

TABLES OF ASSESSMENT

MAJOR AMENDMENT 2025 - TOWNSVILLE CITY PLAN



What are the Tables of Assessment?

Tables of Assessment are apart of the City Plan that determines the assessment requirements for different types of development. The Tables of Assessment determine whether development is assessable and identifies the assessment benchmarks that are applicable for assessment.

Key Changes

Major Amendment 2025 includes changes in the level of assessment for some uses within different zones. These changes seek to streamline the development assessment process and make it easier for the community to build the right development in the right location.

Some of the changes made to the Table of Assessment will result in a higher level of assessment for some uses. This is primarily due to the impact of aligning with other planning instruments, such as the Priority Port of Townsville Overlay.

Key changes to the Table of Assessment include:

- **Nature Based Tourism** - from Impact Assessable to Code Assessable within the Environmental management and conservation zone.
- **Environment Facility** - from Impact assessable to Code assessable within the Environmental management and conservation zone.
- **Outdoor Sales** - from Code Assessable to Accepted Development subject to requirements in the Low Impact Industry Zone.
- **Low Impact Industry (Brewery)** - from Impact assessable to Code assessable in the Principal Centre zone, in the Palmer Street Precinct where on the ground floor.
- **Low Impact Industry (Brewery)** - from Accepted Development subject to requirements to Code Assessable in the Low Impact Industry Zone.
- **Garden Centre** - from Impact Assessable to Accepted Development subject to requirements in the Thuringowa Centre Support Sub-Precinct where in an existing building or Code Assessable in the Thuringowa Centre Support Sub-Precinct where the GFA does not exceed 3,500m².
- **Hardware and Trade Supplies** - from Impact Assessable to Accepted Development subject to requirements in the Thuringowa Centre Support Sub-Precinct where in an existing building or Code Assessable in the Thuringowa Centre Support Sub-Precinct where the GFA does not exceed 3,500m².
- **Health Care Centre** - from Impact Assessable to Accepted Development subject to requirements in the Bayswater Road Medical Precinct or Fulham Road Medical Precinct, where within an existing building.
- **Telecommunications** - from Impact Assessable to Code Assessable where the facility is impacted by High Bushfire Overlay.
- **Utility Installation (if provided by public sector entity)** - from Impact Assessable to Code Assessable if impacted by High Bushfire Overlay.

- **Community Residence, Multiple Dwelling, Retirement Facility, Rooming Accommodation, Short Term Accommodation** - from Code Assessable to Impact Assessable in Mixed Use Zone (Breakwater precinct).
- **Dual Occupancy in Sport and Recreation Zone** - Impact Assessable to Code Assessable if in the Balgal Beach Golf Course Precinct.
- **Dual Occupancy in Emerging Community Zone** - Impact Assessable to Accepted Development and Accepted Development subject to requirements.