

2025/26

Townsville City Council

# Infrastructure Charges



# Our Vision

A globally connected community  
driven by lifestyle and nature.

# Our Purpose

Grow Townsville



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## Acknowledgement of Country

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land.

We pay our respects to their cultures, their ancestors and their Elders, past, present and all future generations.



# A. Infrastructure Charges Resolution

This resolution is made under section 113 of the *Planning Act 2016* (the Act) and –

1. Applies to the Townsville City Council Local Government Area for all locations where the levying of infrastructure charges is not otherwise restricted by legislation.
2. Has effect on and from 1 July 2025 until superseded by another infrastructure charges resolution.

# B. Application

This resolution applies to applications for the following approvals –

1. Material Change of Use – all material change of use development, with the exception of development only made assessable due to overlay codes (e.g. flood hazard, landslide hazard, bushfire hazard, etc.).
2. Reconfiguration of Lot – where additional allotments are created. Charges will be calculated by reference to the land use on each allotment.
3. Building Works – for accepted development or accepted development subject to requirements, or development exempt from assessment under the planning scheme as identified in the *Planning Regulation 2017* (the Regulation).

# C. Base Charge Rates and Location Factors

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

# D. Calculating Levied Charges

The levied charge is determined from the adopted charge(s) for proposed land use(s) minus adopted charge(s) for credit land use(s), as follows –

1. An adopted charge for proposed or credit land use(s) is determined by applying the relevant base charge rate and location factor.
2. An adopted charge for a credit land use is the greater of –
  - a. An existing use on premises if the use is lawful and already taking place on the premises.  
*Or*
  - b. A previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out.  
*Or*
  - c. Other development on the premises if the development may be lawfully carried out without the need for a further development permit.
3. The levied charge is subsequently identified in an Infrastructure Charges Notice.

The following formula shows how to calculate the levied charge -

$$\text{Levied Charge (LC)} = \text{Adopted Charge(s), Proposed Use(s) (ACP)} - \text{Adopted Charge(s), Credit Uses (ACC)}$$

Where:

$$ACP = (BCR \times LF \times S)_1 + (BCR \times LF \times S)_2 + \dots + (BCR \times LF \times S)_m$$

$$ACC = (BCR \times LF \times S)_1 + (BCR \times LF \times S)_2 + \dots + (BCR \times LF \times S)_n$$

And:

*BCR* = Base Charge Rate (Schedule 1)

*LF* = Location Factor (Schedule 2)

*S* = Size of land use (from development application)

*m* = Number of proposed land uses

*n* = Number of relevant credit land uses

## E. Indexation

The levied charge identified on an Infrastructure Charges Notice issued in the 2025/26 financial year is to be indexed at the time it is paid to Council as follows –

1. No indexation for payments made in the 2025/26 financial year.
2. For payments made after the 2025/26 financial year, indexed to the 3-yearly PPI moving quarterly average, between the last published March quarter and that as of March 2025.

The following formula shows how to calculate indexation -

$$IC = LC \times \frac{PPI_B}{PPI_A}$$

Where:

*LC* = Levied charge on infrastructure charge notice.

*IC* = Indexed charge at time of payment.

*PPI<sub>A</sub>* = 3-yearly PPI moving quarterly average for March quarter 2025.

*PPI<sub>B</sub>* = 3-yearly PPI moving quarterly average for the most recently published March quarter.

## F. Trunk Infrastructure Establishment Costs

When calculating establishment cost of trunk infrastructure subject to an offset or refund under section 116 of the Act, or when an application is made to recalculate establishment cost under section 137 of the Act, the value of trunk infrastructure is to be determined –

1. After the design of such infrastructure has been approved by Council, and prior to the commencement of work to provide the infrastructure.
2. For works – by the amount agreed by Council, being informed by quotations or tenders sought in a process which is generally in accordance with requirements of Council's procurement policy and agreed by the Council prior to being sought.
3. For land – by the difference in market value of the original land and land remaining after the trunk infrastructure land is excised, at the time the application was properly made, as reported by a certified practicing valuer (sourced by the applicant in consultation with Council), considerate of -
  - a. Highest and best value of the land.
  - b. The value at the time the application was properly made (if the infrastructure is included in the Local Government Infrastructure Plan), otherwise at the time the application was approved.
  - c. All other real and relevant constraints, including tenure related constraints and restrictions such as easements, leases, licences, and other dealings whether or not registered on title.
  - d. Relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.

## G. Conversion Applications

The criteria used for making a decision on a conversion application are –

1. The infrastructure has capacity to service other developments in the area.
2. The function and purpose of the infrastructure is consistent with other trunk infrastructure identified in the Local Government Infrastructure Plan (LGIP) and must –
  - a. Be consistent with the definitions of trunk infrastructure used in the plans for trunk infrastructure; and
  - b. Provide the associated desired standards of service to development of the type, scale, location, or timing assumed in the LGIP.
3. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 145 of the Act.
4. The type, size and location of the infrastructure is the most cost-effective option (on a whole of life cycle cost basis) for servicing development in the area.

## H. Exceptions to Issuing Infrastructure Charges Notices – Building Works

Infrastructure charges notices shall not be issued for applications for the following Building Works approvals, as follows –

1. Where accepted development, or accepted development subject to requirements, and the Adopted charges for the credit land use(s) is equal to or exceeds the Adopted Charges for the proposed land use(s).
2. Where the proposed land use is identified as Minor in Schedule 1.

## I. Definitions

Words and terms used in this resolution have the definitions and meaning given in the Act or the Regulation.

# Schedule 1 – Base Charge Rates

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

(1) Use Category	(2) Use	(3) Charge Category	(4) Base Charge (\$)
<b>Residential and Non-residential</b>	Vacant Land	Per lot	36,147.83
<b>Residential Uses</b>	Dwelling house	1 or 2 bedroom dwelling	25,819.89
	Dwelling house	3 or more bedroom dwelling:	36,147.83
	Dwelling unit	1 or 2 bedroom dwelling	25,819.89
	Dwelling unit	3 or more bedroom dwelling	36,147.83
	Caretaker's accommodation	1 or 2 bedroom dwelling	25,819.89
	Caretaker's accommodation	3 or more bedroom dwelling	36,147.83
	Multiple dwelling	1 or 2 bedroom dwelling	25,819.89
	Multiple dwelling	3 or more bedroom dwelling	36,147.83
	Dual occupancy	1 or 2 bedroom dwelling	25,819.89
	Dual occupancy	3 or more bedroom dwelling	36,147.83
Accommodation (short-term)	Hotel	1 bedroom (non-suite) †	12,909.86
	Hotel	1 or 2 bedroom suite	12,909.86
	Hotel	3 or more bedroom suite	18,073.78
	Short-term accommodation	1 bedroom (non-suite)†	12,909.86
	Short-term accommodation	1 or 2 bedroom suite	12,909.86
	Short-term accommodation	3 or more bedroom suite	18,073.78
	Tourist park	Caravan/tent (group of 1 or 2 sites)	12,909.86
	Tourist park	Caravan/tent (group of 3 sites)	18,073.78
	Tourist park	Cabin (1 or 2 bedroom)	12,909.86
Accommodation (long-term)	Tourist park	Cabin (3 or more bedrooms)	18,073.78
	Community residence	1 bedroom (non-suite) †	25,819.89
	Community residence	1 or 2 bedroom suite	25,819.89
	Community residence	3 or more bedroom suite	36,147.83
	Rooming accommodation	1 bedroom (non-suite)†	25,819.89
	Rooming accommodation	1 or 2 bedroom suite	25,819.89
	Rooming accommodation	3 or more bedroom suite	36,147.83
	Relocatable home park	1 or 2 bedroom dwelling site	25,819.89

	Relocatable home park	3 or more bedroom dwelling site	36,147.83
	Retirement facility	1 bedroom (non-suite) †	16,141.50
	Retirement facility	1 or 2 bedroom suite	25,819.89
	Retirement facility	3 or more bedroom suite	36,147.83
Places of Assembly	Club	m <sup>2</sup> GFA	90.44
	Community use	m <sup>2</sup> GFA	90.44
	Function facility	m <sup>2</sup> GFA	90.44
	Funeral parlour	m <sup>2</sup> GFA	90.44
	Place of worship	m <sup>2</sup> GFA	90.44
Commercial (Bulk Goods)	Agricultural supplies store	m <sup>2</sup> GFA	159.23
	Bulk landscape supplies	m <sup>2</sup> GFA	180.72
	Garden centre	m <sup>2</sup> GFA	180.72
	Hardware and trade supplies	m <sup>2</sup> GFA	180.72
	Outdoor sales	m <sup>2</sup> GFA	180.72
	Showroom	m <sup>2</sup> GFA	180.72
Commercial (Retail)	Adult store	m <sup>2</sup> GFA	232.40
	Food and drink outlet	m <sup>2</sup> GFA	232.40
	Service industry	m <sup>2</sup> GFA	232.40
	Service station	m <sup>2</sup> GFA	232.40
	Shop	m <sup>2</sup> GFA	232.40
	Shopping centre	m <sup>2</sup> GFA	232.40
Commercial (Office)	Office	m <sup>2</sup> GFA	180.72
	Sales office	m <sup>2</sup> GFA	180.72
Educational Facility	Childcare centre	m <sup>2</sup> GFA	180.72
	Community care centre	m <sup>2</sup> GFA	180.72
	Educational establishment	m <sup>2</sup> GFA	180.72
Entertainment	Hotel (Non-accommodation)	m <sup>2</sup> GFA	258.16
	Nightclub	m <sup>2</sup> GFA	258.16
	Theatre	m <sup>2</sup> GFA	258.16
Indoor Sport and Recreation	Indoor sport and recreation (Court and non-court areas)	m <sup>2</sup> GFA	25.75
Other Industry	Low impact industry	m <sup>2</sup> GFA	64.53
	Marine industry	m <sup>2</sup> GFA	64.53
	Medium impact industry	m <sup>2</sup> GFA	64.53
	Research and technology industry	m <sup>2</sup> GFA	64.53
	Rural industry	m <sup>2</sup> GFA	64.53
	Warehouse (self-storage facility)	m <sup>2</sup> GFA	64.53
	Warehouse (other warehouse)	m <sup>2</sup> GFA	46.22

High Impact Industry or Special Industry	High impact industry	m <sup>2</sup> GFA	90.44
	Special industry	m <sup>2</sup> GFA	90.44
Low Impact Rural	Animal husbandry	Nil	0.00
	Cropping	Nil	0.00
	Permanent plantation	Nil	0.00
	Wind farm	Nil	0.00
High Impact Rural	Aquaculture	m <sup>2</sup> GFA	25.75
	Intensive animal husbandry	m <sup>2</sup> GFA	25.75
	Intensive horticulture	m <sup>2</sup> GFA	25.75
	Wholesale nursery	m <sup>2</sup> GFA	25.75
	Winery	m <sup>2</sup> GFA	25.75
Essential Services	Detention facility	m <sup>2</sup> GFA	180.72
	Emergency services	m <sup>2</sup> GFA	180.72
	Health care services	m <sup>2</sup> GFA	180.72
	Hospital	m <sup>2</sup> GFA	180.72
	Residential care facility	m <sup>2</sup> GFA	180.72
	Veterinary services	m <sup>2</sup> GFA	180.72
Minor Uses	Cemetery	Nil	0.00
	Home based business	Nil	0.00
	Landing	Nil	0.00
	Market	Nil	0.00
	Park	Nil	0.00
	Roadside stall	Nil	0.00
	Substation	Nil	0.00
	Telecommunications facility	Nil	0.00
Other Uses	Air services	As for use not otherwise listed	*
	Animal keeping (day and long stay care, dogs, or cats) **	m <sup>2</sup> GFA (1m <sup>2</sup> GFA Child care centre)	180.72
	Bar **	m <sup>2</sup> GFA (1m <sup>2</sup> GFA Hotel, non-accommodation)	258.16
	Battery storage device	Nil (Wind Farm)	0.00
	Brothel **	m <sup>2</sup> GFA (2.05m <sup>2</sup> GFA Service Industry)	476.42
	Car wash (auto.) **	Washbay	296,920.50
	Car wash (self-serve) **	Washbay	58,583.00
	Car wash (mini tunnel) **	Tunnel	395,611.50
	Car wash (auto, 50% re-use) **	Washbay	141,351.00

Car wash (self-serve, 50% re-use) **	Washbay	23,497.50
Car wash (mini tunnel, 50% re-use) **	Tunnel	164,743.50
Crematorium **	m <sup>2</sup> GFA (1.23m <sup>2</sup> GFA Service Industry)	285.85
Environmental facility	As for use not otherwise listed	*
Extractive industry (quarry) **	Tonnes per annum (1/83m <sup>2</sup> GFA Low Impact Industry)	0.78
Major sport, recreation, and entertainment facility	As for use not otherwise listed	*
Motor sport facility	As for use not otherwise listed	*
Nature-based tourism	As for use not otherwise listed	*
Outdoor sport and recreation	As for use not otherwise listed.	*
Parking station (basic, short stay)	Nil	0.00
Party house**	1 bedroom (non-suite)† (Short-term Accommodation)	12,909.86
Party house**	1 or 2 bedroom suite (Short-term Accommodation)	12,909.86
Party house**	3 or more bedroom suite (Short-term Accommodation)	18,073.78
Port services (ferry terminal) **	m <sup>2</sup> GFA (87.10m <sup>2</sup> GFA warehouse - other)	4,025.76
Renewable energy facility (e.g. solar farm)	Nil (Wind Farm)	0.00
Substation	Nil (Wind farm)	0.00
Tourist attraction	As for use not otherwise listed	*
Transport Depot (buses) **	Bus (87.60m <sup>2</sup> GFA warehouse – other)	4,048.87

Transport Depot (assoc. w/warehouse) **	Hectare site area (813.17m <sup>2</sup> GFA Warehouse – self-storage facility)	52,473.86
Transport Depot (Medium heavy vehicles)	Hectare site area 2,855.63m <sup>2</sup> GFA Warehouse – self-storage facility)	184,273.80
Workforce Accommodation†**	1 bedroom (non-suite) (Hotel)	12,909.86
Workforce Accommodation**	1 or 2 bedroom suite (Hotel)	12,909.86
Workforce Accommodation**	3 or more bedroom suite (Hotel)	18,073.78
Utility installation	As for use not otherwise listed	*
A use not otherwise listed above in this table	The adopted charge is the charge (in Column 3) for another use (in Column 2) that the local government decides to apply to the use.	

Notes:

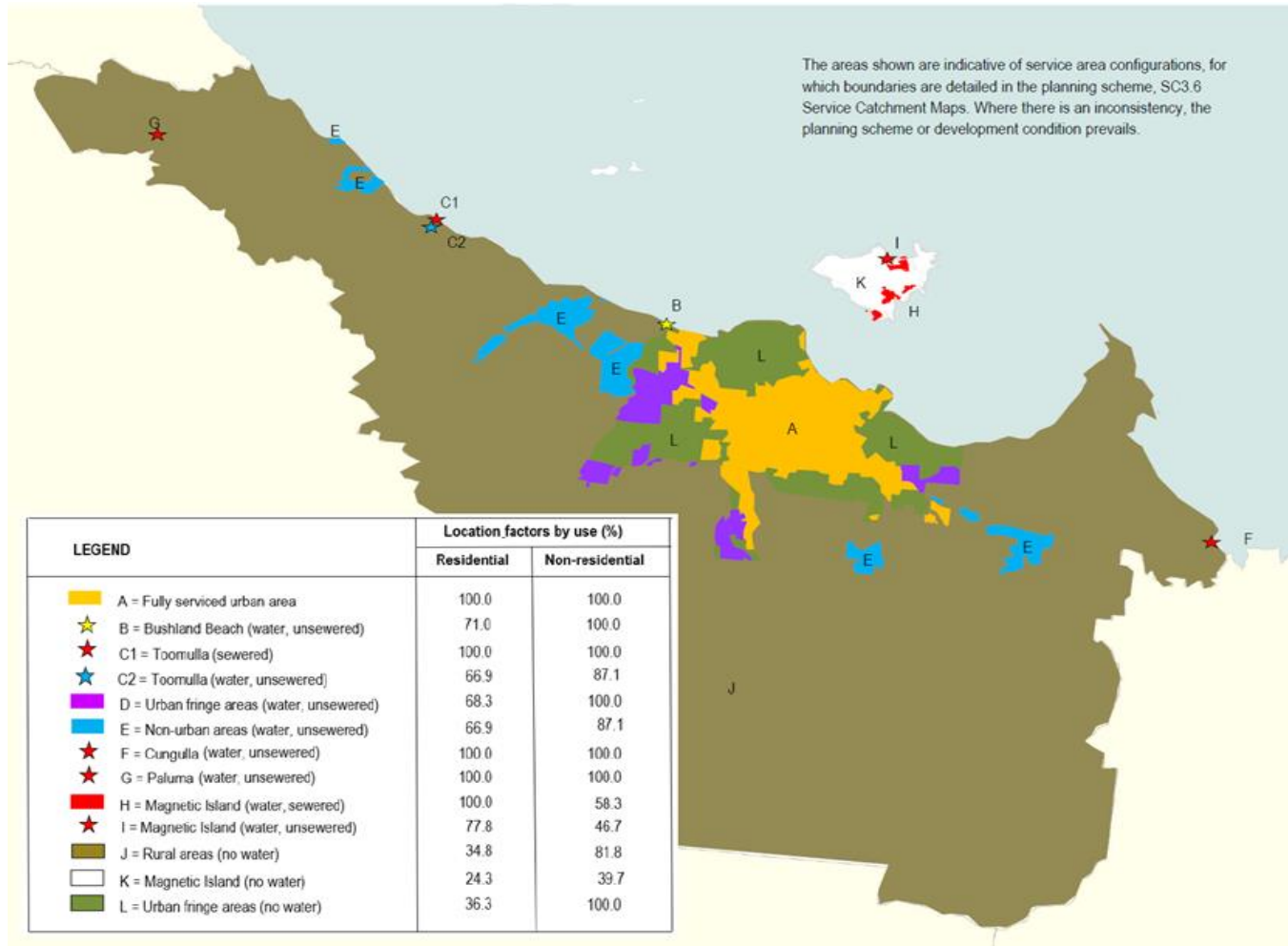
† For dormitory style accommodation, each bed is taken to be a "bedroom".

\* Uses that are too variable in nature to reasonably characterise or are significantly different in nature to the typical of those listed, are to use a first principles assessment to estimate user costs, before comparing to the maximum adopted charge (Planning Regulation 2017, Schedule 16) in order to rationalise an applicable charge.

\*\* Other Uses may specify a base charge rate for an equivalent use and/or size. The associated Base Charge for the Other Use reflects the charge for the equivalent use using a pro rata calculation.

\*\*\* The base charge rate is nil for any future use on the land currently described as Lot 1 on SP253509, Lot 1 on SP101951, Lot 1 on T118232, Lot 4 on SP352385, Lot 5 on SP253509 and Lots 2 and 3 on SP155397 consistent with the resolution for Item 14 for the Ordinary Council meeting of 18 September 2024.

## Schedule 2 – Location Factor



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



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