

Development Assessment

Description of Fee, Charge, Penalty plus conditions	Unit	2018/19 Rate Including GST (\$)	GST component	Cost recovery fee	Local Government Act (Head of Power)	Legislation (imposing application fee or responsibility)
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Waiver of Development Application Charges - The Assessment Manager has delegated authority to determine to partially or wholly waive a Development Application Fee where strict Application of the scheduled fee is considered unreasonable for the type of Application being received.

Gross Floor Area - Where a fee is calculated based on area (e.g. Industrial uses or commercial uses) the fee is calculated on Gross Floor Area "GFA" as defined by the Planning Scheme. If GFA is not relevant (i.e.. some outdoor entertainment uses) the area will be the use area. The use area does not include landscape or carparking areas.

Undefined Use - Where an Application involves a use that is not defined in the applicable planning scheme or is not specifically provided for in the Schedule of Fees the fee will be set as the use deemed most similar by the Assessment Manager.

Self Assessable - there is no fee for self assessable development., other than where a proponent is asking Council to determine compliance of a proposal against self-assessable criteria.

Consultant Costs - The cost of external consultant fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. In the case of a development application that is lodged pursuant to the Coordinator Generals Evaluation Report for a coordinated project issued under the State Development and Public Works Organisation Act 1971, those fees include external consultant fees for any assessment or advice required by Council as the relevant local government for the project. The applicant will be notified of Council's intent to refer the application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of any consultant the consultant's costs must be paid prior to the final determination of the Application.

Combined Applications - the application shall be accompanied by a fee that is the combined total of all applicable fees. Where the application fee for each use is consistent, the one fee shall apply to the whole GFA. *Example: Application for a Shop and Office is calculated at \$1,505 + \$316/m² for the whole floor area (not \$1,505 + \$316/m² for Shop and \$1,505 + 316/m² for Office)*

Council Planning Reports - Minimum fee of \$905.80 will apply for any matter relating to a planning application or enquiry requiring a report to be placed before Council, or a formal decision of Council.

Refunds

If an Application is withdrawn before it is decided by the Assessment Manager, a refund may be given depending on the stage of assessment at the time of withdrawal. The following refunds are applicable:

Application Stage 90%
Information and Referral Stage 60%
Notification Stage 30%
Decision Stage 10%

No refund is applicable once a decision has been issued by the Assessment Manager .

Superseded Planning Scheme Requests

Superseded Planning Scheme- request for an Application to be considered under a superseded planning scheme (s95 SPA 2009, s29 PA 2016).

If an application is approved to be assessed under a superseded Planning Scheme (s95/96) the application fee for the application to be assessed under the superseded planning scheme shall be accompanied by the fee prescribed in this fee schedule plus an additional 25% of that fee.

Variation Approvals and Preliminary Approvals

Variation Approval s49 PA 2016 is the fee as per the proposed Material Change of Use or Reconfiguring a Lot Application.

Applications subsequent to the Preliminary Approval are 50% of the original application fee.

Variation Approval change of effect of Planning Scheme:	per application	6,143.10	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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50% of fee for each use and lot where reducing level of assessment from Impact Assessment to Code Assessment or Accepted Development.

AND

100% of the fee for each use and lot where reducing the level of assessment from Assessable development to Accepted Development.

AND

\$6,143.10 where involves changed, new and affected code provisions (excludes a structure plan).

Where Variation Approval establishes substantial changes to the zone, codes provisions, overlay applicability and establishes a new structure plan to have statutory effect (such as a Structure Plan).	per application	25,504.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Structure Plan - preliminary assessment of Emerging Communities Zone / Local Plan area prior to lodgement of application.	per application	POA	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Development Applications

Reconfiguring a Lot

Note: Fees apply to the total number of lots created excluding park lots. Fee calculated as a combination of the base application fee plus per lot rate application fee, except where a total fee applies.

Boundary realignment (Up to 3 lots involved)	per application (base)	1,088.40	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Creation of an access easement or permanent road closure	per application (base)	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Reconfiguration of a lot - including, either Development Permit or Preliminary Approval, Reconfiguring a Lot by lease agreement, Boundary realignment involving more than 3 lots	per application (base)	1,297.30	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Per Lot proposed in Reconfiguring a Lot application	per application per lot proposed to be created on Plan of Survey	488.00	-	Y	S97(2)(a)	Planning Act 2016, Section 51
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Signing and Dating Survey Plans

Signing and dating Survey Plan - standard format calculate base application fee plus per lot rate (includes Value Maintenance Fee)

Base application fee where works have been completed	per application (base)	492.10	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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Base application fee prior to completion of works	per application (base)	3,976.90	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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<i>Note: Includes Inspection of completed works and assessment of outstanding works</i>						
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Signing and dating Survey Plan - Building Format/Volumetric Format calculate base application fee plus per lot rate	per application (base)	127.30	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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	per application per lot	322.40	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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Notation on Community Management Statement	per application	91.20	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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<i>Note: This fee is in addition to the charges identified in above</i>						
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Re-signing and dating of Survey Plan incurs the relevant fee in as above.	per application	905.80	-	Y	S97(2)(a)	Planning Regulation 2017, Schedule 18
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Building Work Assessable Against the Planning Scheme						
Building Work in a Neighbourhood Character Precinct	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Building Work on a Place of Significance (Local Heritage)	per application	FREE	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Building Work in a Neighbourhood Character Precinct or on a Place of Significance (Local Heritage) - Where an application for demolition (including partial demolition) or removal of a structure or place Identified as a local heritage place within the Planning Scheme.	per application	1,596.50	-	Y	S97(2)(a)	Planning Act 2016, Section 51
All other Building Work Assessable Against the Planning Scheme (Other than a Concurrence Agency Response)	per application	Nearest Compatible Land Use	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Material Change of Use						
Category A						
Small Scale Development	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Caretaker's accommodation, Dwelling House, Dwelling unit (per unit rate), Home based business, Park, Sales Office.</i>						
Category B						
Common Scale Development	per application	1,596.50	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Animal husbandry, Animal keeping (Aviary), Animal keeping (Cattery, Kennels, Stables or the Like), Aquaculture <2000m² GFA (zone other than industry), Community residence, Cropping, Dual occupancy, Environment facility, Intensive horticulture, Permanent plantation.</i>						
Category C						
Moderate Scale Development	per application	6,143.10	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Aquaculture >2000m² GFA (zone other than industry), Intensive animal husbandry, Landing, Major electricity infrastructure, Parking station, Substation, Telecommunications facility, Utility installation.</i>						
Category D						
Residential Land Uses with Fees Based on Unit Rate	per application	\$1,297.30 + \$370/unit	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Multiple dwelling, Nature-based tourism, Non-resident workforce accommodation, Relocatable home park, Residential care facility, Retirement facility, Rooming accommodation, Rural workers' accommodation, Short-term accommodation, Tourist park</i>						
<i>Note: Term Unit and Bed are interchangeable relative to the use proposed.</i>						
Category E						
Land Uses with Fees Based on Area	per application	\$1,596.50 + \$335.20 /100m ² GFA	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Adult Store, Agricultural supplies store, Aquaculture (in an Industry zone), Bar, Brothel, Bulk landscape supplies (Max. \$5,791), Car wash, Club, Community care centre, Community use, Crematorium, Detention facility, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care services, Hospital, Hotel, Indoor sport and recreation, Industry (Low impact, Medium impact, High impact), Marine industry, Market, Nightclub entertainment facility, Office, Place of Worship, Research and technology industry, Rural industry, Service industry, Service station, Shop, Showroom, Special industry, Theatre, Transport depot, Veterinary services, Warehouse, Wholesale nursery (Max. \$5,791), Winery.</i>						
Category F						
Land Uses Without Prescribed Fee	per application	P O A	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Air services, Cemetery, Major sport recreation and entertainment, Motor sport facility, Outdoor sport and recreation, Outstation, Port Services, Renewable energy facility, Resort complex, Shopping centre, Tourist attraction</i>						
<i>Note: Shopping Centre and Resort Complex fees are equivalent to all individual land uses that comprise the use.</i>						
Individual Land Uses Not Listed in the Categories						
Child Care Centre	per application	\$6,143.10 (Up to 75 children) + \$5.10/child >75 children	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Extractive industry	per application	\$9,069.80 + \$204.70/ha	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Outdoor sales	per application	\$1,596.50 + \$335.20/100m ² GFA + \$1,596.50 + \$335.20/1,000m ² Display Area	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Roadside stall	per application	FREE	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Operational Works						
Subdivisions						
Checking of Operational Works, including construction monitoring fee, associated with subdivisions	per application (base)	3,635.30	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Fees apply to the total number of lots excluding park lots and includes landscaping and electrical design where submitted as one inclusive package.</i>	per application per lot	488.00	-	Y	S97(2)(a)	Planning Act 2016, Section 51
General Works						
Checking of Operational Works engineering drawings (I.e. Road, Bridge, Culvert or other) including construction monitoring fee	per application	2,485.40	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Charge is calculated @ 1.5% of estimated cost to a minimum of \$2,485.40.</i>						
Electrical/Lighting Design Reviews	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: This is only required where a subdivision did not include electrical design as part of the major operational works application.</i>						
Minor Works						
Engineering drawings (e.g. filling not more than 500m ³) that do not require construction monitoring	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
On Street Works						
Engineering works 2.5% of the estimated costs of works. Minimum fee \$905.80	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Crossovers and minor on-street assessments (e.g. linemarking)	per application	301.20	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Minor Change Request (Amended Drawings Assessment) - amended drawings (other than required by Council) where such amendments are not of a minor nature	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 78
<i>Note: Charge is calculated @ 50% of the original application fee. Minimum fee \$905.80.</i>						
Request for Generally in Accordance with Approved Plans (Amended Drawings Assessment)	per application	169.70	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Assessment of amended drawings (other than required by Council) where such amendments are of a minor nature</i>						
Prescribed Tidal Work						
Prescribed Tidal Work	per application	1,596.50	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Vegetation Clearing						
1-5 trees	per application	301.20	-	Y	S97(2)(a)	Planning Act 2016, Section 51
6-10 trees	per application	840.10	-	Y	S97(2)(a)	Planning Act 2016, Section 51
10+ trees	per application	1,542.30	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Note: For Applications for clearing involving 10 or more trees the charge is calculated @ base rate of \$1,542.30 plus 1.5% of estimated cost to a maximum of \$15,423.00</i>						
Advertising Devices						
Assessable under the planning scheme	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Construction						
Additional inspection or Re-Inspection of works	per inspection	1,818.10	-	Y	S97(2)(a)	Planning Act 2016, Section 51
<i>Bonds for outstanding works/ site development (payable prior to pre-start returnable on final works acceptance) / early plan sealing - Deemed by Assessment Manager</i>						
<i>Note: Early Plan Sealing = 1.5 x cost of uncompleted works. Site Development = 5% of contract price.</i>						

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Landscape Plans						
Landscape Plans submitted by Landscape Architect or Landscape <i>Note: Designer listed on Council's Register of Landscape Designers and who will:</i> <i>(a) Submit a conforming statement of compliance; and</i> <i>(b) Undertake a final inspection; and</i> <i>(c) Submit as constructed landscaping plans (where required) all in accordance with the Plan and Development Manual requirements.</i>	per application	301.20	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Landscaping Plans submitted by other party <i>Note: These fees are only payable when the landscape plan is not submitted with the Development Application or subsequent Operational Works Application.</i>	per application	586.60	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Resubmission of a plan as previous plan not of a satisfactory standard or incorporating unsuitable landscaping or generally not in accordance with Development Manual requirements.	per application	586.60	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Changes or Extensions to Development Applications / Approvals						
Change to Development Application prior to Decision Period	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Request for Minor Change. Charge is 10% of the application fee for the use or reconfiguration with a minimum fee of \$905.80.	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 78
Request for Minor Change where involving a Court Consent. Charge is fee prescribed for Permissible Change above PLUS all legal and professional expert costs including GST	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 78
Request for an Other Change. The Cost of the application if were to be made as a new application for the Material Change of Use, Reconfiguring a Lot, Operational Works or Building Works (Assessable Against the Planning Scheme)	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 78
Extension of a Relevant Period	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 86
Cancellation of Development Approval	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 84
Request to consider development generally in accordance with existing Approval	per application	905.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Non-Compliance with Accepted Development Outcomes						
Code assessable application following non-compliance with Acceptable outcomes for Accepted Development						
i. non-compliance with 1-3 applicable assessable outcomes	per application	301.20	-	Y	S97(2)(a)	Planning Act 2016, Section 51
ii. Where non-compliance with 4 or more applicable acceptable outcomes the applicable fee is as per the use. <i>Note: One acceptable outcome is considered to be one matter for the purposes of calculating the above fee.</i>	per application			Y	S97(2)(a)	Planning Act 2016, Section 51
Exemption Certificates						
Exemption Certificate	per application	FREE	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Other Planning & Development Services						
Prelodgement Services						
Prelodgement Meeting (general advice and routine information)	per item	FREE	-	N	S262(3)(c)	
Prelodgement Enquiry (general advice and routine information)	per item	FREE	-	N	S262(3)(c)	
Prelodgement Assessment <i>Note: The fee for Prelodgement Assessments may be credited against a subsequent development application where the outcomes of the prelodgement assessment are substantially met.</i>	per item	905.80	82.35	N	S262(3)(c)	
Compliance Check						
Compliance checking for Accepted Development applications against the Planning Scheme	per application	328.80	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Confirmation of compliance against conditions of approval	per application	FREE	-	Y	S97(2)(a)	Planning Act 2016, Section 51
Infrastructure Charges & Agreements						
Refer to Planning, Building and Infrastructure web page in the Council's website for all quarterly indexed Water, Sewerage, Open Space or Drainage contributions. <i>Note: These charges are calculated by the Assessment Manager.</i>						
Infrastructure Agreement <i>Note: All legal costs to be covered by the applicant.</i>	per agreement	POA	-	Y	S97(2)(a)	Planning Act 2016, Section 116
New or amended infrastructure charges notice	per item	FREE	-	Y	S97(2)(a)	Planning Act 2016, Section 116
Application for conversion of trunk infrastructure in response to conditions of approval <i>Note: All legal costs to be covered by the applicant.</i>	per application	POA	-	Y	S97(2)(a)	Planning Act 2016, Section 139
Planning Instruments, Materials and Copies of Development Applications						
Planning Schemes						
CairnsPlan 2016 and associated mapping (digital only - available online)	per item	FREE	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Superseded Planning Schemes	per item	FREE	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
CairnsPlan 2009 (digital only - available online)	per item	FREE	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Part and Balance Planning Scheme (digital only)	per item	FREE	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Copy of Planning Scheme Amendment (digital) - available online	per item	FREE	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Development Applications						
Digital Copy of Application/Information <i>Note: Available FREE online.</i>	per item	13.70	-	Y	S97(2)(c)	Planning Act 2016, Section 264
Public Notification Signs						
First sign (No Charge)	per item	FREE	-	N	S262(3)(c)	
Each additional sign	per item	50.90	4.63	N	S262(3)(c)	
Planning, Building & Development Searches and Certificates						
Planning & Development Certificates						
Planning & Development Certificates : Limited	per certificate	224.80	-	Y	S97(2)(c)	Planning Act 2016, Section 265
Planning & Development Certificates : Limited within 2 days	per certificate	378.70	-	Y	S97(2)(c)	Planning Act 2016, Section 265
Planning & Development Certificates : Standard	per certificate	758.50	-	Y	S97(2)(c)	Planning Act 2016, Section 265
Planning & Development Certificates : Full	per certificate	1,525.40	-	Y	S97(2)(c)	Planning Act 2016, Section 265
Planning Search						
Letter of Enquiry (e.g. - to determine land use history, but not constituting a Planning Certificate)	per search	270.50	-		S97(2)(a)	
Building Records Search						
<i>Note: Building Records Search includes list of Building Approvals issued and/or effected and list of Outstanding Requisitions. Available to solicitors/purchasers in relation to the purchase of property. Purchasers acting on their own behalf are required to produce a copy of the contract.</i>						
Search Fee	per search	48.80	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Retrieval from Total Records Management - Additional Fee to Search Fee	per search	46.60	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Copies of Building Plans - from electronic storage, microfilm or original - A1 Drawing	per page	12.70	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Copy from internal documents to CD	per CD	30.70	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Copies of Building Plans - Create CD of plans	per CD	122.00	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Search: Provide date and original cost of building construction	per application	106.10	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Domestic Building Permit Search: No inspection - records search only - includes lists of Building Approvals issued and/or effected. Available to solicitors/purchasers in relation to the purchase of property.	each	119.80	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Certificate of Classification (Copy)	each	60.40	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Commercial Building Permit Search: No inspection - records search only - includes list of Building Approvals issued and / or effected. Available to solicitors / purchasers in relation to the purchase of property.	each	445.50	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Building Notices Search - Show Cause & Enforcement Notices issued under BA or SPA.	each	119.80	-	Y	S97(2)(c)	Planning Regulation 2017, Schedule 22
Building Services						
Application for House Relocation						
<i>Note: The Preliminary approval fee is "approval in principle" for removal of the building, it does not include approval for the building work to be carried out.</i>						
House Removal - Within Cairns Local Government area. Application is for preliminary approval - Inspect & Report	per application	784.70	-		S97(2)(a)	BA 75
Local Authority Bond (decision at Council Meeting) \$16,018.10 (Inc. GST if forfeited)	per bond	16,018.10	-		S97(2)(a)	BA 75
Application for exemption from fencing						
Discretionary decisions under Chapter 8, Division 3 & 4 of Building Act 1975.	per application	804.30	-		S97(2)(a)	Building Act 1975, Chapter 8, Division 3 & 4

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Discretionary Decisions / Concurrence Agency Responses						
<i>Note: Decisions where power is held by the Council to decide modifications or variations of a prescribed requirement for building work.</i>						
Concurrence Agency Assessment - assessment of alternative acceptable outcomes relating to building works and the Planning Scheme or Queensland Development Code	per application	302.30	-		S97(2)(a)	Planning Act 2016, Section 51
Building Work triggered by section 1.8(1) of the Planning scheme (Concurrence agency assessment)	per application	302.30	-		S97(2)(a)	Planning Act 2016, Section 51
Residential Services (Accreditation)	per application	477.40	-		S97(2)(a)	Planning Act 2016, Section 51
Swimming Pool Compliance Inspection	per inspection	254.60	-		S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Inspection \$254.60 & QLD State Govt Certificate \$32.00. Total \$286.60.</i>						
Lodgement Fee (Associated with Development Permit for Building Works)						
<i>Note: The fee is levied for the service provided in receiving from the private certifier a copy of the application, the decision notice, and any other prescribed documents etc. required by the legislation, including receipt of fee if paid at the time of lodgement, subsequent lodgement of certificate of classification, and cost of records storage. This fee is also applicable to Council approved building applications.</i>						
CLASS 1a: Dwelling	per lodgement	169.50	-		S97(2)(a)	Planning Act 2016, Section 51
CLASS 10b: Swimming Pools, Spas, Above Ground Pools						
CLASS 5, 6, 7, 8 & 9 Fit-Outs - No Structural Building Work						
CLASS 1a: Additions / Alterations (Major & Minor)	per lodgement	107.10	-		S97(2)(a)	Planning Act 2016, Section 51
CLASS 10a: Garage, Carport, Shed, Fences, Rainwater tank, Retaining Walls						
Demolition (all applications)						
Change of Classification						
CLASS 2 to 9: up to, but not including 500m2	per lodgement	358.80	-		S97(2)(a)	Planning Act 2016, Section 51
CLASS 2 to 9: 500m2 and greater	per lodgement	485.70	-		S97(2)(a)	Planning Act 2016, Section 51
Fee for each additional transaction (other than technical assessment, decisions, inspections and notices), where the additional transaction is initiated by the client; for example where the lodgement fee is not paid at the time of lodgement of the decision notice.	per lodgement	107.10	-		S97(2)(a)	Planning Act 2016, Section 51
Building Certification Fees						
Applications for Development Permit	per application	POA			S97(2)(a)	Planning Act 2016, Section 51
<i>Note: Cairns Regional Council does not provide a building certification service. For any applications that must be assessed by Council the fee shall be that of engaging a suitable Private Building Surveyor with an additional administrative fee of 10%</i>						