



TOWNSVILLE CITY COUNCIL

Schedule of Fees and Charges

2023/24

PLANNING AND DEVELOPMENT

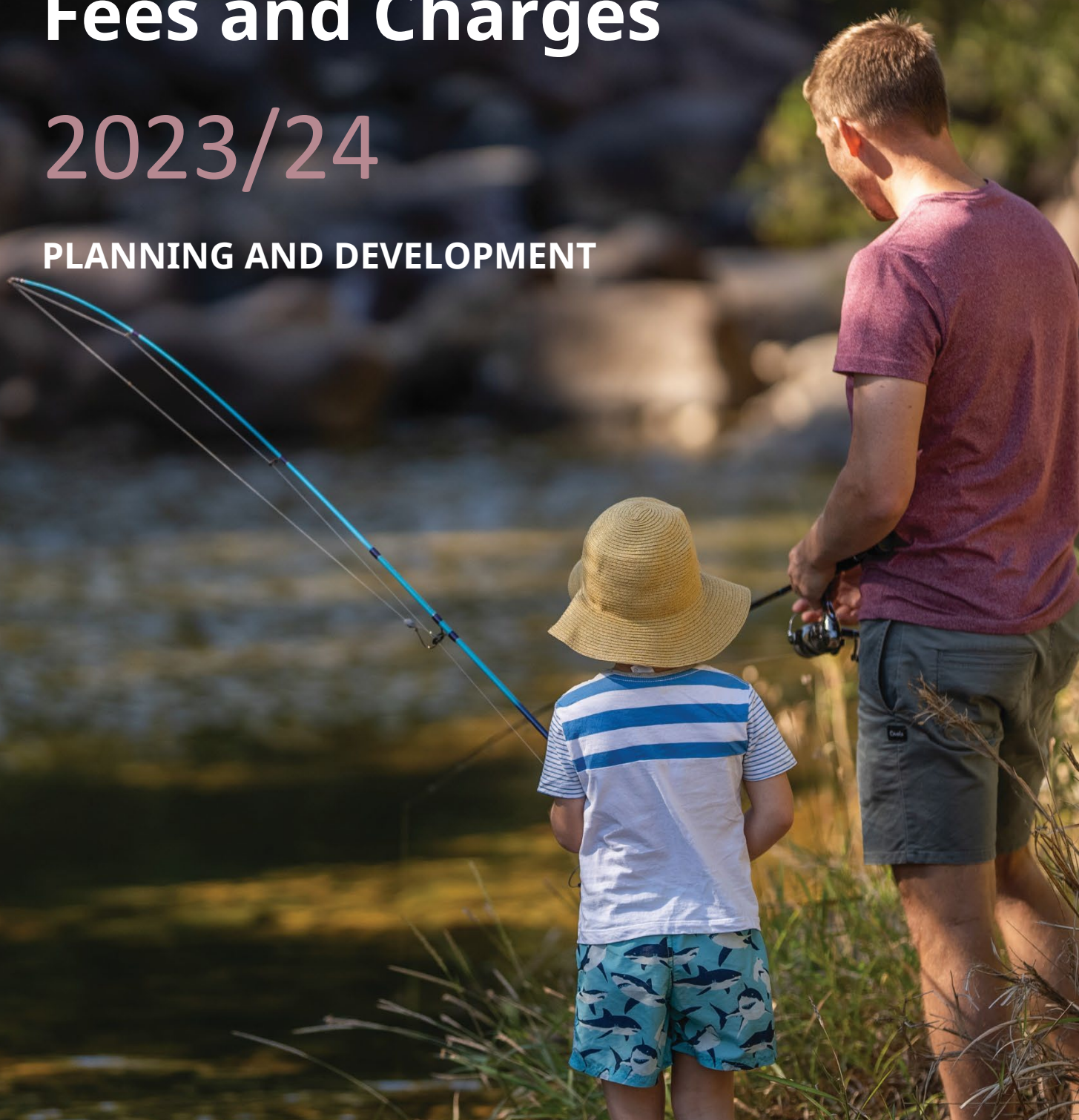


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TOWNSVILLE CITY COUNCIL PLANNING AND DEVELOPMENT

PLANNING AND DEVELOPMENT GENERAL FEE POLICIES

CREDIT CARD SURCHARGE

A non-refundable credit card surcharge fee applies to all payments by credit card. The fee is 0.5% of the amount paid by MasterCard or Visa. American Express and Diners Club cards are not accepted.

FEE UNITS

Where a fee is quoted as units, one [1] unit is equal to \$132.00.

PAYMENT OF CHARGES

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

REFUND OF PLANNING APPLICATION 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If an application is withdrawn or lapses prior to a decision being issued, an applicant may request a refund of the application fee.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. Please contact Planning and Development on 13 48 10 for refund enquiries.

PROPERLY MADE APPLICATIONS

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

TOWNSVILLE CITY WATERFRONT PRIORITY DEVELOPMENT AREA

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

ECONOMIC DEVELOPMENT ACT 2012

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

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

PLAN RIGHT POLICIES

PLAN RIGHT / PLAN SEAL APPLICATION PROCESS

The Plan Right process allow 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 Plan Seal process allows a council accredited consultant to submit a completed plan of survey for signing.

PLAN RIGHT FEE UNITS

Name	Year 23/24 Fee (incl. GST)	GST
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PLANNING AND DEVELOPMENT [continued]

Plan Right provides for a reduced application fee. For eligible Plan Right applications lodged via the Plan Right 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 Plan Right process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/development/plan-right>.

PLAN SEAL FEE UNITS

Plan Seal provides a reduced fee structure for the following:

- Plan of survey signing;
- Resigning a plan of survey;
- Signing easement/lease documents.

For Plan Seal, fees will be charged at 50% of the standard fee for eligible development types.

SCHEDULE 9 - PLANNING GENERAL FEES

PART 9.A - PLANNING APPLICATION GENERAL FEES

1. REQUEST TO CHANGE AN APPLICATION

Minor change	\$264.00	N
Change - Other (where the change does not require public notification)	\$528.00	N
Change - Other (where the change requires public notification)	\$1,056.00	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.	\$1,056.00	N
Where the applicant is required to provide a first principles assessment and where the request is prior to the lodgement of the application.	\$264.00	N

3. REQUEST FOR AN EXTENSION APPLICATION

Anything other than a dwelling house or dual occupancy	\$1,056.00	N
Dwelling house/dual occupancy	\$264.00	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	\$1,056.00	N
Dwelling house, dual occupancy, building works assessable against a zone code or overlay, or advertising device	\$264.00	N
Combined with an extension application	\$264.00	N

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

Anything other than a dwelling house or dual occupancy	Price on application Min. Fee incl. GST: \$264.00	N
Dwelling house/dual occupancy	\$264.00	N
Combined with an extension application	\$264.00	N

6. COMBINED CHANGE APPLICATION AND EXTENSION APPLICATION

Combined minor change application and extension application to currency period	\$1,320.00	N
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Name	Year 23/24 Fee (incl. GST)	GST
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7. REQUEST FOR CANCELLATION OF A DEVELOPMENT APPROVAL

Request for cancellation of a development approval	\$264.00	N
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8. REQUEST FOR AMENDMENT TO BE CONSIDERED GENERALLY IN ACCORDANCE

Anything other than a dwelling house or dual occupancy	\$528.00	N
Dwelling house/dual occupancy	\$264.00	N

9. REQUEST FOR THE APPROVAL OF A TEMPORARY DWELLING

Request for the approval of a temporary dwelling	\$1,056.00	N
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10. REQUEST FOR APPROVAL OF ROAD NAMES

Request for approval of road names	\$528.00	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	\$528.00	N
New building work assessable against a zone code or overlay	\$792.00	N
Total demolition or relocation off the site of a contributing character building and/or building subject to cultural heritage overlay	\$792.00	N
Application to council for referral agency response decision	\$792.00	N
For class 1a and class 10a building structure (as defined under the Building Code of Australia).		
Combined material change of use (dwelling house only) and referral agency response decision	\$1,320.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,376.00	N
Combined building work assessable against a zone code and building work assessable against an overlay	\$1,056.00	N
Combined building work assessable against a zone code or overlay, and referral agency response decision	\$1,056.00	N
Combined referral agency response decision and reconfiguring a lot (Not exceeding [5] five lots)	\$2,376.00	N
Request to change a referral agency response application/decision	\$264.00	N
Request to extend currency period of referral agency response decision	\$264.00	N

2. OTHER REFERRAL RESPONSE MATTERS

Referral Response to Coordinator General in response to TSDA, PDA, and EDQ application referrals	\$792.00	N
Referral Response per Planning Regulation 2017 – Division 2, Table 7 (1) – “Development application requiring referral”	No charge	N

PART 9.C - PLANNING REQUESTS/ADVICE

1. REQUEST FOR PLANNING AND DEVELOPMENT CERTIFICATES

Limited planning and development certificate	\$264.00	N
Standard planning and development certificate	\$1,716.00	N
Full planning and development certificate	\$3,432.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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2. REQUEST FOR TOWN PLANNING ADVICE

Where a written response is requested.

Confirmation of use for liquor license*	\$264.00	N
Confirmation of compliance of use with Planning Scheme and/or confirmation of existing use rights	\$528.00	N
Does not include liquor license compliance.		

3. APPLICATION TO BUILD WITHIN/OVER AN EASEMENT

Application to build within/over an easement	\$792.00	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	\$792.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,320.00	N
5 + non-compliant AO provisions	Total fee for MCU use	N

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	\$1,584.00	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	\$528.00	N
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2. SUBJECT TO THE ECONOMIC DEVELOPMENT ACT 2012

Subject to the Economic Development Act 2012	\$528.00	N
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3. SUBJECT TO THE QUEENSLAND HERITAGE ACT 1992

Subject to the Queensland Heritage Act 1992	No charge	N
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SCHEDULE 10 - MATERIAL CHANGE OF USE

SCHEDULE 10 POLICIES

USE DEFINITIONS

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

MULTIPLE MATERIAL CHANGE OF USES

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

GROSS FLOOR AREA (GFA) (M²)

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

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

TOTAL USE AREA (TUA) (M²)

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

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

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

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 the application.

PROPERLY MADE APPLICATIONS

For assessment to commence, the application must have reached "properly made" per s.51 of the *Planning Act 2016*.

PLAN RIGHT POLICIES

PLAN RIGHT / PLAN SEAL APPLICATION PROCESS

The Plan Right process allow 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 Plan Seal process allows a council accredited consultant to submit a completed plan of survey for signing.

PLAN RIGHT FEE UNITS

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 10 - MATERIAL CHANGE OF USE [continued]

Plan Right provides for a reduced application fee. For eligible Plan Right applications lodged via the Plan Right 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 Plan Right process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/development/plan-right>.

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)	\$528.00	N
Material change of use - impact assessable applications (anything other than dwelling house or dual occupancy)	\$1,056.00	N

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

Combined material change of use (dwelling house only) and referral agency response decision	\$1,320.00	N
Combined material change of use (dual occupancy only) and referral agency response decision	\$2,376.00	N

3. NON-COMPLIANT ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS USES

No more than two non-compliant AO provisions	\$792.00	N
No more than four non-compliant AO provisions (e.g. AO1.1(a) and AO1.1(b))	\$1,320.00	N
5 + non-compliant AO provisions	Total fee for MCU use	N

PART 10.B - ACCOMMODATION ACTIVITY TYPE USES

1. CARETAKER'S ACCOMMODATION

Caretakers accommodation	\$1,056.00	N
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2. COMMUNITY RESIDENCE

Community residence	\$2,112.00	N
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3. DUAL OCCUPANCY

Dual occupancy (including an overlay)	\$2,112.00	N
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4. DWELLING HOUSE

Dwelling house (including an overlay)	\$1,056.00	N
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5. DWELLING UNIT

Where a unit is being built within existing premises containing non-residential uses	\$1,056.00	N
Where a unit is being built within a new non-residential use, Not exceeding 100m2 of GFA (minimum fee)	\$2,376.00	N
Where a unit is being built within a new non-residential use, For each 100m2 of GFA or part thereof exceeding 100m2 of GFA add	\$396.00	N
To be rounded up to the nearest 100m2 of GFA.		

Name	Year 23/24 Fee (incl. GST)	GST
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6. MULTIPLE DWELLING

Not exceeding four [4] units (minimum fee)	\$3,168.00	N
For each additional unit over four [4] add	\$264.00	N

7. NATURE-BASED TOURISM

Not exceeding forty [40] beds (minimum fee)	\$5,544.00	N
For each additional bed over forty [40] add	\$132.00	N

8. NON-RESIDENT WORKFORCE ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,320.00	N
For each additional bed over eight [8] add	\$132.00	N

9. RELOCATABLE HOME PARK

Not exceeding nine [9] sites (minimum fee)	\$3,828.00	N
For each additional site over nine [9] add	\$396.00	N

10. RESIDENTIAL CARE FACILITY

Not exceeding 100m2 of GFA (minimum fee)	\$2,376.00	N
For each additional 100m2 of GFA or part thereof exceeding 100m2 of GFA add	\$396.00	N
To be rounded up to the nearest 100m2 of GFA.		

11. RESORT COMPLEX

Resort complex	Price on application	N
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12. RETIREMENT FACILITY

Not exceeding four [4] units (minimum fee)	\$3,168.00	N
For each additional unit over four [4] add	\$264.00	N

13. ROOMING ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,320.00	N
For each additional bed over eight [8] add	\$132.00	N

14. RURAL WORKERS' ACCOMMODATION

Not exceeding eight [8] beds (minimum fee)	\$1,320.00	N
For each additional bed over eight [8] add	\$132.00	N

15. SHORT-TERM ACCOMMODATION

Not exceeding four [4] units (minimum fee)	\$3,168.00	N
For each additional unit over four [4] units add	\$264.00	N

16. TOURIST PARK

Not exceeding fifteen [15] sites (including all sites) (minimum fee)	\$3,828.00	N
For each additional site (cabin) over fifteen [15] add	\$396.00	N
For each additional site (Recreation vehicle (RV), van, or tent) over fifteen [15] add	\$264.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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PART 10.C - BUSINESS ACTIVITY TYPE USES

1. AIR SERVICE

Air service	Price on application	N
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2. BROTHEL

Not exceeding 200m ² of GFA (minimum fee)	\$3,432.00	N
Equal to or greater than 200m ² and less than 1000m ² of GFA	\$3,960.00	N
Equal to or greater than 1,000m ² and less than 2,500m ² of GFA	\$4,488.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² of GFA add To be rounded up to the nearest 100m ² of GFA.	\$132.00	N

3. HOME BASED BUSINESS

Home based business	\$1,320.00	N
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4. OUTDOOR SALES

Not exceeding 1,000m ² TUA (minimum fee)	\$3,432.00	N
Equal to or greater than 1,000m ² and less than 2,500m ² TUA	\$3,960.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² TUA add	\$132.00	N

5. PARKING STATION

Not exceeding twenty [20] spaces (minimum fee)	\$2,904.00	N
For each additional five [5] spaces or part thereof exceeding twenty [20] spaces add	\$132.00	N

6. SERVICE STATION

Service station	\$6,336.00	N
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7. SHOPPING CENTRE - IMPACT ASSESSABLE ONLY

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

Not exceeding 100m ² of GFA or TUA (minimum fee)	\$2,376.00	N
For each 100m ² of GFA or TUA or part thereof exceeding 100m ² of GFA or TUA add To be rounded up to the nearest 100m ² of GFA or TUA.	\$396.00	N

PART 10.D - COMMUNITY ACTIVITY TYPE USES

1. CHILD CARE CENTRE

Not exceeding twenty-five [25] children (minimum fee)	\$3,300.00	N
For each five [5] children or part thereof, exceeding twenty-five [25] children add	\$264.00	N

2. PARK

Not exceeding 2,000m ² of TUA (minimum fee)	\$3,300.00	N
Equal to or greater than 2,000m ² and less than 5,000m ² of TUA	\$5,280.00	N
For each 1,000m ² of area or part thereof exceeding 5,000m ² of TUA add To be rounded up to the nearest 1,000m ² of TUA.	\$264.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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3. TELECOMMUNICATIONS FACILITY

Telecommunications facility	\$2,640.00	N
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4. OTHER COMMUNITY TYPE USES

The fee applicable to the following use types will be based on a **Gross Floor Area (GFA)** calculation:
Community care centre, Community use, Club, Detention facility, Place of worship, Educational establishment, Emergency services, Health care services, and Hospital.

The fee applicable to the following use types will be based on a **Total Use Area (TUA)** calculation:
Cemetery, Crematorium, and Utility installation.

Not exceeding 100m2 of GFA or TUA (minimum fee)	\$2,112.00	N
For each 100m2 of GFA or TUA or part thereof exceeding 100m2 of GFA or TUA add	\$396.00	N
To be rounded up to the nearest 100m2 of GFA or TUA.		

PART 10.E - ENTERTAINMENT ACTIVITY TYPE USES

1. TOURIST ATTRACTION

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

Bar, Nightclub entertainment facility, Theatre.

Less than 50m2 of GFA (minimum fee)	\$1,848.00	N
Equal to or greater than 50m2 and less than 200m2 of GFA	\$3,432.00	N
Equal to or greater than 200m2 and less than 500m2 of GFA	\$4,488.00	N
Equal to or greater than 500m2 and less than 1,000m2 of GFA	\$6,600.00	N
For each 100m2 of area or part thereof exceeding 1,000m2 of GFA add	\$264.00	N
To be rounded up to the nearest 100m2 of GFA.		

PART 10.F - INDUSTRY ACTIVITY TYPE USES

1. EXTRACTIVE INDUSTRY

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

Not exceeding one [1] hectare (minimum fee)	\$13,464.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$396.00	N
To be rounded up to the nearest hectare.		
For temporary and minor extractive operations	\$5,544.00	N
Involving an area of no greater than 4,000m2 (square metres), and/or extracting a volume of material no greater than 4,000m3 (cubic metres) for a duration no greater than six [6] months.		

2. MAJOR ELECTRICITY INFRASTRUCTURE

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

Renewable energy facility	Price on application	N
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4. SUBSTATION

Substation	Price on application	N
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Name	Year 23/24 Fee (incl. GST)	GST
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5. OTHER INDUSTRY ACTIVITIES TYPE USES

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

Not exceeding 200m ² TUA (minimum fee)	\$3,432.00	N
Equal to or greater than 200m ² and less than 1,000m ² TUA	\$3,960.00	N
Equal to or greater than 1,000m ² and less than 2,500m ² TUA	\$4,488.00	N
For each 100m ² of area or part thereof exceeding 2,500m ² TUA add	\$132.00	N
To be rounded up to the nearest 100m ² TUA.		

PART 10.G - RECREATION ACTIVITY TYPE USES

1. MAJOR SPORT, RECREATION AND ENTERTAINMENT FACILITY

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

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

Not exceeding 50m ² of GFA (minimum fee)	\$1,848.00	N
Equal to or greater than 50m ² and less than 200m ² of GFA	\$3,432.00	N
Equal to or greater than 200m ² and less than 500m ² of GFA	\$4,488.00	N
Equal to or greater than 500m ² and less than 1,000m ² of GFA	\$6,600.00	N
For each 100m ² of area or part thereof exceeding 1,000m ² of GFA add	\$264.00	N
To be rounded up to the nearest 100m ² of GFA.		

4. OTHER RECREATION ACTIVITIES TYPE USES

Environment facility, Outdoor sport and recreation.

Not exceeding 2,000m ² of TUA (minimum fee)	\$3,564.00	N
Equal to or greater than 2,000m ² of TUA and less than 5,000m ² of TUA	\$5,544.00	N
For every of 1,000m ² TUA or part thereof exceeding of 5,000m ² TUA add	\$264.00	N
To be rounded up to the nearest 1,000m ² of TUA.		

PART 10.H - RURAL ACTIVITY TYPE USES

1. ANIMAL KEEPING

Up to five [5] animals (minimum fee)	\$1,848.00	N
Equal to or greater than six [6] and equal to and less than twenty [20] animals	\$3,168.00	N
For each ten [10] animals or part thereof exceeding twenty[20] and above add	\$264.00	N

2. AQUACULTURE

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

Not exceeding one [1] hectare (minimum fee)	\$13,464.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$396.00	N
To be rounded up to the nearest hectare.		

Name	Year 23/24 Fee (incl. GST)	GST
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3. INTENSIVE ANIMAL INDUSTRY

Not exceeding one [1] hectare (minimum fee)	\$13,464.00	N
For each hectare or part thereof exceeding one [1] hectare add	\$396.00	N
To be rounded up to the nearest hectare.		

4. OTHER RURAL ACTIVITIES TYPE USES

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

Other rural activity type uses	\$2,376.00	N
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PART 10.I - WATERFRONT ACTIVITY TYPE USES

1. LANDING

Landing	Price on application	N
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2. PORT SERVICE

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

1. MATERIAL CHANGE OF USE (IMPACT ASSESSMENT)

Material change of use impact assessment	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 23/24 Fee (incl. GST)	GST
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SCHEDULE 11 - RECONFIGURATION OF A LOT

SCHEDULE 11 POLICIES

RELEASE OF A SURVEY PLAN

Requests for the signing and release of a survey plan must be accompanied by the relevant signing fees and any outstanding infrastructure charges and inspection fees. These fees and charges cannot be invoiced 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.

PLAN RIGHT / PLAN SEAL APPLICATION PROCESS

The Plan Right process allow 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 Plan Seal process allows a council accredited consultant to submit a completed plan of survey for signing.

PLAN RIGHT FEE UNITS

Plan Right provides for a reduced application fee. For an eligible material change of use and reconfiguring a lot applications lodged via the Plan Right 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 Plan Right process and other general information please refer to council's website via <https://www.townsville.qld.gov.au/building-planning-and-projects/development/plan-right>.

PLAN SEAL FEE UNITS

Plan Seal provides a reduced fee structure for the following:

- Plan of survey signing;
- Resigning a plan of survey;
- Signing easement/lease documents.

For Plan Seal, fees will be charged at 50% of the standard fee for eligible development types.

PROPERLY MADE APPLICATIONS

For assessment to commence, the application must have reached "properly made" per s.51 of the *Planning Act 2016*.

PART 11.A - RECONFIGURATION OF A LOT - GENERAL

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Reconfiguration or a lot - Impact assessable applications	\$1,056.00	N
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2. COMBINED APPLICATION

Combined referral agency response decision and reconfiguring a lot	\$2,376.00	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	\$2,376.00	N
For each lot exceeding five [5] lots up to fifty [50] lots add	\$396.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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2. APPLICATION FOR A DEVELOPMENT PERMIT [continued]

Greater than or equal to fifty [50] lots	\$20,196.00	N
Development permit associated with a lease exceeding 10 years	\$660.00	N

3. COMMUNITY MANAGEMENT STATEMENTS

New scheme and/or extinguishing old scheme	\$528.00	N
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4. APPROVING PLANS OF SUBDIVISION

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

Per plan of survey - Standard format not exceeding five [5] lots (minimum fee) Not including open space, park lots, balance allotments, public use land.	\$660.00	N
Per plan of survey - Standard format, for each lot exceeding five [5] lots add Not including open space, park lots, balance allotments, public use land.	\$132.00	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.	\$660.00	N
Per resigning a plan of survey	\$264.00	N
Per early signing fee	\$792.00	N
In addition to the standard and building format plan fees above.		

5. SIGNING EASEMENT/LEASE DOCUMENTS

First easement/lease document	\$528.00	N
For each additional easement/lease document add	\$132.00	N
Per resigning of easement/lease document	\$264.00	N

6. VALUATION MAINTENANCE FEE

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

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

Valuation maintenance fee	\$40.00	N
Statutory fee as per the <i>Valuation of Land Regulation 2003 (QLD)</i> , Schedule 2, 3. The value noted above for information only and is subject to change based on amendments to the <i>Value of Land Regulation 2003 (QLD)</i> .		

SCHEDULE 12 - OPERATIONAL WORKS**SCHEDULE 12 POLICIES****PROPERLY MADE APPLICATIONS**

For assessment to commence, the application must have reached "properly made" per s.51 of the *Planning Act 2016*.

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. Estimates detailed quoted 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 = \$8,656
- b. For the \$200,000 portion of the cost of works above \$300,000, the is 1.5% of this amount = \$3,000

Total operational works fee is $100\% \times (a+b) = \$11,656$

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.

- a. the fee applying to all works up to \$300,000 = \$8,656
- b. For the \$200,000 portion of the cost of works at or above \$300,000, the fee is 1.5% of this amount = \$3,000.

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 12 - OPERATIONAL WORKS [continued]

Total operational works fee is 50% x (a+b) = \$5,828

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 x 50% = \$150,000
- The fee applying to all works up to \$300,000 = \$8,656
- 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 = \$9,406

- 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

Where an application includes multiple advertising devices, the applicable fee will be the fee associated with the highest level of impact.

PART 12.A - IMPACT ASSESSABLE APPLICATIONS

1. WHERE AN APPLICATION TRIGGERS IMPACT ASSESSMENT

Operational works - Impact assessable applications	\$528.00	N
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PART 12.B - OPERATIONAL WORKS

1. APPLICATION FOR A DEVELOPMENT PERMIT

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

Value of works not exceeding \$10,000 (minimum fee)	\$1,056.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$1,056.00 + (3.0% value in excess of \$10,000) Min. Fee incl. GST: \$1,056.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$3,156.00 + (2.5% value in excess of \$80,000) Min. Fee incl. GST: \$3,156.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$8,656.00 + (1.5% value in excess of \$300,000) Min. Fee incl. GST: \$8,656.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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1. APPLICATION FOR A DEVELOPMENT PERMIT [continued]

Value of works equal to or greater than \$1 million and less than \$2 million	\$19,156.00 + (1.0% value in excess of \$1 million) Min. Fee incl. GST: \$19,156.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$29,156.00 + (0.7% value in excess of \$2 million) Min. Fee incl. GST: \$29,156.00	N
Value of works greater than \$5 million	\$50,156.00	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 incl. GST: \$1,056.00	N
Resubmitted as constructed plans	\$264.00	N
Resubmitted quality assurance documents	\$264.00	N

2. WORKS INSPECTION FEES

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

Value of works not exceeding \$10,000 (minimum fee)	\$396.00	N
Value of works equal to or greater than \$10,000 and less than \$80,000	\$396.00 + (2.0% value in excess of \$10,000) Min. Fee incl. GST: \$396.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$1,796.00 + (1.6% value in excess of \$80,000) Min. Fee incl. GST: \$1,796.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$5,316.00 + (1.0% value in excess of \$300,000) Min. Fee incl. GST: \$5,316.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$12,316.00 + (0.4% value in excess of \$1 million) Min. Fee incl. GST: \$12,316.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$16,316.00 + (0.3% value in excess of \$2 million) Min. Fee incl. GST: \$16,316.00	N
Value of works greater than \$5 million	\$25,316.00	N
Operational works not associated with the Planning Act 2016	100% of fees as per Schedule 12, Part 12.B Works Inspection Fees	N
Earthworks and works on a private asset	50% of fees as per Schedule 12, Part 12.B Works Inspection Fees	N
Reinspection Where works were unprepared/unsatisfactory at initial inspection.	\$660.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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3. PRESCRIBED TIDAL WORKS

Prescribed tidal works	Price on application	N
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4. INFRASTRUCTURE AGREEMENTS

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

5. ADVERTISING DEVICES

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

Lower impact advertising devices	\$528.00	N
Intermediate impact advertising devices	\$792.00	N
Higher impact advertising devices	\$1,056.00	N

6. CLEARING OF VEGETATION

Clearing of vegetation	Price on application	N
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SCHEDULE 13 - COMPLIANCE ASSESSMENT**SCHEDULE 13 POLICIES****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. Estimates detailed quoted must be inclusive of GST.

For staged developments, the application fee is calculated per the cost of works for each stage.

All work associated with infrastructure that is or will become a council asset, the fees are equivalent to 100% of the operational works fee. These generally include:

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

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

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

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

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

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

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

CALCULATION OF FEES FOR OPERATIONAL WORKS AND COMPLIANCE ASSESSMENT AND WORK INSPECTION EXAMPLES**EXAMPLE A, FEE CALCULATION FOR WORK BEING UNDERTAKEN ON A COUNCIL ASSET ONLY:**

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

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

- a. The fee applying to all works up to \$300,000 = \$8,656
- b. For the \$200,000 portion of the cost of works above \$300,000, the is 1.5% of this amount = \$3,000

Total operational works fee is $100\% \times (a+b) = \$11,656$

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

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

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

- a. the fee applying to all works up to \$300,000 = \$8,656
- b. For the \$200,000 portion of the cost of works at or above \$300,000, the fee is 1.5% of this amount = \$3,000.

Total operational works fee is $50\% \times (a+b) = \$5,828$

SCHEDULE 13 - COMPLIANCE ASSESSMENT [continued]

EXAMPLE C, FEE CALCULATION FOR WORKS BEING UNDERTAKEN ON A COMBINATION OF COUNCIL-OWNED AND PRIVATE ASSET ONLY:
The [estimated] cost of works is \$500,000.

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

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

- a. Council assets: \$200,000
- b. Private assets: \$300,000 x 50% = \$150,000
- c. The fee applying to all works up to \$300,000 = \$8,656
- d. The fee for the remaining \$50,000 is 1.5% of this amount \$750

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

Total operational works fee is c+d = \$9,406

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

PART 13.A - COMPLIANCE ASSESSMENT
1. APPLICATION FOR A COMPLIANCE CERTIFICATES

In accordance with the *Sustainable Planning Act 2009*.

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

Value of works not exceeding \$10,000 (minimum fee)	\$1,056.00	N
Equal to or greater than \$10,000 and less than \$80,000	\$1,056.00 + (3.0% value in excess of \$10,000) Min. Fee incl. GST: \$1,056.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$3,156.00 + (2.5% value in excess of \$80,000) Min. Fee incl. GST: \$3,156.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$8,656.00 + (1.5% value in excess of \$300,000) Min. Fee incl. GST: \$8,656.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$19,156.00 + (1.0% value in excess of \$1 million) Min. Fee incl. GST: \$19,156.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$29,156.00 + (0.7% value in excess of \$2 million) Min. Fee incl. GST: \$29,156.00	N
Value of works greater than \$5 million	\$50,156.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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1. APPLICATION FOR A COMPLIANCE CERTIFICATES [continued]

Earthworks and works on a private asset	50% of the fee quoted per Schedule 13, Part 13.A Compliance Assessment Fees. Excluding when the minimum fee is applicable. Min. Fee incl. GST: \$1,056.00	N
Pavement design	\$264.00	N
Where not submitted as part of an operational works application.		
Resubmitted as constructed plans	\$264.00	N
Resubmitted quality assurance documents	\$264.00	N

2. WORKS INSPECTION FEES

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

Value of works not exceeding \$10,000 (minimum fee)	\$396.00	N
Equal to or greater than \$10,000 and less than \$80,000	\$396.00 + (2.0% value in excess of \$10,000) Min. Fee incl. GST: \$396.00	N
Value of works equal to or greater than \$80,000 and less than \$300,000	\$1,796.00 + (1.6% value in excess of \$80,000) Min. Fee incl. GST: \$1,796.00	N
Value of works equal to or greater than \$300,000 and less than \$1 million	\$5,316.00 + (1.0% value in excess of \$300,000) Min. Fee incl. GST: \$5,316.00	N
Value of works equal to or greater than \$1 million and less than \$2 million	\$12,316.00 + (0.4% value in excess of \$1 million) Min. Fee incl. GST: \$12,316.00	N
Value of works equal to or greater than \$2 million and less than \$5 million	\$16,316.00 + (0.3% value in excess of \$2 million) Min. Fee incl. GST: \$16,316.00	N
Value of works greater than \$5 million	\$25,316.00	N
Earthworks and works on a private assets	50% of the fee quoted per Schedule 13, Part 13.A Compliance Assessment Works Inspection Fees	N
Reinspection	\$660.00	N
Where works were unprepared/unsatisfactory at initial inspection.		

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 14 - MISCELLANEOUS INFRASTRUCTURE

PART 14.A - TRANSPORT AND STORMWATER FEES

1. ROAD WORKS PERMIT

Property access - Self assessable compliance fee for single detached dwelling	\$87.10	N
New Greenfield Estates		
Property access - Single detached house	\$173.00	N
Property access - Multiple dwelling, commercial and industrial	\$228.00	N
Other work within the road reserve	As per Schedule 12, Part 12.B	N
Miscellaneous works on a road reserve	\$228.00	N
Hoarding approval for placement on a road reserve. Includes scaffolding and gantries		
Reserved parking spaces [per day/per bay]	\$12.00	N
Change of applicant	\$83.70	N

2. PRELIMINARY INVESTIGATIONS OF ROAD CLOSURE

Preliminary investigations of road closure	\$103.00	N
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PART 14.B - BUILDING WORK OVER OR NEAR RELEVANT INFRASTRUCTURE

1. DEVELOPMENT PERMIT

Building work over or near relevant infrastructure	\$391.00	N
Under Queensland Development Code (QDC) MP 1.4		
All building structures including dwellings, commercial/industrial, closed sheds and retaining walls etc.		
Amended plans	\$192.50	N

2. CCTV ASSESSMENT

CCTV assessment	\$181.50	N
View video footage of sewers and/or stormwater to determine suitability of development.		

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 15 - HYDRAULIC SERVICES

SCHEDULE 15 POLICIES

REFUND OF FEES

Any request for a refund of fees is to be made in writing to the Functional Lead Hydraulics and Building Assessment. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded.

RE-INSPECTION FEE

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

- A tradesman 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 plumber/drainer is required to re-book the inspection as a result of defects identified including reinspection of Form 4 audits;
- A tradesman fails to cancel an inspection when works are incomplete.

AMENDED PLANS

Amended plan fees are only applicable where significant changes are made such as additional fixtures and/or apparatus or redirection of drain in a yard to allow for pool installation. Major changes or full redesign will require full approval.

COMMERCIAL INSTALLATIONS

Separate permits will be required for all shop fit outs in all large commercial premises unless drainage and plumbing fixtures and/or apparatus are shown and designated on the originally submitted applications.

Installation of extra fixtures and/or apparatus to individual premises shown on the original plan will require extra plumbing and drainage fee.

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.

AFTER HOUR INSPECTIONS

Assets and Hydraulics operates on business days from 7.30am to 4.00pm. Inspections outside of these hours will be quoted on a case by case basis. Weekend inspections are not available.

PART 15.A - RESIDENTIAL INSPECTION AND ASSESSMENT SERVICES

1. RESIDENTIAL DWELLING SEWERED (FAST TRACK PERMIT WORK)

Only applicable for some Class 1a and Class 10a buildings in a sewerred area (conditions apply).

Compliance permit	\$263.00	N
Plumbing compliance assessment - Up to and including the first floor (minimum fee)	\$467.50	N
Plumbing compliance assessment - For each additional floor add	\$143.00	N
Drainage compliance assessment	\$467.50	N

2. RESIDENTIAL DWELLING SEWERED (NON FAST TRACK PERMIT WORK)

Compliance permit - up to and including the first floor (minimum fee)	\$306.50	N
For multiple single dwellings on the same property please refer to Schedule 15, Part 15.B,1.		
Compliance permit - for each additional floor add	\$104.00	N
Plumbing compliance assessment - up to and including the first floor (minimum fee)	\$446.00	N
Plumbing compliance assessment - for each additional floor add	\$143.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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2. RESIDENTIAL DWELLING SEWERED (NON FAST TRACK PERMIT WORK) [continued]

Drainage compliance assessment	\$446.00	N
Amended plans	\$143.00	N

3. RESIDENTIAL DWELLING UN-SEWERED

Compliance permit - up to and including the first floor (minimum fee)	\$458.50	N
For multiple single dwellings on the same property please refer to Schedule 15, Part 15.B,1.		
Compliance permit - for each additional floor add	\$102.50	N
Plumbing compliance assessment - up to and including the first floor (minimum fee)	\$446.00	N
Plumbing compliance assessment - for each additional floor add	\$143.00	N
Drainage compliance assessment	\$446.00	N
Amended plans	\$143.00	N

4. EXISTING RESIDENTIAL MINOR WORKS

Residential minor works plan approval	\$255.50	N
Includes renovation works to an existing dwelling up a maximum of five [5] fixtures.		
Residential minor works plumbing and drainage assessments	\$488.50	N
Up to three [3] inspections only		
Additional fixtures (fee per fixture)	\$163.00	N
Amended plans	\$143.00	N

5. ONE INSPECTION ONLY PLUMBING AND/OR DRAINAGE

Plumbing and/or drainage compliance assessment (one [1] inspection only)	\$252.50	N
Includes sewer connection point seal offs.		

6. RE-INSPECTION FEE

Re-inspection fee	\$131.50	N
Includes when an additional inspection is required due to defects being identified during an audit inspection of notifiable works.		

7. PERFORMANCE SOLUTION OR ALTERNATIVE SOLUTION ASSESSMENT

Residential - Performance solution or alternative solution	\$263.00	N
In addition to standard application fees for proposed works		

8. EXPIRED PERMITS

Application/Inspection fees required to create a new permit due to an existing permit expiring.

Compliance permit	\$264.00	N
Plumbing compliance assessment	Price on application	N
Drainage compliance assessment	Price on application	N

PART 15.B - COMMERCIAL INSPECTION AND ASSESSMENT SERVICES

1. MULTIPLE SINGLE DWELLINGS/UNIT COMPLEX

Compliance permit - first unit (minimum fee)	\$764.00	N
Compliance permit - for each additional unit add	\$351.50	N
Plumbing compliance assessment - first unit (minimum fee)	\$764.00	N

Name	Year 23/24 Fee (incl. GST)	GST
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1. MULTIPLE SINGLE DWELLINGS/UNIT COMPLEX [continued]

Plumbing compliance assessment - for each additional unit add	\$351.50	N
Drainage compliance assessment - first unit (minimum fee)	\$764.00	N
Drainage compliance assessment - for each additional unit add	\$351.50	N
Amended plans	\$357.00	N

2. COMMERCIAL MAJOR

Compliance permit (drainage plan approval) - not exceeding five [5] fixtures (minimum fee)	\$764.00	N
Includes shopping centres, service stations, hospitals, surgeries, child care facilities, hotels, and university buildings. Refer to Schedule 8 policies, commercial installations.		
Compliance permit (drainage plan approval) - for each additional fixture add	\$36.90	N
Plumbing compliance assessment - not exceeding five [5] fixtures (minimum fee)	\$764.00	N
Plumbing compliance assessment - for each additional fixture add	\$36.90	N
Drainage compliance assessment - not exceeding five [5] fixtures (minimum fee)	\$764.00	N
Drainage compliance assessment - for each additional fixture add	\$36.90	N
Amended plans	\$357.00	N

3. EXISTING COMMERCIAL MINOR WORKS

Commercial minor works compliance permit	\$255.50	N
Includes renovation works to an existing building or shop within a complex up to five [5] fixtures and/or apparatus.		
Plumbing and drainage assessments (up to three [3] inspections only)	\$488.50	N
Additional fixtures (fee per fixture)	\$163.00	N
Amended plans	\$143.00	N

4. PRIVATE/COMMUNITY UTILITY INSPECTIONS

Private sewer inspections - base fee (includes plan approval)	\$512.00	N
Private sewer inspections - fee per metre of sewer (in addition to base fee) add	\$2.28	N
Private water main inspections - base fee (includes plan approval)	\$512.00	N
Private water main inspections - fee per meter of water mains (in addition to base fee) add	\$1.59	N

5. BACKFLOW ANNUAL TEST

Administration fee for each device lodgement or relodgement	\$49.40	N
This includes initial test when device is installed under notifiable works, decommissioning/removal of device, lodgement of failed test results and the re-lodgement of test material when data does not match council records.		
Fee for each device, bulk backflow quote (only relates to fifty [50] or more devices)	Price on application	N

6. RE-INSPECTION FEE

Re-inspection fee	\$131.50	N
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7. PERFORMANCE SOLUTION OR ALTERNATIVE SOLUTION ASSESSMENT

Commercial - Performance solution or alternative solution	Price on application	N
In addition to standard application fees for proposed works		

Name	Year 23/24 Fee (incl. GST)	GST
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8. EXPIRED PERMITS

Application/Inspection fees required to create a new permit due to an existing permit expiring.

Compliance permit (where the planned work is consistent with the previously approved permit)	\$264.00	N
Compliance permit (where the planned work is not consistent with the previously approved permit)	Price on application	N
Plumbing compliance assessment	Price on application	N
Drainage compliance assessment	Price on application	N

PART 15.C - PROPERTY/RECORD SEARCHES AND CONSULTANCY SERVICES

1. CONSULTANCY FEE

Plumbing advice [per hour]	\$171.50	Y
Drainage design advice [per hour]	\$171.50	Y

2. PROPERTY INSPECTIONS AND SEARCHES

Backflow device reconciliation to records - applicant request [per hour]	\$171.50	N
Single dwelling	\$493.00	Y
Multiple dwellings - first unit	\$493.00	Y
Multiple dwellings - for each addition unit add	\$171.50	Y
Commercial - minimum fee (first two hours)	\$493.00	Y
Commercial - each additional hour	\$171.50	Y

3. PLUMBING AND DRAINAGE RECORDS SEARCH (ELECTRONIC)

Council will provide a report detailing the plumbing and drainage applications relating to the property. It does not include the provision of plans, certificates or other documents.

Residential dwelling	\$171.50	N
Multiple dwelling/commercial tenancies - minimum fee (first two hours)	Price on application	N
Multiple dwelling/commercial tenancies - each additional hour	Price on application	N

PART 15.D - COPIES OF CERTIFICATES AND PLANS

1. COPIES OF HYDRAULIC CERTIFICATES AND PLANS

Copy of final inspection certificates	\$32.20	N
Copy of approved house drainage plan	\$37.10	N
Copy of approved commercial/unit plans	\$37.10	N

2. COPIES OF AS-CONSTRUCTED PLANS

For various reasons there are times when council does not have a complete set of as-constructed plans for a property. In these circumstances the following will apply:

- The as-constructed plans that are available for a property (or for a particular part of a property) will be provided by council; or
- Council may supply a design plan or inspector's mark-ups in the event that an as-constructed plan is not available.

When a plan is provided based on the above criteria, the fees below will still apply.

Residential as-constructed plans	\$26.50	N
Minimum turnaround is 2 full business days.		
Residential as-constructed plan - rapid request	\$37.10	N
Turnaround is 1 full business day		

Name	Year 23/24 Fee (incl. GST)	GST
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2. COPIES OF AS-CONSTRUCTED PLANS [continued]

Commercial as-constructed plan	\$63.60	N
Minimum turnaround is 5 full business days		
Commercial as-constructed plan - rapid request	\$84.80	N
Turnaround is less than 5 full business days		

3. PHOTOCOPYING CHARGES

Photocopying charges - A4 copy [per page]	\$1.00	N
Photocopying charges - A3 copy [per page]	\$1.65	N
Photocopying charges - A2/A1 copy [per page]	\$6.20	N
Photocopying charges - A0 copy [per page]	\$13.60	N

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 16 - TRADE WASTE

PART 16.A - TRADE WASTE APPLICATION FEES

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

Administrative charges for initial application approval or an amendment to existing approval - Category 2 customers only	By quotation	N
Administration officer [per hour] - category 2 customers only	\$78.00	N
Plumbing inspector [per hour] - category 2 customers only	\$95.50	N
Senior plumbing inspector [per hour] - category 2 customers only	\$102.00	N
Administrative charges for initial application approval or an amendment to existing approval - Category 1 customers only	\$213.00	N

PART 16.B - NON COMPLIANCE INSPECTION AND ANALYSIS FEES

Inspections	\$188.00	N
Analytical tests	Full cost of laboratory charges. Refer to Schedule 32 Laboratory Services	N

PART 16.C - ANNUAL SEWER LOADING CHARGES

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

1000L grease trap - 8 week service frequency	\$2,685.00	N
1000L grease trap - 13 week service frequency	\$1,650.00	N
2000L grease trap - 8 week service frequency	\$5,360.00	N
2000L grease trap - 13 week service frequency	\$3,300.00	N
1000L hold tank - 8 week service frequency	\$4,275.00	N
1000L hold tank - 13 week service frequency	\$2,635.00	N
2000L hold tank - 8 week service frequency	\$6,960.00	N
2000L hold tank - 13 week service frequency	\$4,280.00	N

PART 16.D - SERVICE FREQUENCY EXTENSION REQUEST CHARGE (PER SAMPLE)

Grease trap [per sample]	\$342.50	N
Oil separator [per sample]	\$298.00	N

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

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

Septage disposal - each 6,000 litres or part thereof	\$1,030.00	N
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Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 17 - BUILDING ASSESSMENT SERVICES

SCHEDULE 17 POLICIES

REFUND OF FEES

Any request for a refund of fees is to be made in writing to the Functional Lead, Hydraulic and Building Assessment. The refunded amount (if any) will be determined by council, at its absolute discretion. Any credit card surcharges applied at payment cannot be refunded.

PART 17.A - BUILDING ASSESSMENT AND INSPECTION SERVICES

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

Finalisation of application	\$187.50	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	\$156.00	N

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

Administration fee	\$365.00 + panel provider fee Min. Fee incl. GST: \$365.00	Y
This fee relates to building applications that will be referred to council's appointed panel of providers for assessment and inspection. Notes: Additional fees will be charged for the assessment by the appointed external provider.		

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

Finalisation of application	\$187.50	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

5. AMENDED PLANS/AMENDED DOCUMENTS (COMMERCIAL)

Assessment of an amended plans	Price on application	N
Assessment of amended documentation	Price on application	N
Extension of building approval period	\$156.00	N

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

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

Name	Year 23/24 Fee (incl. GST)	GST
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7. REQUEST FOR CERTIFICATE OF CLASSIFICATION

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

PART 17.B - BUDGET ACCOMMODATION BUILDING

1. FIRE SAFETY IN PARTICULAR BUDGET ACCOMMODATION BUILDINGS

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

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

Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one [1] referral) - base fee	\$2,590.00	Y
Fire safety in particular budget accommodation buildings, inspection and assessment (this is for one [1] referral) - panel of provider's fee in addition to base fee	As per panel of provider's quote	Y

Notes: Additional fees will be charged for the assessment by the appointed external provider (price on application).

Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 18 - FLOOD, WATER, AND SEWER MODELLING SERVICES

PART 18.A - FLOOD MODELLING SERVICES

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

Per each flood study area.

Between one [1] and four [4] flood study areas	\$5,420.00	Y
Between five [5] and nine [9] flood study areas	\$4,870.00	Y
Between ten [10] and nineteen [19] flood study areas	\$4,435.00	Y
Twenty [20] or more flood study areas	Price on application	Y

2. SUPPLY OF BASELINE HYDROLOGICAL MODEL (ONLY)

Per each flood study area.

Between one [1] and four [4] flood study areas	\$867.00	Y
Between five [5] and nine [9] flood study areas	\$759.00	Y
Between ten [10] and nineteen [19] flood study areas	\$651.00	Y
Twenty [20] or more flood study areas	Price on application	Y

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

Per each flood study area.

Between one [1] and four [4] flood study areas	\$867.00	Y
Between five [5] and nine [9] flood study areas	\$759.00	Y
Between ten [10] and nineteen [19] flood study areas	\$651.00	Y
Twenty [20] or more flood study areas	Price on application	Y

4. SUPPLY OF 2D RESULTS AS ASCII RASTER

Per each flood study area.

Between one [1] and four [4] flood study areas	\$1,735.00	Y
Between five [5] and nine [9] flood study areas	\$1,515.00	Y
Between ten [10] and nineteen [19] flood study areas	\$1,300.00	Y
Twenty [20] or more flood study areas	Price on application	Y

5. SUPPLY OF 2D RESULTS AS OTHER FORMAT

Per each flood study area.

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

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

Per each flood study area.

Between one [1] and four [4] flood study areas	\$1,735.00	Y
Between five [5] and nine [9] flood study areas	\$1,515.00	Y
Between ten [10] and nineteen [19] flood study areas	\$1,300.00	Y

Name	Year 23/24 Fee (incl. GST)	GST
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6. BASE-LINE FLOOD STUDY GIS DATA (CATCHMENTS, SOURCE POINTS, RAIN ON GRID EXTENTS) [continued]

Twenty [20] or more flood study areas	Price on application	Y
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7. SUPPLY OF RESULTS IN RAW DFS2 OR WATERRIDE FORMAT

Per each flood study area.

Between one [1] and four [4] flood study areas	\$867.00	Y
Between five [5] and nine [9] flood study areas	\$759.00	Y
Between ten [10] and nineteen [19] flood study areas	\$654.00	Y
Twenty [20] or more flood study areas	Price on application	Y

PART 18.B - WATER MODELLING SERVICES

1. BOUNDARY CONDITIONS - WATER

Boundary conditions model - water	\$560.00	Y
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2. NETWORK MODEL - WATER

Network model - water - supply of model data files	\$2,010.00	Y
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PART 18.C - SEWER MODELLING SERVICES

1. BOUNDARY CONDITIONS - SEWER

Boundary conditions model - sewer	\$560.00	Y
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2. NETWORK MODEL - SEWER

Network model - sewer - supply of model data files	\$2,010.00	Y
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Name	Year 23/24 Fee (incl. GST)	GST
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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)	\$13,717.00	N
Sewer connection (single dwelling house)	\$7,506.00	N

2. SERVICE AREA B - URBAN AREA WITHOUT SEWER

Water connection (single dwelling house)	\$13,693.00	N
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3. SERVICE AREA C1 - TOOMULLA (AREAS ON SEWER)

Water connection (single dwelling house)	\$5,955.00	N
Sewer connection (single dwelling house)	\$22,657.00	N

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

Water connection (single dwelling house)	\$13,772.00	N
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5. SERVICE AREA D - URBAN FRINGES ON WATER NO SEWER

Water connection (single dwelling house)	\$13,718.00	N
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6. SERVICE AREA E - RURAL AREA ON WATER

Water connection (single dwelling house)	\$23,343.00	N
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7. SERVICE AREA F - CUNGULLA (AREAS ON WATER)

Water connection (single dwelling house)	\$27,649.00	N
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Name	Year 23/24 Fee (incl. GST)	GST
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8. SERVICE AREA G - PALUMA (AREAS ON WATER)

Water connection (single dwelling house)	\$27,769.00	N
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9. SERVICE AREA H - MAGNETIC ISLAND (URBAN AREAS ON SEWER)

Water connection (single dwelling house)	\$11,282.00	N
Sewer connection (single dwelling house)	\$14,652.00	N

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

Water connection (single dwelling house)	\$25,996.00	N
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11. ALL OTHER USES

All other uses	Price on application	N
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Name	Year 23/24 Fee (incl. GST)	GST
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SCHEDULE 20 - PRIVATE CERTIFICATION LODGEMENTS

SCHEDULE 20 POLICIES

GST EXEMPTION

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

BUILDING CLASSIFICATIONS

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

TOLS LODGEMENT FEE

A reduced lodgement fee is applicable to building applications lodged online via the Townsville Online Lodgement System (TOLS). TOLS has been introduced to assist clients who regularly lodge applications with the Townsville City Council. For further information or to register please visit <https://www.townsville.qld.gov.au/building-planning-and-projects/planning-and-building-approval/planning-guidelines-and-tools/application-lodgements-tols> . All other methods of lodgements will attract the applicable standard lodgement fee.

PART 20.A - PRIVATE CERTIFICATION LODGEMENT FEES

1. TOLS LODGEMENT FEE

All classes and demolitions.

TOLS lodgement fee	\$91.60	N
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2. STANDARD LODGEMENT FEE (ANY METHOD OTHER THAN TOLS)

Class 1 and 10	\$98.40	N
Class 2 to 9	\$169.00	N
Demolitions (all classifications)	\$98.40	N