

# DEVELOPMENT SERVICES SCHEDULE OF FEES AND CHARGES

---

2021/2022

Assessment for Planning, Engineering, Building and Plumbing

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# 1 Preamble

## 1.1 General

This schedule defines Moreton Bay Regional Council's approved fees and charges relevant to the Development Services Department.

All cost recovery fees within this Schedule have been adopted by council under Section 97 of the *Local Government Act 2009* and section 129 of the *Economic Development Act 2012*. All fees, unless otherwise specified, are GST exempt.

## 1.2 Fees and Charges Definitions

In some instances, this schedule uses terms or acronyms to determine the applicable fee. The terms and acronyms are set out as follows:

|   |  |   |
|---|--|---|
| Gross Floor Area (GFA)  | <p>As defined by the <i>Planning Regulations 2017</i></p> <p>For ease of reference, at the time of drafting these Fees and Charges, 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—</p> <ul style="list-style-type: none"> <li>(a) building services, plant or equipment; or</li> <li>(b) access between levels; or</li> <li>(c) a ground floor public lobby; or</li> <li>(d) a mall; or</li> <li>(e) parking, loading or manoeuvring vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul> |   |
| Major for the purposes of an Operational Works application only | <p>is a Sub-Arterial Standard or greater of road as identified on the Road Hierarchy Map in the Moreton Bay Regional Council Planning Scheme.</p>  |   |
| POA   | <p>Price on application</p>  |   |
| Properly Made   | <p>For a Development Application, as defined by the <i>Planning Act 2019</i>. For a PDA Development Application, as defined by the <i>Economic Development Act 2012</i>.</p> <p>For all other types of applications, an application that has been lodged with Council containing all of the required documentation and fee payment.</p>  |   |
| Private Pontoon   | <p>As defined in the <i>Coastal Protection and Management Regulation 2017</i></p> <p>For ease of reference, at the time of drafting these Fees and Charges, pontoon means a structure consisting of the following components—</p> <ul style="list-style-type: none"> <li>(a) a flotation unit;</li> <li>(b) an access walkway for the flotation unit;</li> <li>(c) a system for mooring the flotation unit and access walkway, including, for example, by way of piles or anchored cables;</li> <li>(d) an abutment for the access walkway.</li> </ul>   |   |
| TUA (Total Use Area)  | <p>includes GFA and any part of the site used for external display, storage and activities/operations associated with the use but excluding car parking, vehicle manoeuvring areas, landscaping and areas of native vegetation to remain as a part of the development with the following use specific qualifications:</p>  |   |
|   | – Educational Establishment  | <p>TUA does not include sports oval(s) or field(s) however does include courtyards, areas associated with assembly, tuckshops, meal breaks, open air teaching, swimming pools and the like.</p> |

|  |                                |   |
|--|--------------------------------|---|
|  |                                |   |
|  | – Rural Based Uses Category    | TUA does not include the areas of a site used for the planting of trees, plants or the like in an open area (for example the area of a site used for the non-intensive planting of vegetable is not included however any packing sheds, storage sheds, cool rooms and the like would be included). TUA does not include the areas of a site used for the open, non-intensive grazing or keeping of animals (for example the area of a site used for the open grazing of animals is not included whereas the keeping of animals in confined paddocks associated with a feedlot is included). |
|  | – Outdoor Sport and Recreation | TUA does not include outside and uncovered sports ovals, fields, golfing greens, courts, or the like.   |

### 1.3 Payment of Fees

Full payment of fee must be made at the time of application lodgement. Council will not accept applications that are not accompanied by the full payment of assessment fees.

### 1.4 Operational works

#### 1.4.1 Operational Works in association with reconfiguring lots

The application fee covers:

- the processing of the first set of engineering drawings once only; and
- three (3) inspections by Council's Engineer of roadworks and drainage.

If Engineering drawings are presented for approval and are considered unsatisfactory due to the reasons outlined below, an additional fee shall be paid by the Applicant prior to the checking and/or approval of the drawings:

- The Applicant, after presenting the drawings, chooses to consider another street or allotment layout (e.g. due to problems identified during the checking process); or
- The principles set out in Council's Local Laws or Policies have not been complied with to a significant extent; or
- A previous set of engineering drawings has been approved by Council and numerous amendments are now required to the original drawings.

### 1.5 Other Fees

#### 1.5.1 Price on Application

Where an application has a base fee amount as POA, the fee will be determined by the Director Planning, or the Manager Development Services at the time of lodgement. The likely total cost to Council of the assessment of the application will be considered, including a comparison with the fee prescribed for similar or comparable uses.

#### 1.5.2 Development proposals in the Emerging Community Zone (where there is no infrastructure/services)

For a development application that includes a Material Change of Use and/or Reconfiguring a Lot component on premises included within an Emerging Community Zone, an additional amount will be added to the applicable application fee. This additional amount will be determined by the Director Planning or the Manager Development Services. Please note that this additional fee is limited to areas where there are no existing infrastructure/ services.

## 1.6 Variation Request

For development proposals seeking a Preliminary Approval for a variation request pursuant to section 61 of the *Planning Act 2016*, the assessment fee is as follows:

- (a) \$2,693.00 per hectare or part thereof - for a specific land use or subdivision proposal; or
- (b) \$5,520.00 - if the proposal only involves a change to the applicable assessment level of the relevant Planning Scheme and no new or changes to the applicable planning scheme codes are proposed; or
- (c) Price on Application - if the proposal involves substantial changes to the Planning Scheme including for example the introduction of new Codes and/or Levels of Assessment Tables.

For applications seeking a Development Permit for Material Change of Use for residential purposes (Code Assessable) required as part of a condition of an earlier Preliminary Approval applying to the land given under s3.1.6 of the repealed IPA or s242 of SPA, the assessment fee is outlined below.

It should be noted that the subsequent application for development permits will attract the standard applicable fee, unless otherwise approved by the Director Planning or Manager Development Services taking into account the previous preliminary approval, nature and extent of the proposed development, the site and any other relevant matters including likely resources required to complete the assessment.

## 1.7 Fee Refunds

Once an application has been made to Council, an applicant can request a partial assessment fee refund based on table below. To qualify for a partial assessment fee refund, an applicant must provide written notice to Council of their withdrawal of their application.

Refunds are made in accordance with the following table:

| Application Stage   | Refund              |
|---|---------------------|
| Application is not properly made or has been overpaid   | Fee paid - \$112.00 |
| Application is properly made - additional information has not been requested or inspection has not been carried out | 85% of fee paid     |
| Information has been requested or an inspection has been carried out - decision stage has not commenced             | 50% of fee paid     |
| Decision stage has commenced - decision has not been made   | 15% of fee paid     |
| After decision has been made / application is complete  | Nil                 |

#### 1.7.1 Change to Development Applications

If an application is changed in a manner that reduces the applicable fee before it is decided by the Assessment Manager, a percentage of the application fees paid may be refunded depending on the assessment stage at the time of change and the assessment involved up to that time.

If an application is changed in a manner that increases the applicable fee before it is decided by the Assessment Manager, then the applicable additional fees shall be payable prior to the application being decided. For example, an increase in the number of lots for a Reconfiguring a Lot, or for a Material Change of Use a change or increase in the number of uses within the development.

#### 1.7.2 Fee Reduction

Where the scheduled fee is determined to be inappropriate or unreasonable for the particular development proposal, the Director Planning, or the Manager Development Services will determine the fee. A request for a reduction of fees is to be made in writing prior to the lodgement of the application.

#### 1.7.3 Waiving of Fees for Charitable/Not for Profit organisations

Council's Remission Policy provides support to eligible non-profit community organisations and charitable groups who provide a valuable service to the community.

Refer to Council's website for the Remission request form, and further details regarding the required documentation.

## 2 Planning & Engineering Assessment

| Fee Name   |   | Fee Unit  | Base Fee Amount  |
|--|---|---|--|
| <b>2.1 Building Work not associated with a Material Change of Use, and Concurrence Agency Assessment</b> |   |   |  |
| 2.1.1  | <b>Residential Use Category 1</b><br>Building Works Assessable against the Planning Scheme<br>Concurrence Agency Assessment   | Code Assessable Building Work<br><i>Caretaker's accommodation, dual occupancy, dwelling house, dwelling unit, home based business, and other domestic work, i.e. patio, pool, carport, outbuilding, etc</i> | Per Application<br>\$844.00                                |
| 2.1.2  |   | Code Assessable Building Work - Non-Domestic  | Per Application<br>\$1,125.00                              |
| 2.1.3  |   | Change/ Amend Concurrence Agency Assessment   | Per Application<br>\$169.00                                |
| <b>2.2 Material Change of Use</b>  |   |   |  |
| 2.2.1  | <b>Residential Uses Category 2</b>  | Code Assessable   | Per Application<br>\$1,932.00                              |
| 2.2.2  | Caretaker's accommodation<br>Dual occupancy<br>Dwelling house<br>Dwelling unit<br>Home based business   | Impact Assessable   | Per Application<br>\$2,511.00                              |
| 2.2.3  |   | Code Assessable - required due to a Preliminary Approval given under s3.1.6 of the repealed IPA, s242 of repealed SPA or a variation approval under PA  | Per Application<br>\$2,456.00                              |
| 2.2.4  |   | <b>Residential Uses Category 3</b><br>Community residence   | Code Assessable - up to 100 units/beds/sites               |
| 2.2.5  | Multiple dwelling<br>Retirement facility<br>Non-residential workforce accommodation<br>Residential care facility<br>Rooming accommodation<br>Rural workers' accommodation | Code Assessable - up to 200 units/beds/sites<br><i>Worked example: code MUD for 150 units, \$17,845 + (\$80x50) = \$21,845.00</i>   | Base fee + \$80 per unit/bed/site over 100<br>\$17,845.00  |
| 2.2.6  |   | Code Assessable - greater than 200 units/beds/sites   | Base fee<br>\$25,845.00                                    |
| 2.2.7  | Short-term accommodation<br>Relocatable home park<br>Tourist Park   | Impact Assessable - up to 100 units/beds/sites  | Base fee + \$255 per unit/bed/site<br>\$9,250.00           |
| 2.2.8  |   | Impact Assessable - up to 200 units/beds/sites  | Base fee + \$155 per unit/bed/site over 100<br>\$34,495.00 |
| 2.2.8  |   | Impact Assessable - greater than 200 units/beds/sites   | Base fee<br>\$49,995.00                                    |
| <b>Commercial Based Uses</b>   |   | <b>Category 1 - up to 250m<sup>2</sup> GFA</b>  |  |
| 2.2.9  | Adult store<br>Bar  | Code Assessable   | Per Application<br>\$3,311.00                              |
| 2.2.10   | Brothel   | Impact Assessable   | Per Application<br>\$4,304.00                              |
|  |   | <b>Category 2 - 251m<sup>2</sup> to 2,000m<sup>2</sup> GFA</b>  |  |
| 2.2.11   | Child care centre<br>Food and drink outlet<br>Function facility   | Code Assessable   | Per Application<br>\$9,937.00                              |
| 2.2.12   | Funeral parlour   | Impact Assessable   | Per Application<br>\$12,918.00                             |

| Fee Name |  | Fee Unit   | Base Fee Amount             |
|----------|--|--|-----------------------------|
|          | Hotel  | <b>Category 3 - 2,001m<sup>2</sup> + GFA</b>                       |                             |
| 2.2.13   | Office<br>Sales office   | Code Assessable  | Per Application \$16,561.00 |
| 2.2.14   | Shop Shopping centre Showroom<br>Veterinary services   | Impact Assessable  | Per Application \$21,529.00 |
|          | <b>Community/<br/>Infrastructure Based<br/>Uses</b>  | <b>Category 1 - up to 500m<sup>2</sup><br/>TUA</b>                 |                             |
| 2.2.15   | Air services   | Code Assessable  | Per Application \$3,311.00  |
| 2.2.16   | Cemetery   | Impact Assessable  | Per Application \$4,304.00  |
|          | Community care centre<br>Community use<br>Crematorium  | <b>Category 2 - 501m<sup>2</sup> to<br/>2,500m<sup>2</sup> TUA</b> |                             |
| 2.2.17   | Detention facility   | Code Assessable  | Per Application \$9,937.00  |
| 2.2.18   | Educational establishment<br>Emergency services  | Impact Assessable  | Per Application \$12,918.00 |
|          | Environment facility   | <b>Category 3 - 2,501m<sup>2</sup> + TUA</b>                       |                             |
| 2.2.19   | Health care services   | Code Assessable  | Per Application \$16,561.00 |
| 2.2.20   | Hospital<br>Major electricity infrastructure<br>Nature-based tourism<br>Park<br>Place of worship<br>Port services<br>Renewable energy facility<br>Substation<br>Utility installation       | Impact Assessable  | Per Application \$21,529.00 |
| 2.2.21   | <b>Community/Infrastructure<br/>Based Uses</b>   | Code Assessable  | Per Application \$1,137.00  |
| 2.2.22   | Landing  | Impact Assessable  | Per Application \$1,478.00  |
| 2.2.23   | <b>Community/Infrastructure<br/>Based Uses</b>   | Code Assessable  | Per Application \$8,522.00  |
| 2.2.24   | Telecommunications facility  | Impact Assessable  | Per Application \$11,078.00 |
|          | <b>Recreational Based Uses</b>   | <b>Category 1 - up to 500m<sup>2</sup> TUA</b>                     |                             |
| 2.2.25   | Club   | Code Assessable  | Per Application \$3,311.00  |
| 2.2.26   | Indoor sport and recreation<br>Major sport Recreation and<br>entertainment facility<br>Motor sport facility<br>Nightclub entertainment facility<br>Outdoor sport and recreation<br>Theatre | Impact Assessable  | Per Application \$4,304.00  |
|          |  | <b>Category 2 - 501m<sup>2</sup> to 2,500m<sup>2</sup> TUA</b>     |                             |
| 2.2.27   |  | Code Assessable  | Per Application \$8,831.00  |
| 2.2.28   |  | Impact Assessable  | Per Application \$11,480.00 |



| Fee Name |   | Fee Unit  | Base Fee Amount                |
|----------|---|---|--------------------------------|
|          |   |   |                                |
|          |   | <b>Category 3 - 2,501m<sup>2</sup> + TUA</b>                    |                                |
| 2.2.29   |   | Code Assessable   | Per Application<br>\$14,903.00 |
| 2.2.30   |   | Impact Assessable   | Per Application<br>\$19,374.00 |
|          | <b>Industrial Based Uses</b>  | <b>Category 1 - up to 1,000m<sup>2</sup> TUA</b>                |                                |
| 2.2.31   | Agricultural supplies store<br>Bulk landscape supplies<br>Car wash<br>Extractive industry<br>Garden centre<br>Hardware and trade supplies<br>Low, Medium & High impact Industry | Code Assessable   | Per Application<br>\$4,416.00  |
| 2.2.32   | Marine industry<br>Market<br>Medium impact industry<br>Outdoor sales<br>Parking station<br>Research and technology industry   | Impact Assessable   | Per Application<br>\$5,741.00  |
|          | Service industry<br>Service station   | <b>Category 2 - 1,001<sup>2</sup> to 3,000m<sup>2</sup> TUA</b> |                                |
| 2.2.33   | Special industry<br>Transport depot<br>Warehouse<br>Wholesale nursery   | Code Assessable   | Per Application<br>\$8,831.00  |
| 2.2.34   |   | Impact Assessable   | Per Application<br>\$11,480.00 |
|          |   | <b>Category 3 - 3,001+ TUA</b>                                  |                                |
| 2.2.35   |   | Code Assessable   | Per Application<br>\$14,903.00 |

| Fee Name  |   | Fee Unit   | Base Fee Amount |             |
|---|---|--|-----------------|-------------|
| 2.2.36  |   | Impact Assessable  | Per Application | \$19,374.00 |
|   | <b>Rural Based Uses</b>   | <b>Category 1 - up to 1,000m<sup>2</sup> TUA</b>                 |                 |             |
| 2.2.37  | Animal husbandry<br>Animal keeping<br>Aquaculture<br>Cropping<br>Intensive animal husbandry<br>Intensive horticulture<br>Permanent plantation | Code Assessable  | Per Application | \$3,311.00  |
| 2.2.38  | Roadside stall<br>Rural industry<br>Winery  | Impact Assessable  | Per Application | \$4,304.00  |
|   |   | <b>Category 2 - 1,001m<sup>2</sup> to 5,000m<sup>2</sup> TUA</b> |                 |             |
| 2.2.39  |   | Code Assessable  | Per Application | \$7,728.00  |
| 2.2.40  |   | Impact Assessable  | Per Application | \$10,046.00 |
|   |   | <b>Category 3 - 5,001m<sup>2</sup> + TUA</b>                     |                 |             |
| 2.2.41  |   | Code Assessable  | Per Application | \$14,903.00 |
| 2.2.42  |   | Impact Assessable  | Per Application | \$19,374.00 |
| 2.2.43  | <b>Other Uses</b>   | Code Assessable  | Per Application | POA         |
| 2.2.44  | Outstation<br>Resort complex<br>Tourist attraction<br>Undefined   | Impact Assessable  | Per Application | POA         |
| <b>2.3 Reconfiguring a Lot</b>  |   |  |                 |             |
| Fee per additional lot includes the balance lot(s), excludes park, roads, community purpose land, public utility lots and drainage reserve. |   |  |                 |             |
| 2.3.1   | Reconfiguring a Lot - up to 100 lots  | Base fee + \$550.00 per lot                                      |                 | \$2,500.00  |
| 2.3.2   | Reconfiguring a Lot - up to 200 lots  | Base fee + \$280.00 per lot over 100                             |                 | \$56,950.00 |
| 2.3.3   | Reconfiguring a Lot - greater than 200 lots<br><i>Worked example: RAL 2 into 201 lots, \$84,950 + \$120 = \$85,070</i>                        | Base fee + \$120.00 per lot over 200                             |                 | \$84,950.00 |
| 2.3.4   | Reconfiguring a Lot - Access Easement   | Per Application  |                 | \$2,500.00  |

| Fee Name   |  | Fee Unit        | Base Fee Amount   |
|--|--|-----------------|---|
| 2.3.5  | Reconfiguring a Lot - Boundary Realignment   | Per Application | \$2,500.00  |
| 2.3.6  | Reconfiguring a Lot - Subdivision by Lease   | Per Application | \$1,766.00  |
| <b>2.4 Post Development Approvals</b>                |  |                 |   |
| 2.4.1  | Change to development approval (Minor) section 78 of <i>Planning Act 2016</i> involving: <ul style="list-style-type: none"> <li>• Amendment/s to building envelope(s); or</li> <li>• Dwelling house; or</li> <li>• Operational works; or</li> <li>• Changes to plan references only</li> </ul> <p>Note: This does not include updated/amended technical or specialist reports, changes to stage boundaries involving trunk infrastructure or the creation of stages. Additionally, no consequential changes must be required to other conditions of the approval as a result of the amended plans.</p> | Per application | \$844.00  |
| 2.4.2  | Change to development approval (Minor) section 78 of <i>Planning Act 2016</i> involving: <ul style="list-style-type: none"> <li>• A maximum of 3 conditions amended only; or</li> <li>• Involving changes to plans only; and</li> <li>• Does not included staged development</li> </ul>  | Per application | \$1,500.00  |
| 2.4.3  | All other types of minor changes section 78 of <i>Planning Act 2016</i> not mentioned above.   | Per Application | \$2,500.00  |
| 2.4.4  | Change to development approval (Other) section 82 of <i>Planning Act 2016</i><br><br>Fee calculated on extent of development proposed by the change to the approval only.  | Per Application | 100% of the application fee calculated as if the application were a new application |
| 2.4.5  | Extend Currency Period - other than Operational Works development approval   | Per Application | \$2,892.00  |
| 2.4.6  | Extend Currency Period - Operational Works development approval  | Per Application | \$386.00  |
| 2.4.7  | Negotiated Decision  | Per Application | No charge   |
| 2.4.8  | Compliance with Development Conditions - Re-inspection fee   | Per inspection  | \$259.00  |
| 2.4.9  | Assessment and Finalisation of Infrastructure Agreements   | Per Application | \$3,191.00  |
| 2.4.10   | Assessment and Finalisation of Infrastructure Agreements for premises outside of the Priority Infrastructure Area (PIA)  | Per Application | POA   |
| 2.4.11   | Request to amend an Infrastructure Agreement   |                 | \$1,588.00  |
| <b>2.5 Planning - other applications or services</b> |  |                 |   |
| 2.5.1  | Pre-lodgement Meeting  |                 | No charge   |
| 2.5.2  | Request to confirm general compliance with Small Lot Plan/ Building Envelope   | Per Application | \$844.00  |

| Fee Name                     |  | Fee Unit        | Base Fee Amount           |
|------------------------------|--|-----------------|---------------------------|
| 2.5.3                        | Amendment to Designated Building Area/ Building Envelope   | Per Application | \$844.00                  |
| 2.5.4                        | Assessment of a development proposal to confirm it is Accepted Development   | Per Application | 50% of the applicable fee |
| 2.5.5                        | Request for assessment against the Superseded Planning Scheme  | Per Application | \$1,158.00                |
| 2.5.6                        | General Written Planning Advice<br>Zoning, Land Use, Overlays  | Per Application | \$517.00                  |
| 2.5.7                        | Exemption Certificate  | Per Application | \$844.00                  |
| 2.5.8                        | Limited Planning and Development Certificate<br><br>One property may comprise a single allotment or a number of allotments - refer to Rates Assessment                                 | Per property    | \$258.00                  |
| 2.5.9                        | Standard Planning and Development Certificate  | Per property    | \$1,275.00                |
| 2.5.10                       | Full Planning and Development Certificate  | Per property    | \$8,695.00                |
| <b>2.6 Operational Works</b> |  |                 |                           |
| 2.6.1                        | Advertising Device - Code Assessable   | Per Application | \$1,158.00                |
| 2.6.2                        | Advertising Device - Impact Assessable   | Per Application | \$1,505.00                |
| 2.6.3                        | Excavation and/or Filling or Extracting Materials<br>Minor - Less than 200m <sup>3</sup>   | Per Application | \$894.00                  |
| 2.6.4                        | Excavation and/or Filling or Extracting Materials<br>Major - 200m <sup>3</sup> or greater  | Per Application | \$2,936.00                |
| 2.6.5                        | Electrical Reticulation and/or Street Lighting   | Per Application | No charge                 |
| 2.6.6                        | Landscaping Works on public land   | Per Application | \$1,290.00                |
| 2.6.7                        | Landscaping Works on private land<br><br>Landscape Plan Assessment triggered by a development condition or by an Operational Works Application not associated with Reconfiguring a Lot | Per Application | \$733.00                  |
| 2.6.8                        | Vegetation Clearing<br><br>Minor - Less than 5,000m <sup>2</sup>   | Per Application | \$894.00                  |
| 2.6.9                        | Vegetation Clearing<br><br>Major - 5,000m <sup>2</sup> or greater  | Per Application | \$1,732.00                |
| 2.6.10                       | Works for taking or interfering with water   | Per Application | \$826.00                  |
| 2.6.11                       | Works involving Prescribed Tidal Works - Private Pontoons & Decks<br><br>A private pontoon is defined in the Coastal Protection and Management Act 1995                                | Per Application | \$1,136.00                |
| 2.6.12                       | Works involving Prescribed Tidal Works - when not for a private pontoon  | Per Application | \$2,648.00                |
| 2.6.13                       | Works for Access and Parking (not associated with MCU)   | Per Application | \$1,048.00                |
| 2.6.14                       | Works associated with MCU for private infrastructure   | Per Application | \$606.00                  |

| Fee Name                           |  | Fee Unit        | Base Fee Amount           |
|------------------------------------|--|-----------------|---------------------------|
|                                    | Private Infrastructure are assets that will not become Council owned.  |                 |                           |
| 2.6.15                             | Stormwater Management Infrastructure - Trunk<br>For infrastructure identified as Trunk Infrastructure  | Per Application | \$10,488.00               |
| 2.6.16                             | Stormwater Management Infrastructure - Small Scale (not trunk)<br>Catchment area of 10,000m <sup>2</sup> or less   | Per Application | \$4,416.00                |
| 2.6.17                             | Stormwater Management Infrastructure - Large Scale (not trunk)<br>Catchment area of more than 10,000m <sup>2</sup>   | Per Application | \$6,403.00                |
| 2.6.18                             | External Roadworks - Trunk/Major<br>Sub-Arterial standard or greater   | Per Application | \$10,488.00               |
| 2.6.19                             | External Roadworks - Non-trunk   | Per Application | \$5,851.00                |
| 2.6.20                             | External Non-signalised Intersection - Trunk/Major<br>Fee applies in addition to External roadworks. Major is Sub-Arterial standard or greater.  | Per Application | \$10,488.00               |
| 2.6.21                             | External Non-signalised Intersection - Non-trunk<br>Fee applies in addition to External roadworks.   | Per Application | \$3,091.00                |
| 2.6.22                             | External Signalised Intersection - Trunk/Major<br>Fee applies in addition to External roadworks. Major is Sub-Arterial standard or greater   | Per Application | \$16,561.00               |
| 2.6.23                             | Internal and Frontage roadworks and/or non-trunk stormwater infrastructure related to RAL<br><br>Major is Sub-Arterial standard or greater<br><br>Fee per allotment includes the balance lot(s), excludes park, roads, community purpose land, public utility lots and drainage reserve. | Per lot         | \$691.00                  |
| 2.6.24                             | Minor Works associated with an MCU or RAL<br>Examples include small section of stormwater or footpath etc  | Per Application | \$895.00                  |
| 2.6.25                             | Recheck Amended Plans<br>Fee is not applicable to responses to an Information Request  | Per Plan        | \$198.00                  |
| 2.6.26                             | Reinspect Works<br>Fee is for re-inspection of failed works and not initial inspections  | Per inspection  | \$524.00                  |
| 2.6.27                             | Assessment of MB+ Operational Works applications   | Per Application | 50% of the applicable fee |
| 2.6.28                             | Operational works (water and/or sewer only) in a PDA   | Per Application | \$2,500.00                |
| <b>2.7 Survey Plan Endorsement</b> |  |                 |                           |

| Fee Name  |   | Fee Unit   | Base Fee Amount |
|---|---|--|-----------------|
| Standard Format, Building Format and Volumetric Format.<br>Fee per allotment includes the Balance lots but excludes park, roads, community purpose land, public utility lots, and drainage reserve. |   |  |                 |
| 2.7.1   | Survey Plan Endorsement - up to 100 lots  | Base fee + \$370.00 per lot  | \$1,373.00      |
| 2.7.2   | Survey Plan Endorsement - up to 200 lots  | Base fee + \$160.00 per lot over 100                                 | \$38,003.00     |
| 2.7.3   | Survey Plan Endorsement - greater than 200 lots<br><i>Worked example: endorsement of 201 lots \$54,003 + \$90 = \$54,163.00</i> | Base fee + \$90.00 per lot over 200                                  | \$54,003.00     |
| 2.7.4   | Endorsement of Community Management Statement   | Per Application  | \$515.00        |
| 2.7.5   | Endorsement of Lease Agreement  | Per Application  | \$1,656.00      |
| 2.7.6   | Endorsement of Plan of Easement<br><br>Not associated with creation of a new lot  | Per Application  | \$1,987.00      |
| 2.7.7   | Re-endorsement of Survey Plan   | Per Application  | \$771.00        |
| 2.7.8   | Early Endorsement of a Plan of Survey<br>Prior to completion of works in accordance with Council Policy                         | Per Application  | \$9,007.00      |
| <b>2.8 North Lakes Development Area</b>   |   |  |                 |
| Fees not included in this section for North Lakes revert to the standard fee within this schedule.  |   |  |                 |
| 2.8.1   | MCU - Coordinated Signage Plan  | Per Application  | \$1,158.00      |
| 2.8.2   | MCU - Impact Assessable   | Per Application  | POA             |
| 2.8.3   | MCU - Code Assessable (Detached House)  | Per Application  | \$1,506.00      |
| 2.8.4   | MCU - Code Assessable   | Base fee + \$1,312.00 per 2,000m <sup>2</sup> of GFA or part thereof | \$3,476.00      |
| 2.8.5   | Major Amendment to Precinct or Sector Plan (no public notification)   | Per Application  | \$1,732.00      |
| 2.8.6   | Major Amendment to Precinct or Sector Plan (public notification)  | Per Application  | POA             |
| 2.8.7   | Minor Amendment to Precinct or Sector Plan (no public notification)   | Per Application  | \$696.00        |
| 2.8.8   | Precinct or Sector Plan for Major Community Facilities or MIBA  | Per hectare or part thereof  | \$2,087.00      |
| 2.8.9   | Precinct Plan for Open Space or Urban Residential   | Per hectare or part thereof  | \$336.00        |
| 2.8.10  | Sector Plan for Residential Open Space  | Per hectare or part thereof  | \$441.00        |
| 2.8.11  | Sector Plan for Urban Residential   | Per hectare or part thereof  | \$1,158.00      |

| Fee Name   |   | Fee Unit                    | Base Fee Amount |
|--|---|-----------------------------|-----------------|
| 2.8.12   | Precinct Plan for Town Centre Frame   | Per hectare or part thereof | \$2,089.00      |
| 2.8.13   | Sector Plan for Town Centre Frame   | Per hectare or part thereof | \$4,050.00      |
| 2.8.14   | Precinct Plan for Town Centre Core  | Per hectare or part thereof | \$2,084.00      |
| 2.8.15   | Sector Plan for Town Centre Core  | Per hectare or part thereof | \$8,695.00      |
| <b>2.9 Environmental Health (Development Services)</b> |   |                             |                 |
| 2.9.1  | Food Business Licence<br><br>Fee includes structural amendment of existing food business - fixed premises only. Refer to Health Environment Fees for application/assessment of stalls and mobile food businesses.   | Per Application             | \$562.00        |
| 2.9.2  | Food Safety Program - Accreditation   | Per Application             | \$347.00        |
| 2.9.3  | Personal Appearance Services<br><br>Fee includes amendment of existing licensed premises. Includes tattooing and body piercing. Refer to Health Environment Fees for application/assessment of stalls and mobile businesses.  | Per Application             | \$573.00        |
| 2.9.4  | ERA with an Aggregate Environmental Score (AES) - Development Permit and Environmental Authority<br><br>Section 117 of the <i>Environmental Protection Regulation 2008</i> allows local govt to prescribe a different fee for a devolved matter, whether higher or lower than the default fee.    | Per Application             | \$1,163.00      |
| 2.9.5  | ERA without an Aggregate Environmental Score (AES) - Development Permit and Environmental Authority<br><br>Section 117 of the <i>Environmental Protection Regulation 2008</i> allows local govt to prescribe a different fee for a devolved matter, whether higher or lower than the default fee. | Per Application             | \$641.00        |
| 2.9.6  | ERA - Change an environmental authority as per Schedule 10 of the Environmental Protection Regulation 2008  | Per Application             | POA             |

### 3 Building Services

| Fee Name | Fee Description | Fee Amount |
|----------|-----------------|------------|
|----------|-----------------|------------|

| <b>3.1 Inspections</b>                                     |  |  |           |
|--|--|--|-----------|
| 3.1.1  | Caravan Parks  | To confirm all structures on the mobile home or caravan site have building approval.   | \$254.00  |
| 3.1.2  | Assessable work  | This fee is applicable when Council is asked to carry out an inspection of Statutory Building Work. i.e demolished pool  | \$146.00  |
| 3.1.3  | Commercial, Industrial and Multi Residential   | Will identify unapproved structures on the property only. The 'Building and Plumbing Services - Additional Hourly Rate' may apply if total time exceeds 5.0 hours  | \$861.00  |
| 3.1.4  | Domestic   | This inspection will identify unapproved structures on the property only.  | \$383.00  |
| <b>3.2 Building Certificates, Compliance, Finalisation</b> |  |  |           |
| 3.2.1  | Commercial Building Work - Request for Quote   | This application is for the preparation of a quote for building certification work.  | \$525.00  |
| 3.2.2  | Residential Care Compliance Assessment   | This application is to carry out an assessment on a property to ensure it complies with the Residential Services Requirements of the Qld Development Code.<br><br>This fee includes one inspection.  | \$1001.00 |
| 3.2.3  | Fire Safety Standards Compliance Assessment - Budget Accommodation or Residential Care - Extension of time | This fee applies to requests for an extension of time for compliance with requirements of Fire Safety Standards in Budget Accommodation or Residential Care Buildings  | \$359.00  |
| 3.2.4  | Fire Safety Standards Compliance Assessment - Budget Accommodation   | This application is to assess a property to ensure it complies with the Budget Accommodation Fire Safety Standards.<br>This Includes one inspection.   | \$866.00  |
| 3.2.5  | Building Finalisation - Class 10 Buildings - Patios/Garages/Carports and other (excluding swimming pools)  | This includes a maximum of 1 inspection where required and file retrieval.<br><br>The permit/application is to be finalised within 12 months from date of issue.<br><br>This is a minimum fee. The Building and Plumbing Services - Additional hourly rate may apply if time exceeds 1 hour. | \$496.00  |
| 3.2.6  | Building Finalisation - Class 1 Buildings & Commercial Fit outs  | This includes a maximum of 1 inspection where required and file retrieval.<br><br>The permit/application is to be finalised within 12 months from date of issue.<br><br>This is a minimum fee. The Building and Plumbing Services - Additional hourly rate may apply if time exceeds 2 hours | \$704.00  |
| 3.2.7  | Building Finalisation - Commercial/Industrial or   | This includes a maximum of two inspections where required and file retrieval.  | \$859.00  |



| Fee Name                      |  | Fee Description  | Fee Amount |
|-------------------------------|--|--|------------|
|                               | Multi-Residential Building less than 500m <sup>2</sup>   | The permit/application is to be finalised within 12 months from date of issue.<br><br>This is a minimum fee. A Building and Plumbing Services - Additional hourly rate may apply if time exceeds 3hrs  |            |
| 3.2.8                         | Building Finalisation - Commercial/Industrial or Multi-Residential Building 500m <sup>2</sup> - 2000m <sup>2</sup> and less than 3 storeys | This includes a maximum of 2 inspections where required and file retrieval.<br>The application is to be finalised within 12 months from the date of issue.<br>This is a minimum fee. The Building and Plumbing Services - Additional Hourly Rate may apply if time exceeds 5hrs.           | \$1,172.00 |
| 3.2.9                         | Building Finalisation - Commercial/Industrial or Multi-Residential Building greater than 2,000m <sup>2</sup>                               | This includes a maximum of 2 inspections where required and file retrieval.<br><br>The permit/application is to be finalised within 12 months from date of issue.<br><br>This is a minimum fee. A Building and Plumbing Services - Additional hourly rate may apply if time exceeds 5 hrs. | \$1,467.00 |
| 3.2.10                        | Certificate of Classification - Change of Classification (Building Code Australia)   | This application is to establish or change the classification of an existing building (if the building was constructed before 30.4.1998). This fee includes one inspection.  | \$517.00   |
| <b>3.3 Development Permit</b> |  |  |            |
| 3.3.1                         | Temporary Accommodation Assessment (non-habitable building for residential purposes)   | This application is required to obtain a permit to live on a property while they build their dwelling.   | \$517.00   |
| 3.3.2                         | Demolition of Class 1a or Class 10 Building/Structure  | Includes one inspection  | \$2,027.00 |
| 3.3.3                         | New Class 10 Structure or Building   | Includes one inspection  | \$2,636.00 |
| 3.3.4                         | Single Detached Class 1a Dwelling (Including Removal Dwelling)   | Includes inspections required by the permit or other legislation.  | \$4,600.00 |
| 3.3.5                         | Minor Additions/Alterations class 1a - up to and including 50m <sup>2</sup>  | This fee is for alterations to an existing structure. Includes inspection as required by the permit or other legislation.  | \$3,700.00 |
| 3.3.6                         | Major Additions/Alterations Class 1 a - Greater than 50m <sup>2</sup>  | This fee is for alterations to an existing structure. Includes an inspection as required by the permit or other legislation.   | \$4,370.00 |
| 3.3.7                         | Assessment of Amended Plans for Class 1a Dwelling & Class 10 Building & Structures   | This fee applies when an amendment is required for an existing class 1a or class 10 building permit  | \$828.00   |
| 3.3.8                         | Existing Unapproved Building Work  | This fee is in addition to the relevant Development Permit fee<br><br>Site Inspection included.  | \$896.00   |
| 3.3.9                         | Extension of Time  | This fee is applicable to request an extension of time to a current building permit.   | \$146.00   |

| Fee Name                                      |   | Fee Description  | Fee Amount |
|---|---|--|------------|
| 3.3.10  | Additional Inspection   | This charge is for Council to conduct 1 additional inspection if needed as part of a development permit  | \$129.00   |
| <b>3.4 Concurrence Referral</b>               |   |  |            |
| 3.4.1   | Amendment to a Decision   | Minor amendments to existing Application Decision within currency period only (eg. relocation of building or structure, etc).  | \$169.00   |
| 3.4.2   | Request to Build Over and or Adjacent to a Council Asset  | Charge to assess an application to build over or near a Council Asset (normally a stormwater pipe)   | \$517.00   |
| 3.4.3   | Alternative Provisions in QDC or the Planning Scheme - class 1 and 10 buildings and/or structures<br>Assessment of Class 1 and 10 buildings against the performance requirements of the Amenity or Aesthetics Policy. | This fee includes one inspection.  | \$844.00   |
| <b>3.5 Private Certifier - File Lodgement</b> |   |  |            |
| 3.5.1   | Domestic (Hard Copy)  | This fee is applicable when lodging a privately certified domestic building application that is not lodged on line   | \$188.00   |
| 3.5.2   | Commercial, Industrial or Multi Residential (Hard Copy)   | This fee is applicable when lodging a privately certified commercial, industrial or multi-residential building application that is not lodged on line.   | \$242.00   |
| 3.5.3   | Domestic, Commercial, Industrial or Multi Residential (Electronic)  | This fee is available for lodgements via Council's lodgement portal  | \$119.00   |
| <b>3.6 Swimming Pool</b>                      |   |  |            |
| 3.6.1   | Swimming Pool Safety Certificate  | This application includes one inspection. If a further inspection is required - an additional inspection fee will be incurred.   | \$525.00   |
| 3.6.2   | Swimming Pool Safety Certificate - Additional Inspection  | This charge is for Council to conduct 1 additional inspection if needed to issue a Swimming Pool safety certificate.   | \$275.00   |
| 3.6.3   | Swimming Pool Safety Standard - Exemption   | This application is required to be lodged when seeking an exemption from the requirements of the pool safety standards for exceptional circumstances under Section 235 and 245 of the Building Act 1975. | \$755.00   |
| 3.6.4   | Swimming Pool Finalisation  | This includes 1 inspection where required and file retrieval.<br>The application is to be finalised within 12 months from the date of issue.   | \$597.00   |
| <b>3.7 Searches</b>                           |   |  |            |
| 3.7.1   | Building information  | This fee provides a copy of single items from a building file/permit other than a finalisation certificate or a certificate of   | \$47.00    |

| Fee Name         |   | Fee Description  | Fee Amount  |
|------------------|---|--|-------------|
|                  |   | classification (e.g. – site plan, soil test report, glazing certificate, termite certificate, etc).. For Domestic Properties Only  |             |
| 3.7.2            | Building Plans (Limited)                                  | This fee is for a copy request of one file on the property and is limited to Site plan, floor plan, elevations<br><br>The 'Building Services - Additional Hourly Rate' may apply if total time exceeds 0.5 hours   | \$102.00    |
| 3.7.3            | Building File Only  | This fee provides a copy of a Building file on a property - including Decision Notice, Plans, Engineer and Technical Reports, Design Reports, and all Certificates<br><br>The 'Building Services - Additional Hourly Rate' may apply if total time exceeds 0.5 hours | \$142.00    |
| 3.7.4            | Building Plans (Per property)                             | This request applies to all files on a property. Domestic only.<br>It is limited to site plan, floor plan and elevations for each file.  | \$377.00    |
| 3.7.5            | Building and Plumbing                                     | Search recommended to be undertaken on all developed properties during change of property ownership. Search provides information relating to building and plumbing applications on the property.   | \$306.00    |
| 3.7.6            | As Constructed Hydraulic Plan                             | As constructed drainage plan for Commercial/Industrial and Multi-residential allotments. The 'Building Services - Additional Hourly Rate' may apply if total time exceeds 0.5 hours  | \$142.00    |
| 3.7.7            | Final Certificate   | Final Certificates include:<br>Form 21, Form 17, Form 11 Certificate of Classification, Statement of Inspections, Plumbing Compliance Certificate  | \$102.00    |
| 3.7.8            | Private Certifier - Information Package - Property search | As constructed Council services and applicable property conditions. Excludes flood information.  | \$112.00    |
| <b>3.8 Other</b> |   |  |             |
| 3.8.1            | House Removal Performance Bond                            | Bond is to ensure completion of required works within defined timeframe.<br>Note: This is a minimum bond only. Will be assessed on an individual basis   | \$50,980.00 |
| 3.8.2            | Enter and Perform Work - Administration Fee               | This fee is to cover the costs associated with the administration, investigation and arranging for the performing of work when required.   | \$212.00    |
| 3.8.3            | Additional Hourly Rate                                    | This fee is applied when the prescribed time for building and plumbing services has been exceeded for the relevant fee.  | \$163.00    |

## 4 Plumbing & Drainage Services

| Fee Name                    | Fee Description                                    | Fee Unit  | Base Fee Amount                                   |          |
|-----------------------------|--|---|---|----------|
| <b>4.1 Inspection</b>       |  |   |   |          |
| 4.1.1                       | Domestic plumbing and drainage work                | New plumbing and drainage work for domestic structures includes <u>up to 3 Items</u><br><br>Items include:<br>Fixtures, Submeters, Testable Backflow Devices, Capped Fixture Points, Pre-Inspected Prefabricated Buildings. | Per inspection + \$50 per additional item above 3 | \$462.00 |
| 4.1.2                       | Commercial, Industrial, Multi-Residential Premises | Sewer and Water Mains   | Includes up to 2 inspections                      | \$521.00 |
| 4.1.3                       |  | Plumbing and Drainage Work for <u>Up to 3 Items</u><br><br>Items include:<br>Fixtures, Submeters, Testable Backflow Devices, Capped Fixture Points, Pre-Inspected Prefabricated Buildings.                                  | Per inspection + \$50 per additional item above 3 | \$462.00 |
| 4.1.4                       | On-site Sewerage Facility Conversion               | Application for "On-site Sewerage Facility Or Greywater Treatment Plant installation Assessment" is required to be lodged first.  | Per inspection                                    | \$265.00 |
| 4.1.5                       | Prefabricated Buildings - Factory                  | i.e. Glendale Homes and Hoek homes). This work includes typically only one aspect of work such as a water service inspection whereby Council issues a form 18 (inspection certificate) for the work inspected               | Per inspection                                    | \$265.00 |
| 4.1.6                       | Prefabricated Buildings - Temporary                | i.e. amenities building on a construction site.   | Per inspection                                    | \$265.00 |
| 4.1.7                       | Additional Inspection                              | This applies to Domestic and Commercial properties  | Per inspection                                    | \$129.00 |
| 4.1.8                       | Out Of Hours                                       | This applies to Domestic and Commercial properties  | Per inspection                                    | \$625.00 |
| <b>Plumbing Application</b> |  |   |   |          |
| 4.1.9                       | Performance Plumbing Approval                      | Alternative solutions lodged for assessment using the performance requirements of Volume 3, National Construction Code.   | Per application                                   | No fee   |
| 4.1.10                      | State Government issued Compliance Permit          | Administration fee for creation of an application/file lodged by the State Government   | Per application                                   | \$230.00 |
| 4.1.11                      | Amended Plan - Commercial, Industrial              | This application is for the assessment of an amended plan   | Per application                                   | \$316.00 |

|  |   |  |                     |          |
|--|---|--|---------------------|----------|
|  | and Multi Residential   | for commercial, industrial and multiple dwelling construction  |                     |          |
| 4.1.12                                   | Plumbing Finalisation - Lapsed or Archived Applications           | Permit is to be finalised within 12 months of application being finalised<br><br>Includes one inspection and archive retrieval fee.<br><br>This is a Minimum Fee - Plumbing Finalisation - Additional Hourly Rate may apply after 1hr  | Per application     | \$455.00 |
| <b>4.2 Compliance Permit Application</b> |   |  |                     |          |
| 4.2.1                                    | Class 1b - 9c and Multi Residential Buildings                     | Application includes <u>up to 5 items</u> .<br>Items include:<br>Fixtures, Submeters, Testable Backflow Devices, Capped Fixture Points, Pre-Inspected Prefabricated Buildings.<br>Assessment fee not refundable.<br>Applicable to commercial, industrial and multi res work. | Per application     | \$462.00 |
| 4.2.2                                    |   | 6-15 items   | Base fee + per item | \$33.50  |
| 4.2.3                                    |   | 16 or more items   | Base fee + per item | \$23.00  |
| 4.2.4                                    | Premises Sewer and Water Mains Assessment                         | The is fee is applicable when Council is required to assess the Water and Sewer Mains with a private property (i.e Unit complex)   | Per application     | \$260.00 |
| 4.2.5                                    | Other compliance assessable work                                  | Work not including a fixture/testable backflow device or submeter/capped fixture points/pre-inspected prefabricated buildings.<br><br>Example: relocate/install/remove a fire hose reel  | Per application     | \$152.00 |
| 4.2.6                                    |   | Application of other compliance assessable work not captured in any other application.<br><br>This includes a maximum of two inspections where required  | Per application     | \$265.00 |
| <b>4.3 Sewerage</b>                      |   |  |                     |          |
| 4.3.1                                    | On-site Sewerage Facility Or Greywater Treatment Plant Assessment | The application is required when installing an On Site Sewerage Facility or greywater treatment plant.   | Per application     | \$337.00 |
| 4.3.2                                    | Plumbing - Amended Plan - Domestic                                | Applies to Domestic, On-Site Sewerage Facility and Grey Water Treatment Plant approvals where the plans are amended after the initial approval is issued. (Fastrack permits)   | Per application     | \$152.00 |

|                                 |   |  |                 |          |
|---------------------------------|---|--|-----------------|----------|
| 4.3.3                           | On-site Treatment Facility Manufacturers Trial Assessment     | This fee is to assess an application to build or install an on-site treatment facility for manufacturers trial and testing purposes. This fee also includes one inspection | Per application | \$912.00 |
| 4.3.4                           | Plumbing - Conversion from On-site Sewerage Facility To Sewer | When a previously un-sewered property connects to sewer when it becomes available.   | Per application | \$348.00 |
| <b>4.4 Concurrence Referral</b> |   |  |                 |          |
| 4.4.1                           | Waste Water Management  | Concurrence request to MBRC for on-site waste water management.  | Per application | \$400.00 |
| <b>4.5 Backflow Device</b>      |   |  |                 |          |
| 4.5.1                           | Backflow Prevention Device - Annual Registration Fee          | An annual fee to administer the registration of a backflow prevention device where one or more are installed on the property   | Per application | \$53.00  |