

Waraba PDA Fees and Charges Schedule

2025/26

This schedule defines City of Moreton Bay Council and Unitywater approved fees and charges relevant to the Waraba Priority Development Area. All cost recovery fees within this schedule have been adopted by Council under section 129 of the *Economic Development Act 2012*. Any fees not listed in this schedule are to be in accordance with Councils standard [fees and charges schedule](#) and/or [Unitywater's fees and charges schedule](#).

In some instances, the fees and charges use terms or acronyms to determine the applicable fee. The terms and acronyms are set out as follows:

CMB = City of Moreton Bay Council

UW = Unitywater

RAL = Reconfiguring a Lot

MCU = Material Change of Use

GFA = Gross floor area

TUA = Total use area

Table 1: Consolidated RAL Application Fees

RAL Application Fee				
Composed of fees:	Fee origination:	Fee:	Section:	Fee:
Connection application	UW	\$5,423.00 per application	Development Application	Sum of composed fees
Network Works application	UW	\$7,524.00 per stage		
Network Works (non-reticulated infrastructure, non-active asset)	UW	\$7,524.00 per asset		
Active Asset Application Assessment	UW	\$10,013.00 per asset		
Subdivision (standard or volumetric lots)	CMB	Up to 100 lots \$2,928.00 base fee + \$575.00 per lot Up to 200 Lots \$66,644.00 base fee + \$293.00 per lot over 100		

		Greater than 200 lots \$99,465.00 base fee + \$157.00 per lot over 200		
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Table 2: Consolidated MCU Application Fees

MCU Application Fee				
Composed of fees:	Fee origination:	Fee:	Section:	Fee:
Connection application	UW	\$5,423.00 per application	Development Application	Sum of composed fees
Network Works application	UW	\$7,524.00 per stage		
Network Works (non-reticulated infrastructure, non-active asset)	UW	\$7,524.00 per asset		
Active Asset Application Assessment	UW	\$10,013.00 per asset		
Material Change of Use Fee	CMB	See CMB MCU Fee Breakdown (Table 3 below)		

Table 3: CMB MCU Fee Breakdown

MCU - Usage Type	Category	Fee	Unit
Recreational based uses (Club, Indoor sport and recreation, Major sport, Recreation and entertainment facility, Motor sport facility, Nightclub entertainment facility, Outdoor sport and recreation, Theatre)	Up to 500m ² TUA	\$3,859.00	up to 500m ² TUA
	501-2500m ² TUA	\$10,291.00	501-2500m ² TUA
	2501m ² +TUA	\$17,366.00	2501m ² +TUA
Residential uses (Community residence, Multiple dwelling, Retirement facility, Non-residential workforce)	Category 3 (up to 100 units/beds/sites)	\$2,916.00 + \$162.00 per unit/bed/site	Per application

MCU - Usage Type	Category	Fee	Unit
accommodation, Residential care facility, Rooming accommodation, Rural workers accommodation, Short-term accommodation, Relocatable home park, Tourist park)	Category 3 (up to 200 units/beds/sites)	\$20,795.00 + \$84.00 per unit/bed/site over 100	Per application
	Category 3 (greater than 200 units/beds/sites)	\$30,116.00 + \$84.00 per unit/bed/site over 200	Per application
Residential uses (Caretakers accommodation, Dual occupancy, Dwelling house, Dwelling unit, Home based business)	Category 2	\$2,252.00	Per application
Industrial based uses (Agricultural supplies store, Bulk landscape supplies, Car wash, Extractive industry, Garden centre, Hardware and trade supplies, High impact Industry, Low impact Industry, Marine industry, Market, Medium impact industry, Outdoor sales, Parking station, Research and technology industry, Service industry, Service station, Special industry, Transport depot, Warehouse, Wholesale nursery)	Up to 1000m ² TUA	\$5,147.00	up to 1000m ² TUA
	1001-3000m ² TUA	\$10,291.00	1001-3000m ² TUA
	3001m ² +TUA	\$17,366.00	3001m ² +TUA
Community/Infrastructure based uses (Air services, Cemetery, Community care centre, Community use, Crematorium, Detention facility, Educational establishment, Emergency services, Environment facility, Health care services, Hospital, Major electricity infrastructure, Nature-based tourism, Park, Place of worship, Port services, Renewable energy facility, Substation, Utility installation)	Up to 500m ² TUA	\$3,859.00	up to 500m ² TUA
	501-2500m ² TUA	\$11,579.00	501-2500m ² TUA
	2501m ² +TUA	\$19,299.00	2501m ² +TUA
	Community/Infrastructure based uses (Telecommunications facility)	\$9,931.00	Per application
	Community/Infrastructure based uses (Landing)	Price on application	Per application
Business/Retail/Commercial based uses (Adult store, Bar, Brothel, Child care centre, Food and drink outlet, Function facility, Funeral parlour, Hotel, Office, Sales office, Shop, Shopping centre, Showroom, Veterinary services)	Up to 250m ² GFA	\$3,859.00	up to 250m ² GFA
	251-2000m ² GFA	\$11,579.00	251-2000m ² GFA
	2001m ² +GFA	\$19,299.00	2001m ² +GFA
Rural uses (Animal husbandry, Animal keeping, Aquaculture, Cropping, Intensive animal husbandry, Intensive horticulture, Permanent plantation, Roadside stall, Rural industry, Winery)	Up to 1000m ² TUA	\$3,859.00	up to 1000m ² TUA
	1001-5000m ² TUA	\$9,006.00	1001-5000m ² TUA
	5001m ² +TUA	\$17,366.00	5001m ² +TUA

MCU - Usage Type	Category	Fee	Unit
MCU - Other (includes Outstation, Resort complex, Tourist attraction, and Undefined.		Price on Application - determined by General Manager Planning or Manager Development Services having regard to the likely total cost to Council of the assessment of the application	

Table 4: Consolidated Change to Development Approval Application Fee

Change to Development Approval – Amendment Application						
Composed of fees:	Fee origination:	Fee:	Unit:	Section:	Fee:	Unit:
Approval amendment request	UW	\$743.00	Application or Stage or Asset (dependent on change requested)	Variation/Amendment	\$2,309.00	Application
<p>Amendment Application – Change to a PDA Development Approval under section 99 of the Economic Development Act 2012</p> <p>Amendments may include: Minor changes of up to 3 conditions that do not impact on Infrastructure Charges, other conditions or amend the intent of the development permit (i.e., does not involve an increase in number of lots or increase in/change of the use area) and/or</p> <ul style="list-style-type: none"> • Amendment/s to building envelope(s); or • Dwelling house; or • Operational works; or • Changes to plan references only 	CMB	\$1,750.00	Application			

Table 5: Compliance Assessment Application Fees

Application type:	Fee origination:	Category:	Fee:	Unit:
Stormwater Management Infrastructure - Trunk	CMB	Compliance Assessment	\$12,252.00	Application
Stormwater Management Infrastructure - Catchment area of 5,000m ² or less	CMB	Compliance Assessment	\$5,159.00	Application
Stormwater Management Infrastructure - Catchment area of between 5,000m ² and 10,000m ²	CMB	Compliance Assessment	\$5,196.00	Application
Stormwater Management Infrastructure - Catchment area of more than 10,000m ²	CMB	Compliance Assessment	\$7,479.00	Application
Signalised Intersection - Trunk/Major (major is Sub-Arterial Standard or greater)	CMB	Compliance Assessment	\$18,511.00	Intersection
External Non-signalised Intersection - Non-trunk (This fee applies in addition to external roadworks)	CMB	Compliance Assessment	\$3,628.00	Intersection
External Non-signalised Intersection - Trunk / Major (This fee applies in addition to external roadworks and Major is Sub-Arterial Standard or greater)	CMB	Compliance Assessment	\$12,305.00	Intersection
External signalised intersection - Trunk/Major (This fee applies in addition to external roadworks and Major is Sub-Arterial Standard or greater)	CMB	Compliance Assessment	\$19,428.00	Intersection
External Roadworks - Trunk/Major	CMB	Compliance Assessment	\$12,304.00	Application

Application type:	Fee origination:	Category:	Fee:	Unit:
Roadworks – Non Trunk/Major under 75m in length	CMB	Compliance Assessment	\$2,632.00	Application
Roadworks – Not Trunk/Major exceeding 75m in length	CMB	Compliance Assessment	\$6,865.00	Application

Table 6: Application fees for Unitywater in the Waraba PDA

Fees	Fee origination:	Category:	Fee:	Unit:
Service Advice Notice Application (SAN)	UW	Further Prelodgement Activities	\$383.00	Application (In addition to the included one with pre-lodgement meeting fee)
Post SAN follow-up discussion with Unitywater Officer	UW	Further Prelodgement Activities	\$270.00	Hour
Technical report review fee for each of the following report types: - Water Supply Network Analysis - Sewerage Network Analysis - Odour Impact Assessment - Noise Impact Assessment	UW	Other	\$1,487.00	Report
Compliance Assessment Fee	UW	Compliance Assessment	\$1,310.00	Assessment/Report
Dual Occupancy (Duplex)	UW	Connection Application	\$879.00	Application
Consent to interfere with Unitywater infrastructure (altering, relocating, decommissioning)	UW	Network Works	\$7,524.00	Asset
Inspection/Meeting Fee (Pre-Start & On/Off Maintenance)	UW	Development Services	\$1,532.00	Inspection for each Stage
Re-Inspection/Meeting Fee (Pre-Start & On/Off Maintenance)	UW	Development Services	\$743.00	Inspection for each Stage
Provisional Certificate of Completion	UW	Development Services	\$2,478.00	Stage
Provisional Certificate of Completion (with Unitywater easements)	UW	Development Services	3,064.00	Stage
Early Works Certificate (includes on-maintenance review)	UW	Development Services	\$1,565.00	Application
On-maintenance Certificate (includes on-maintenance review)	UW	Development Services	\$1,565.00	Stage or Asset

Fees	Fee origination:	Category:	Fee:	Unit:
Off -Maintenance Certificate (includes off-maintenance review)	UW	Development Services	\$1,532.00	Stage or Asset
Certificate of Completion	UW	Development Services	\$710.00	Stage
Certificate of Completion (with Unitywater easements)	UW	Development Services	\$812.00	Stage
Certificate of Completion - Management Subdivision; confirmation of no outstanding rates; duplex	UW	Development Services	\$84.00	Application
Active Asset Inspections (Construction and commissioning support for water supply or sewerage network active asset infrastructure - SPS, PRV, WPS Includes Pre-Start Meeting, Inspections, Handover Deliverable assessment, Commissioning, Certificate of Completion, Off-Maintenance Inspection.) Assessment fee applies	UW	Development Services	\$16,770.00	Asset or Facility
Building over or near relevant (Unitywater) infrastructure - Queensland Development Code MP 1.4	UW	Other	\$790.00	Application
Infrastructure Agreement - standard template agreement. No changes to template permitted	UW	Water Infrastructure Agreements	\$1,487.00	Agreement
Deed of Variation - Infrastructure Agreement - standard template agreement. No changes to template permitted	UW	Water Infrastructure Agreements	\$732.00	Agreement
Infrastructure Agreement - non-standard (standard agreement fee applies plus additional legal fees)	UW	Water Infrastructure Agreements	Price on application	Agreement
Deed of Variation - Infrastructure Agreement - non-standard (standard deed of variation fee applies plus additional legal fees)	UW	Water Infrastructure Agreements	Price on application	Agreement

**Live connection request and request for civil works via Unitywater Private Works are a direct request to Unitywater via the Development Portal. Unitywater fees provided are aligned to the 'Assessment and Decision' column fees published on the Unitywater website)*