

TOWNSVILLE CITY COUNCIL



Fees & Charges

Planning & Development

2017



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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.

Credit card surcharges apply only to the extent permitted under the Reserve Bank of Australia's Payments System Standards. Consistent with the RBA's announced reforms, card surcharging will cease from 1 October 2026.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$153.00.

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If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee.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.

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.

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

PLANNING AND DEVELOPMENT [continued]

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>.

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 statement documents.

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

SCHEDULE 8 - BUILDING AND PLANNING RECORDS

SCHEDULE 8 POLICIES

CITY PLAN AMENDMENTS

Amendments to the Townsville City Plan can be downloaded and printed from council's website at <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/ePlanning>.

PART 8.A - PLANNING SCHEME VIEW AND SUPPLY CHARGES

1. PHOTOCOPYING CHARGES

Where quoted the following photocopying charges apply.

Name	Year 26/27 Fee (incl. GST)	GST
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1. PHOTOCOPYING CHARGES [continued]

A4 copy [per page]	\$1.00	N
A3 copy [per page]	\$1.70	N
A2/A1 copy [per page]	\$6.50	N
A0 copy [per page]	\$14.10	N

2. TOWNSVILLE CITY PLAN

Hard copy	Price on application	N
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3. TOWNSVILLE'S CITY PLAN 2005 (SUPERSEDED)

Hard copy	Price on application	N
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4. TOWNSVILLE'S CITY PLAN 2005 POLICY MANUAL (SUPERSEDED)

Hard copy (excludes standard drawings)	Price on application	N
Hard copy - Standard drawings	Price on application	N

5. INDIVIDUAL CITY PLAN 2005 MAPS (SUPERSEDED)

Individual City Plan 2005 maps (superseded)	Refer to Schedule 1 Spatial Mapping	N
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6. CITY OF THURINGOWA PLANNING SCHEME 2003 DOCUMENTS (SUPERSEDED)

Planning scheme - hard copy (colour)	Price on application	N
Planning policies - hard copy (full set of policies)	Price on application	N
Planning scheme strategies - hard copy (full set of strategies)	Price on application	N
Planning scheme maps - individual planning scheme maps	Refer to Schedule 1 Spatial Mapping	N

PART 8.B - COPIES OF BUILDING AND PLANNING RECORDS

1. BUILDING RECORDS - RESIDENTIAL

Residential building approvals (Class 1 and 10). E.g. detached house, duplex, ancillary buildings, and pools.

The building records service includes the preparation of a digital file (in PDF format) redacted in accordance with the *Information Privacy Act 2009*. Customer will be emailed results of the search.

Please note: This is a cost recovery search fee for records and is non-refundable whether a record is available or not.

Full building records request [per property / per lease lot]	\$205.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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2. BUILDING RECORDS - COMMERCIAL/MULTIPLE DWELLING

Commercial building approvals (Class 2-9). E.g. unit complex or single unit within a complex, shopping centre, tenancy fit-out, and warehouse etc.

The building records service includes the preparation of a digital file (in PDF format) redacted in accordance with the Information Privacy Act 2009. Customer will be emailed results of the search.

Please note: This is a cost recovery search fee for records and is non-refundable whether a record is available or not.

Full building records request - simple	\$360.83	N
This fee is charged on the basis of either per property, per tenancy where multiple tenancies, per lease where multiple leases.		
Full building records request - complex	Price on application	N
E.g. Shopping Centre, School, Large Scale Commercial or Industrial Development etc.		
Copy of single certificate of classification/Certificate of Occupancy [per certificate]	\$88.00	N

3. PLANNING RECORDS

Includes decision notice, plans and specifications approved by the assessment manager in relation to the decision notice. Planning records post 1st July 2008 may be accessed online free of charge via Townsville City Council's Planning and Development website at <https://www.planning.townsville.qld.gov.au/access-council-records>.

Please note: This is a cost recovery search fee for records and is non-refundable whether a record is available or not.

Planning records - simple	\$189.50	N
Planning records - complex	Price on application	N
Large scale developments / multiple decisions / shops / schools / major developments etc.		

Name	Year 26/27 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	\$306.00	N
Change - Other (where the change does not require public notification)	\$612.00	N
Change - Other (where the change requires public notification)	\$1,224.00	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.	\$1,224.00	N
Where the applicant is required to provide a first principles assessment and where the request is prior to the lodgement of the application.	\$306.00	N

3. REQUEST FOR AN EXTENSION APPLICATION

Anything other than a dwelling house or dual occupancy	\$1,224.00	N
Dwelling house/dual occupancy	\$306.00	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	\$1,224.00	N
Dwelling house, dual occupancy, building works assessable against a zone code or overlay, or advertising device	\$306.00	N
Combined with an extension application	\$306.00	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: \$306.00	N
Dwelling house/dual occupancy	\$306.00	N
Combined with an extension application	\$306.00	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	\$306.00	N
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7. REQUEST FOR PLANS TO BE CONSIDERED GENERALLY IN ACCORDANCE

Anything other than a dwelling house or dual occupancy	\$612.00	N
Dwelling house/dual occupancy	\$306.00	N

Name	Year 26/27 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	\$1,224.00	N
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9. REQUEST FOR APPROVAL OF ROAD NAMES

Request for approval of road names	\$612.00	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	\$612.00	N
New building work assessable against a zone code or overlay	\$918.00	N
Total demolition or relocation off the site of a contributing character building and/or building subject to cultural heritage overlay	\$918.00	N
Combined building work assessable against a zone code and building work assessable against an overlay	\$1,224.00	N
Combined building work assessable against a zone code or overlay, and referral agency response decision	\$1,224.00	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	\$918.00	N
For applications assessed under Queensland Development Code (QDC) MP1.1, MP1.2 and MP1.3.		
Application to council for referral agency response decision - Building work over or near relevant infrastructure	\$918.00	N
For applications assessed under Queensland Development Code (QDC) MP 1.4.		
CCTV assessment	\$306.00	N
View video footage of sewers and/or stormwater to determine suitability of development.		
Request to change a referral agency response application/decision	\$306.00	N
Request to extend currency period of referral agency response decision	\$306.00	N
Combined material change of use (dwelling house only) and referral agency response decision	\$1,530.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,754.00	N
Combined referral agency response decision and reconfiguring a lot (Not exceeding five lots)	\$2,754.00	N
Combined building work assessable against a zone code or overlay, and referral agency response decision	\$1,224.00	N
Referral Response to Coordinator General in response to TSDA, PDA, and EDQ application referrals	\$918.00	N
Referral Response per Planning Regulation 2017 – Division 2, Table 7 (1) – “Development application requiring referral”	No charge	N

Name	Year 26/27 Fee (incl. GST)	GST
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PART 9.C - PLANNING REQUESTS/ADVICE

1. REQUEST FOR PLANNING AND DEVELOPMENT CERTIFICATES

Limited planning and development certificate	\$306.00	N
Standard planning and development certificate	\$1,989.00	N
Standard planning and development certificates are also subject to the additional file retrieval fee noted below.		
Full planning and development certificate	\$3,978.00	N
Full planning and development certificates are also subject to the additional file retrieval fee noted below.		
File retrieval fee	Recovery of service provider's cost to council	N

2. REQUEST FOR TOWN PLANNING ADVICE

Where a written response is requested.

Confirmation of use for liquor license*	\$306.00	N
Confirmation of compliance of use with Planning Scheme and/or confirmation of existing use rights	\$612.00	N
Does not include liquor license compliance.		

3. APPLICATION TO BUILD WITHIN/OVER AN EASEMENT

Application to build within/over an easement	\$918.00	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	\$918.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,530.00	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	\$1,836.00	N
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PART 9.E - REQUESTS FOR EXEMPTION CERTIFICATES

1. SUBJECT TO THE PLANNING ACT 2016

Subject to the Planning Act 2016	\$612.00	N
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2. SUBJECT TO THE ECONOMIC DEVELOPMENT ACT 2012

Subject to the Economic Development Act 2012	\$612.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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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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PART 9.F - COMMUNITY BENEFIT AGREEMENT

1. COMMUNITY BENEFIT AGREEMENT

Community Benefit Agreement	Price on application	Y
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SCHEDULE 10 - MATERIAL CHANGE OF USE

SCHEDULE 10 POLICIES

In addition to the Planning and Development General Fee Policies, and Fast Track Policies the following policies apply to this Schedule.

DEFINITIONS

Definitions are per Schedule 3 of the *Planning Regulation 2017* or Schedule 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 manoeuvring 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.

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)	\$612.00	N
Material change of use - impact assessable applications (anything other than dwelling house or dual occupancy)	\$1,224.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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2. DEVELOPMENT PERMIT FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME

Combined material change of use (dwelling house only) and referral agency response decision	\$1,530.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,754.00	N

3. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$918.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,530.00	N
5 + non-compliant AO provisions	Total fee for MCU use	N

PART 10.B - ACCOMMODATION ACTIVITY USES

1. CATEGORY A

The fee is applicable to the following use type(s):

Caretakers accommodation, Dwelling house (including an overlay), **Dwelling Unit** (built within existing premises containing non-residential uses).

Base Fee	\$1,224.00	N
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2. CATEGORY B

The fee is applicable to the following use type(s):

Community residence, Dual occupancy (including an overlay).

Base Fee	\$2,448.00	N
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3. CATEGORY C

The fee is applicable to the following use type(s):

Multiple Dwelling, Retirement Facility, Short Term-Accommodation.

Minimum fee not exceeding four units	\$3,672.00	N
For each additional unit over four, add	\$306.00	N

4. CATEGORY D

The fee is applicable to the following use type(s):

Rooming Accommodation, Nature Based Tourism, Rural Workers Accommodation, Workforce Accommodation.

Minimum fee not exceeding eight beds	\$1,530.00	N
For each additional bed over eight, add	\$153.00	N

5. CATEGORY E

The fee is applicable to the following use type(s):

Tourist Park, Relocatable Home Park.

Minimum fee not exceeding nine sites	\$4,437.00	N
For each additional site over nine, add	\$459.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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6. CATEGORY F

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

Residential Care Facility, Dwelling Unit (built within a new non-residential use).

Minimum fee not exceeding 100m ² of GFA	\$2,754.00	N
For each additional 100m ² of GFA or part thereof exceeding 100m ² of GFA, add	\$459.00	N
To be rounded up to the nearest 100m ² of GFA.		

7. PRICE ON APPLICATION USES

Resort Complex	Price on application	N
Party house	Price on application	N

PART 10.C - BUSINESS ACTIVITY USES

1. CATEGORY A

The fee is applicable to the following use type(s):

Home Based Business.

Base Fee	\$1,530.00	N
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2. CATEGORY B

The fee is applicable to the following use type(s):

Service Station.

Base Fee	\$7,344.00	N
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3. CATEGORY C

The fee is applicable to the following use type(s):

Parking Station.

Not exceeding twenty spaces (minimum fee)	\$3,366.00	N
For each additional five spaces or part thereof exceeding twenty spaces, add	\$153.00	N

4. CATEGORY D

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

Brothel.

Minimum Fee not exceeding 200m ² of GFA	\$3,978.00	N
Equal to or greater than 200m ² and less than 1000m ² of GFA	\$4,590.00	N
Equal to or greater than 1,000m ² and less than 2,500m ² of GFA	\$5,202.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² of GFA, add	\$153.00	N
To be rounded up to the nearest 100m ² of GFA.		

5. CATEGORY E

The fee applicable to the following use type(s) 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.**

Name	Year 26/27 Fee (incl. GST)	GST
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5. CATEGORY E [continued]

Not exceeding 100m ² of GFA (minimum fee)	\$2,754.00	N
For each 100m ² of GFA or part thereof exceeding 100m ² of GFA, add	\$459.00	N
To be rounded up to the nearest 100m ² of GFA.		

6. CATEGORY F

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

Outdoor Sales.

Minimum fee not exceeding 1,000m ² TUA	\$3,978.00	N
Equal to or greater than 1,000m ² and less than 2,500m ² of TUA	\$4,590.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² of TUA, add	\$153.00	N
To be rounded up to the nearest 100m ² of TUA.		

7. CATEGORY G

The fee applicable to the following use type(s) 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 100m ² of TUA (minimum fee)	\$2,754.00	N
For each 100m ² of TUA or part thereof exceeding 100m ² of TUA, add	\$459.00	N
To be rounded up to the nearest 100m ² of TUA.		

8. PRICE ON APPLICATION USES

Air Service	Price on application	N
Shopping Centre - Impact assessable only	Price on application	N

PART 10.D - COMMUNITY ACTIVITY USES

1. CATEGORY A

The fee is applicable to the following use type(s):

Child Care Centre.

Minimum Fee not exceeding twenty-five children	\$3,825.00	N
For each five children or part thereof, exceeding twenty-five children, add	\$306.00	N

2. CATEGORY B

The fee is applicable to the following use type(s):

Telecommunication Facility.

Base Fee	\$3,060.00	N
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3. CATEGORY C

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

Park.

Minimum fee not exceeding 2,000m ² of TUA	\$3,825.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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3. CATEGORY C [continued]

Equal to or greater than 2,000m ² and less than 5,000m ² of TUA	\$6,120.00	N
For each 1,000m ² of area or part thereof exceeding 5,000m ² of TUA, add	\$306.00	N
To be rounded up to the nearest 1,000m ² of TUA.		

4. CATEGORY D

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

Cemetery, Crematorium, and Utility installation.

Not exceeding 100m ² of TUA (minimum fee)	\$2,448.00	N
For each 100m ² of TUA or part thereof exceeding 100m ² of TUA, add	\$459.00	N
To be rounded up to the nearest 100m ² of TUA.		

5. CATEGORY E

The fee applicable to the following use type(s) 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, Hospital, and Outstation.

Minimum fee not exceeding 100m ² of GFA	\$2,448.00	N
For each 100m ² of GFA or part thereof exceeding 100m ² of GFA, add	\$459.00	N
To be rounded up to the nearest 100m ² of GFA.		

PART 10.E - ENTERTAINMENT ACTIVITY USES

1. CATEGORY A

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

Bar, Nightclub entertainment facility, Theatre.

Minimum fee no less than 50m ² of GFA	\$2,142.00	N
Equal to or greater than 50m ² , and less than 200m ² of GFA	\$3,978.00	N
Equal to or greater than 200m ² , and less than 500m ² of GFA	\$5,202.00	N
Equal to or greater than 500m ² , and less than 1,000m ² of GFA	\$7,650.00	N
For each 100m ² of area or part thereof exceeding 1,000m ² of GFA, add	\$306.00	N
To be rounded up to the nearest 100m ² of GFA.		

2. PRICE ON APPLICATION USES

Tourist Attraction	Price on application	N
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PART 10.F - INDUSTRY ACTIVITY USES

1. CATEGORY A

The fee applicable to the following use type(s) will be based on the area of extraction, not the whole area of the relevant land parcel/s:

Extractive Industry.

Minimum fee not exceeding one hectare	\$15,606.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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1. CATEGORY A [continued]

For each hectare or part thereof exceeding one hectare, add	\$459.00	N
To be rounded up to the nearest hectare.		
For temporary and minor extractive operations	\$6,426.00	N
Involving an area of no greater than 4,000m ² (square meters), and/or extracting a volume of material no greater than 4,000m ³ (cubic meters) for a duration no greater than six months.		

2. CATEGORY B

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

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

Minimum Fee not exceeding 200m ² of TUA	\$3,978.00	N
Equal to or greater than 200m ² , and less than 1,000m ² of TUA	\$4,590.00	N
Equal to or greater than 1,000m ² , and less than 2,500m ² of TUA	\$5,202.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² of TUA, add	\$153.00	N
To be rounded up to the nearest 100m ² TUA.		

3. PRICE ON APPLICATION USES

Major Electrical Infrastructure	Price on application	N
Renewable Energy Facility	Price on application	N
Substation	Price on application	N
Battery Storage Facility	Price on application	N

PART 10.G - RECREATION ACTIVITY USES

1. CATEGORY A

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

Indoor Sport and Recreation.

Minimum not exceeding 50m ² of GFA	\$2,142.00	N
Equal to or greater than 50m ² and less than 200m ² of GFA	\$3,978.00	N
Equal to or greater than 200m ² and less than 500m ² of GFA	\$5,202.00	N
Equal to or greater than 500m ² and less than 1,000m ² of GFA	\$7,650.00	N
For each 100m ² of area or part thereof exceeding 1,000m ² of GFA, add	\$306.00	N
To be rounded up to the nearest 100m ² of GFA.		

2. CATEGORY B

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

Environment facility, Outdoor sport and recreation.

Not exceeding 2,000m ² of TUA (minimum fee)	\$4,131.00	N
Equal to or greater than 2,000m ² of TUA and less than 5,000m ² of TUA	\$6,426.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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2. CATEGORY B [continued]

For every 1,000m ² of TUA or part thereof exceeding 5,000m ² of TUA, add	\$306.00	N
To be rounded up to the nearest 1,000m ² of TUA.		

3. PRICE ON APPLICATION USES

Major sport, recreation, and entertainment facility	Price on application	N
Motor sport facility	Price on application	N

PART 10.H - RURAL ACTIVITY USES

1. CATEGORY A

The fee is applicable to the following use type(s):

Animal Keeping.

Up to five animals (minimum fee)	\$2,142.00	N
Equal to or greater than six animals, and equal to and less than twenty animals	\$3,672.00	N
For each ten animals or part thereof exceeding twenty animals, add	\$306.00	N

2. CATEGORY B

The fee is applicable to the following use type(s):

Intensive Animal Industry, Aquaculture.

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

Not exceeding one hectare (minimum fee)	\$15,606.00	N
For each hectare or part thereof exceeding one hectare, add	\$459.00	N
To be rounded up to the nearest hectare.		

3. CATEGORY C

The fee is applicable to the following use type(s):

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

Other rural activity type uses	\$2,754.00	N
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PART 10.I - WATERFRONT ACTIVITY 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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Name	Year 26/27 Fee (incl. GST)	GST
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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 26/27 Fee (incl. GST)	GST
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SCHEDULE 11 - RECONFIGURATION OF A LOT

SCHEDULE 11 POLICIES

In addition to the Planning and Development General Fee Policies, and Fast Track Policies the following policies apply to this Schedule.

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 can not be placed on accounts held with council (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.

PART 11.A - RECONFIGURATION OF A LOT - GENERAL

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Reconfiguration or a lot - Impact assessable applications	\$1,224.00	N
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2. COMBINED APPLICATION

Combined referral agency response decision and reconfiguring a lot	\$2,754.00	N
Not exceeding five [5] lots.		

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	\$2,754.00	N
For each lot exceeding five lots up to fifty lots, add	\$459.00	N
Greater than or equal to fifty lots	\$23,409.00	N
Development permit associated with a lease exceeding 10 years	\$765.00	N

3. COMMUNITY MANAGEMENT STATEMENTS

Signing of community management statement	\$612.00	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 lots (minimum fee)	\$765.00	N
Not including open space, park lots, balance allotments, public use land.		

Name	Year 26/27 Fee (incl. GST)	GST
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4. APPROVING PLANS OF SUBDIVISION [continued]

Per plan of survey - Standard format, for each lot exceeding five lots, add Not including open space, park lots, balance allotments, public use land.	\$153.00	N
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 i.e. road reserves, parks, drainage reserves etc.	\$765.00	N
Per resigning a plan of survey	\$306.00	N
Per early signing fee	\$918.00	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	\$612.00	N
For each additional easement/surrender of easement/covenant review and/or signing	\$153.00	N
Per review of amended easement/surrender of easement/covenant document	\$306.00	N
Lease review and/or signing	\$612.00	N
Per review and/or signing of amended lease document	\$306.00	N

6. TRANSFER OF LAND TO COUNCIL

Land transfer	Recovery of service provider's 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 and Mines, Manufacturing and Regional and Rural Development.

Valuation maintenance fee	\$45.32	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>Valuation of Land Regulation 2003 (QLD)</i> .		

SCHEDULE 12 - OPERATIONAL WORKS, COMPLIANCE ASSESSMENT, AND WORKS INSPECTIONS

SCHEDULE 12 POLICIES

In addition to the Planning and Development General Fee Policies, and Fast Track Policies the following policies apply to this Schedule.

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 = \$8,768
- b. For the \$200,000 portion of the cost of works above \$300,000, the fee is 1.5% of this amount = \$3,000

Total operational works fee is $100\% \times (a+b) = \$11,768$

SCHEDULE 12 - OPERATIONAL WORKS, COMPLIANCE ASSESSMENT, AND WORKS INSPECTIONS [continued]

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

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

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

- the fee applying to all works up to \$300,000 = \$8,768
- 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 $50\% \times (a+b) = \$5,884$

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).

- Council assets: \$200,000
- Private assets: $\$300,000 \times 50\% = \$150,000$
- The fee applying to all works up to \$300,000 = \$8,768
- 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 $c+d = \$9,518$

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.

PART 12.A - OPERATIONAL WORKS, COMPLIANCE ASSESSMENT AND WORKS INSPECTIONS – GENERAL

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Operational works - Impact assessable applications	\$612.00	N
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2. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$918.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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2. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

USES [continued]

No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,530.00	N
5 + non-compliant AO provisions	Total fee for OPW use	N

PART 12.B - OPERATIONAL WORKS

This section is also to be used for Compliance Assessment in accordance with the *Sustainable Planning Act 2009*.

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)	\$1,224.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$1,224.00 + (3.0% value in excess of \$10,000) Min. Fee: \$1,224.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$3,324.00 + (2.5% value in excess of \$80,000) Min. Fee: \$3,324.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$8,824.00 + (1.5% value in excess of \$300,000) Min. Fee: \$8,824.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$19,324.00 + (1.0% value in excess of \$1 million) Min. Fee: \$19,324.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$29,324.00 + (0.7% value in excess of \$2 million) Min. Fee: \$29,324.00	N
Value of works greater than \$5 million	\$50,324.00	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
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: \$1,224.00	N
Resubmitted as constructed plans	\$306.00	N
Resubmitted quality assurance documents	\$306.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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2. PRESCRIBED TIDAL WORKS

Prescribed tidal works	Price on application	N
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3. INFRASTRUCTURE AGREEMENTS

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

4. ADVERTISING DEVICES

Refer to Townsville 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	\$612.00	N
Intermediate impact advertising devices	\$918.00	N
Higher impact advertising devices	\$1,224.00	N
For each additional sign over and above the base 3 signs add	\$306.00	N

5. CLEARING OF VEGETATION

Clearing of vegetation	Price on application	N
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PART 12.C - WORKS INSPECTION FEES

1. WORKS INSPECTION FEES

Inspection of works in accordance with the development approval or compliance certificate. 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)	\$459.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$459.00 + (2.0% value in excess of \$10,000) Min. Fee: \$459.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$1,859.00 + (1.6% value in excess of \$80,000) Min. Fee: \$1,859.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$5,379.00 + (1.0% value in excess of \$300,000) Min. Fee: \$5,379.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$12,379.00 + (0.4% value in excess of \$1 million) Min. Fee: \$12,379.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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1. WORKS INSPECTION FEES [continued]

Value of works equal to or greater than \$2 million and less than \$5 million	\$16,379.00 + (0.3% value in excess of \$2 million) Min. Fee: \$16,379.00	N
Value of works greater than \$5 million	\$25,379.00	N
Operational works not associated with the Planning Act 2016	100% of fees as per Schedule 12, Part 12.C Works Inspection Fees	N
Earthworks and works on a private asset	50% of fees as per Schedule 12, Part 12.C Works Inspection Fees (excluding when the minimum fee is applicable). Min. Fee: \$459.00	N
Reinspection	\$459.00	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.		

SCHEDULE 13 - MISCELLANEOUS INFRASTRUCTURE

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.

Credit card surcharges apply only to the extent permitted under the Reserve Bank of Australia's Payments System Standards. Consistent with the RBA's announced reforms, card surcharging will cease from 1 October 2026.

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 13.A - TRANSPORT AND STORMWATER FEES

1. ROAD WORKS PERMIT

Property access - Self assessable compliance fee for single detached dwelling New Greenfield Estates	\$101.00	N
Property access - Single detached dwelling, multiple dwelling, commercial, and industrial	\$441.00	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 Hoarding approval for placement on a road reserve. Includes scaffolding and gantries	\$441.00	N
Change of applicant	\$96.90	N

2. PRELIMINARY INVESTIGATIONS OF ROAD CLOSURE

Preliminary investigations of road closure	\$119.50	N
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SCHEDULE 14 - HYDRAULIC SERVICES

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.

Credit card surcharges apply only to the extent permitted under the Reserve Bank of Australia's Payments System Standards. Consistent with the RBA's announced reforms, card surcharging will cease from 1 October 2026.

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.

AS-CONSTRUCTED PLAN REQUESTS

Fees for as-constructed plan requests are non-refundable and must be paid before an officer can commence a search. While we make every effort to locate property as-constructed drainage plans, availability isn't guaranteed. In cases where these plans cannot be found, the Council will endeavour to provide alternative information, such as design plans, stamped approved plans, or inspector's mark-ups, to assist you.

BACKFLOW PREVENTION DEVICE REGISTRATION

Council is required to maintain a program for the registration of testable backflow devices. Registration happens automatically when the device is commissioned and is updated every year after the device is tested. The backflow annual registration fee will apply to each testable backflow prevention device installed at a premises in the Local Government area for the registration of and the activity of monitoring the maintenance and testing of each device, this fee will be issued to the property owner in an annual charge run. Registration and report on inspection and testing of testable backflow prevention devices and is required for all test types including decommissioning and removal.

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.

TRANSPORTABLE/RELOCATABLE BUILDING

A factory built transportable (or relocatable) building is a structure that is designed and constructed in a manufacturing facility, then transported to its final site, where it can be installed, used, moved, or removed as needed. If the building is being installed within the Townsville local government area, a separate permit must be obtained for its installation on the receiving property.

Name	Year 26/27 Fee (incl. GST)	GST
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PART 14.A - PLUMBING AND DRAINAGE ADMINISTRATIVE FEES

1. MISCELLANEOUS FEES

Reinspection fee	\$176.50	N
After-hours inspection fee	\$529.00	N
2 hours or part thereof (subject to availability).		
Processing charge for manual lodgement of Form 9's – Backflow Device Testing	\$55.10	N
Consultancy Fee (per hour)	No charge	Y
Expired permit (minimum fee + inspection fee)	\$303.50	N
Inspection Fee (rate per fixture) is applicable for each inspection required to finalise the permit in addition to this fee. This will be calculated by a plumbing inspector from the expired permit.		

2. RECORD SEARCH FEES

Copies of residential as-constructed drainage plans	\$43.10	N
Single class 1a and 10 only.		
Copy of commercial as-constructed drainage plan/s for each property, tenancy where multiple tenancies or for each building where multiple buildings	\$72.80	N
Multi-unit developments, community title properties, Building Class 2 - 9.		
Rapid as-constructed drainage plan/s for each property or tenancy where multiple tenancies or for each building where multiple buildings	\$132.50	N
All building classes (residential and commercial).		
Copy of plumbing and drainage records for each property or tenancy where multiple tenancies or for each building where multiple buildings	\$165.50	N
Includes copies of as-constructed plans, permits, inspection certificates and final inspection certificate.		
Copies of plumbing and drainage records and inspectors report	\$286.50	N
Includes copies of all plumbing records, backflow registers (if applicable) and electronic inspectors report.		
Copies of backflow prevention device register	\$72.80	N

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 14.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	\$417.00	N
One inspection only (concealed pipework inspection for factory-built transportable/relocatable buildings, bathroom POD, and seal-off etc.).		

Name	Year 26/27 Fee (incl. GST)	GST
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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	\$82.70	N
Inspection Fee (rate per fixture)	\$143.50	N
See Councils website for a list of chargeable fixtures.		
Amended plans fee (minimum fee)	\$171.00	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	\$171.00	N

PART 14.C - SEWERED PERMIT FEES

1. SEWERED PERMIT WORK

All classes of buildings within the TCC sewerage infrastructure area.

Residential application assessment fee	\$347.50	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)	\$877.00	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)	\$143.50	N
See Councils website for a list of chargeable fixtures.		
Sub water meter fee (rate per sub water meter)	\$11.00	N
Private services (Water 100mm & above, Sewer 150mm & above. Rate/meter)	\$3.30	N
When installed separately to the building works.		
Assessment performance solution	\$607.00	N
Amended residential floor plans fee	\$171.00	N
The inspection fee (rate per fixture) is applicable for each new additional fixture in addition to this fee.		
Amended commercial plans fee	\$607.00	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	\$171.00	N

PART 14.D - UNSEWERED PERMIT FEES

1. UNSEWERED PERMIT WORK

All classes of buildings outside the TCC sewerage infrastructure area.

Residential application assessment fee	\$525.00	N
A single Class 1a and 10a structures only on a single lot.		

Name	Year 26/27 Fee (incl. GST)	GST
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1. UNSEWERED PERMIT WORK [continued]

Minor commercial application assessment fee (1 to 5 fixtures and private services)	\$1,025.00	N
See Councils website for a list of chargeable fixtures.		
Major commercial application assessment fee (6 fixtures or more)	\$1,580.00	N
See Councils website for a list of chargeable fixtures.		
Inspection fee (rate per fixture)	\$143.50	N
See Councils website for a list of chargeable fixtures.		
Sub water meter fee (rate per sub water meter)	\$11.00	N
Private services (Water 100mm & above, Sewer 150mm & above. Rate/meter)	\$3.30	N
When installed separately to the building works.		
Replacement of on-site sewerage facility	\$904.00	N
Including relocation/upgrade of trenches or land application area.		
On-site sewerage concurrency fee	\$375.00	N
Conversion/decommission on-site treatment plant	\$551.00	N
Includes assessment, drainage, and final inspection only. No new fixtures.		
Assessment performance solution	\$607.00	N
Amended residential floor plans fee	\$171.00	N
The inspection fee (rate per fixture) is applicable for each new additional fixture in addition to this fee.		
Amended commercial plans fee	\$607.00	N
The inspection fee (rate per fixture) is applicable for each new additional fixture in addition to this fee.		
Amended site and soil evaluation plans fee	\$607.00	N
Request to extend the term of the permit	\$171.00	N

Name	Year 26/27 Fee (incl. GST)	GST
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SCHEDULE 15 - DEVELOPMENT COMPLIANCE

PART 15.A - BUILDING COMPLIANCE UNDER THE BUILDING ACT

1. BUILDING COMPLIANCE - BUILDING ACT

Administration fee	\$365.00	N
Contractors fee	Recovery of service's providers cost to council	N

2. APPLICATION FOR EXEMPTION-DISABILITY OR IMPRACTICALITY

Application for exemption-disability or impracticality, assessment fee - base fee	\$753.00	N
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SCHEDULE 16 - BUILDING ASSESSMENT SERVICES

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.

Credit card surcharges apply only to the extent permitted under the Reserve Bank of Australia's Payments System Standards. Consistent with the RBA's announced reforms, card surcharging will cease from 1 October 2026.

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 - BUILDING ASSESSMENT AND INSPECTION SERVICES

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

Finalisation of application	\$217.50	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	\$180.50	N

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

Administration fee	\$419.00	Y
The administration fee applies to building applications referred to Council's appointed panel of providers for assessment and inspection. Additional charges will apply in accordance with the relevant panel of provider fees, in addition to the administration fee. 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	\$217.50	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 26/27 Fee (incl. GST)	GST
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5. AMENDED PLANS/AMENDED DOCUMENTS (COMMERCIAL)

Assessment of amended plans	Price on application	N
Assessment of amended documentation	Price on application	N
Extension of building approval period	\$180.50	N

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

Administration fee	\$419.00	Y
<p>The administration fee applies to building applications referred to Council's appointed panel of providers for assessment and inspection. Additional charges will apply in accordance with the relevant panel of provider fees, in addition to the administration fee.</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
<p>For particular buildings built before 30 April 1998.</p>		

PART 16.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 referral) - base fee	\$3,000.00	Y
Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one referral) - panel of provider's fee in addition to base fee	As per panel of provider's quote	Y
<p>Notes: Additional fees will be charged for the assessment by the appointed external provider (price on application).</p>		

Name	Year 26/27 Fee (incl. GST)	GST
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SCHEDULE 17 - PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 17 POLICIES

GST EXEMPTION

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

BUILDING CLASSIFICATIONS

A single flat fee applies to all building applications, regardless of classification under the Building Code of Australia. Staged development lodgements will attract a one-off fee if the estimated total value of works for all stages is provided at the time of initial lodgement. Otherwise, fees will apply to the initial lodgement and each subsequent stage.

PART 17.A - PRIVATE CERTIFICATION LODGEMENT FEES

1. PRIVATE CERTIFICATION LODGEMENT FEE

All classes and demolitions.

Fee is applicable at the time of lodgement.

Private certification electronic lodgement fee	\$153.00	N
Private certification hard copy lodgement fee	\$306.00	N

Name	Year 26/27 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 and four flood study areas	\$6,270.00	Y
Between five and nine flood study areas	\$5,640.00	Y
Between ten and nineteen flood study areas	\$5,130.00	Y
Twenty or more flood study areas	Price on application	Y

2. SUPPLY OF BASELINE HYDROLOGICAL MODEL (ONLY)

Per each flood study area.

Between one and four flood study areas	\$1,005.00	Y
Between five and nine flood study areas	\$879.00	Y
Between ten and nineteen flood study areas	\$754.00	Y
Twenty 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 and four flood study areas	\$1,005.00	Y
Between five and nine flood study areas	\$879.00	Y
Between ten and nineteen flood study areas	\$754.00	Y
Twenty or more flood study areas	Price on application	Y

4. SUPPLY OF 2D RESULTS AS ASCII RASTER

Per each flood study area.

Between one and four flood study areas	\$2,005.00	Y
Between five and nine flood study areas	\$1,755.00	Y
Between ten and nineteen flood study areas	\$1,505.00	Y
Twenty or more flood study areas	Price on application	Y

5. SUPPLY OF 2D RESULTS AS OTHER FORMAT

Per each flood study area.

Between one and four flood study areas	Price on application	Y
Between five and nine flood study areas	Price on application	Y
Between ten and nineteen flood study areas	Price on application	Y
Twenty or more flood study areas	Price on application	Y

6. BASE-LINE FLOOD STUDY GIS DATA (CATCHMENTS, SOURCE POINTS, RAIN ON GRID EXTENTS)

Per each flood study area.

Name	Year 26/27 Fee (incl. GST)	GST
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6. BASE-LINE FLOOD STUDY GIS DATA (CATCHMENTS, SOURCE POINTS, RAIN ON GRID EXTENTS) [continued]

Between one and four flood study areas	\$2,005.00	Y
Between five and nine flood study areas	\$1,755.00	Y
Between ten and nineteen flood study areas	\$1,505.00	Y
Twenty 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 and four flood study areas	\$1,005.00	Y
Between five and nine flood study areas	\$879.00	Y
Between ten and nineteen flood study areas	\$757.00	Y
Twenty or more flood study areas	Price on application	Y

PART 18.B - WATER MODELLING SERVICES

1. BOUNDARY CONDITIONS - WATER

Boundary conditions model - water	\$648.00	Y
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2. NETWORK MODEL - WATER

Network model - water - supply of model data files	\$2,325.00	Y
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PART 18.C - SEWER MODELLING SERVICES

1. BOUNDARY CONDITIONS - SEWER

Boundary conditions model - sewer	\$648.00	Y
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2. NETWORK MODEL - SEWER

Network model - sewer - supply of model data files	\$2,325.00	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)	\$11,550.00	N
Sewer connection (single dwelling house)	\$11,500.00	N

2. SERVICE AREA B - URBAN AREA WITHOUT SEWER

Water connection (single dwelling house)	\$12,800.00	N
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3. SERVICE AREA C1 - TOOMULLA (AREAS ON SEWER)

Water connection (single dwelling house)	\$6,030.00	N
Sewer connection (single dwelling house)	\$25,300.00	N

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

Water connection (single dwelling house)	\$13,150.00	N
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5. SERVICE AREA D - URBAN FRINGES ON WATER NO SEWER

Water connection (single dwelling house)	\$12,950.00	N
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Name	Year 26/27 Fee (incl. GST)	GST
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6. SERVICE AREA E - RURAL AREA ON WATER

Water connection (single dwelling house)	\$13,150.00	N
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7. SERVICE AREA F - CUNGULLA (AREAS ON WATER)

Water connection (single dwelling house)	\$36,350.00	N
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8. SERVICE AREA G - PALUMA (AREAS ON WATER)

Water connection (single dwelling house)	\$29,300.00	N
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9. SERVICE AREA H - MAGNETIC ISLAND (URBAN AREAS ON SEWER)

Water connection (single dwelling house)	\$13,300.00	N
Sewer connection (single dwelling house)	\$18,100.00	N

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

Water connection (single dwelling house)	\$26,200.00	N
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11. ALL OTHER USES

All other uses	Price on application	N
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