	-
Commercial (retail)	221.50	234.78	Other	-
Commercial (retail)	221.50	234.78	Other	-
Commercial (retail)	221.50	234.78	Other	-
Commercial (retail)	221.50	234.78	Other	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	17,226.20	18,258.76	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Commercial (bulk goods)	172.25	182.57	Other	-
High impact industry or special industry	86.20	91.37	Other	-
Other uses	FPA	FPA	Other	-
Minor uses	-	-	Other	-
Entertainment	246.05	260.80	Other	-
Other uses	FPA	FPA	Other	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	17,226.20	18,258.76	Residential & accommodation	-
Accommodation (short-term)	12,304.45	13,042.00	Residential & accommodation	-
Accommodation (short-term)	17,226.20	18,258.76	Residential & accommodation	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Other uses	FPA	FPA	Other	-
Essential services	172.25	182.57	Other	
Other industry	61.50	65.19	Other	
Other industry	61.50	65.19	Other	
High impact rural	24.55	26.02	Other	
Minor uses	-	-	Other	
High impact rural	24.55	26.02	Other	
Other uses	FPA	FPA	Residential & accommodation	
Other uses	FPA	FPA	Residential & accommodation	
Other uses	FPA	FPA	Residential & accommodation	



Date conversion

Month name	Order
Jan	1
Feb	2
Mar	3
Apr	4
May	5
Jun	6
Jul	7
Aug	8
Sep	9
Oct	10
Nov	11
Dec	12

