

SCHEDULE OF FEES AND CHARGES

LAND USE PLANNING AND DEVELOPMENT APPROVALS

1.0 Schedule of Fees & Charges

Note:

- for applications involving multiple land uses or types of development, the fee shall be the combined total of all applicable fees.
- applications that are not properly made in accordance with Section 261 of the *Sustainable Planning Act 2009* (SPA), will incur a further application fee of 25% of the prescribed fee.
- where a use is not defined in the LUP, the fee will be set as the use deemed most similar by the Chief Executive Officer.

1.1 Material Change of Use

Lodgement of a Code Assessable Development Application

DESCRIPTION	BASE FEE	GST	TOTAL
Where inconsistent with the LUP —			
• minor	\$832.00	Nil	\$832.00
• medium	\$5,544.00	Nil	\$5,544.00
• major	\$8,870.00	Nil	\$8,870.00
Application for relaxation or modification of a provision of the LUP	\$832.00 or 25% of the original fee, whichever is greater (minimum fee \$832.00)	Nil	\$832.00 or 25% of the original fee, whichever is greater (minimum fee \$832.00)
Where consistent with the LUP, but where made assessable development in accordance with Schedule 3 of SPA	\$1,584.00	Nil	\$1,584.00
Where Ports North requires the submission of a technical report for review by an external appropriately qualified external consultant, in order to facilitate the assessment of a development application or consideration of a land use proposal.	Minor technical assessment: \$3,881.00/report Major technical assessment: \$6,653.00/report	Nil	Minor technical assessment: \$3,881.00/report Major technical assessment: \$6,653.00/report

Where Far North Queensland Ports Corporation (FNQPC) has undertaken a compliance check of a proposed development against the LUP, it is at the discretion of FNQPC to waive the application lodgement fee.

Determination as to whether a technical assessment matter is 'minor' or 'major' in nature is at the discretion of FNQPC.

1.2 Operational Work

Lodgement of a Code Assessable Development Application

DESCRIPTION	BASE FEE	GST	TOTAL
Where assessable development in accordance with Schedule 3 of SPA	\$1,584.00	Nil	\$1,584.00

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Engineering Plans

DESCRIPTION	BASE FEE	GST	TOTAL
Assessment of operational works plans and/or engineering drawings	\$1,267.00	Nil	\$1,267.00
Assessment of environmental management plan	\$528.00	Nil	\$528.00
Application for approval of substantially amended engineering plans (for amendments other than required by FNQPC)	50% of the current application fee	Nil	50% of the current application fee
Re-assessment of an application as a result of substantial FNQPC requirement for further information or a requirement for substantial amendments to drawings and/or design	50% of the current application fee (minimum fee \$832.00)	Nil	50% of the current application fee (minimum fee \$832.00)

Water & Sewer Reticulation

DESCRIPTION	BASE FEE	GST	TOTAL
Flat charge	\$665.00/connection	Nil	\$665.00/connection
External works, pump station & other infrastructure	\$665.00	Nil	\$665.00

Rain checking/Reinspection

DESCRIPTION	BASE FEE	GST	TOTAL
Subsequent checking of road and drainage plans which have been resubmitted as a result of previous non-approval	\$665.00	Nil	\$665.00
Subsequent road works or drainage inspection (e.g. sub grade, pre-seal, on maintenance, off maintenance and clearance inspections)	\$665.00	Nil	\$665.00

1.3 Building Work

DESCRIPTION	BASE FEE	GST	TOTAL
Building approval filing fee	\$222.00	Nil	\$222.00

1.4 Advertising Devices & Outdoor Dining Permits

Advertising Devices

DESCRIPTION	BASE FEE	GST	TOTAL
Registration of portable advertising device (sandwich boards) registration	\$138.00	Nil	\$138.00
Annual renewal of registration	\$95.00	Nil	\$95.00
Return of confiscated advertising device	\$33.00	Nil	\$33.00
Advertising device (excluding billboard)	\$194.00 + \$16.00 per m ² of signage	Nil	\$194.00 + \$16.00 per m ² of signage
Billboard	\$470.00 + \$16.00 per m ² of signage	Nil	\$470.00 + \$16.00 per m ² of signage

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Outdoor Dining Permits

DESCRIPTION	BASE FEE	GST	TOTAL
Outdoor dining permit application	\$359.00	Nil	\$359.00
* Note: pro-rata fee applies for new registration			
• 01 October	75%	Nil	75%
• 01 January	50%	Nil	50%
• 01 April	25%	Nil	25%
Annual renewal of permit	\$166.50	Nil	\$166.50
Transfer of permit	\$166.50	Nil	\$166.50

1.5 Other Development

DESCRIPTION	BASE FEE	GST	TOTAL
For all other applications	\$832.00	Nil	\$832.00

1.6 Preliminary Planning Advice and LUP Compliance

An applicant may approach FNQPC to undertake a preliminary assessment of the application in order to provide preliminary planning advice. An applicant may also request FNQPC undertake a compliance check against the LUP to confirm whether the proposed use is –

- an MCU consistent with the LUP and does not require lodgement of an application;
- an MCU consistent with the LUP but does require lodgement of an application due to a component(s) of the applicable being assessable development in accordance with Schedule 3 of the SPA;
- an MCU inconsistent with the LUP; or
- for all other development, where the development is exempt development or assessable development on strategic port land.

Note:

- for applications involving multiple land uses or types of development, the fee shall be the combined total of all applicable fees.
- where a use is not defined in the LUP, the fee will be set as the use deemed most similar by the Chief Executive Officer.

DESCRIPTION	BASE FEE	GST	TOTAL
Prelodgement meeting	Nil	Nil	Nil
Request for preliminary planning assessment (excludes compliance check)	\$694.00	Nil	\$694.00
Request for compliance check against LUP (to determine if a consistent or inconsistent use) —		Nil	
• minor	\$832.00	Nil	\$832.00
• medium	\$5,544.00	Nil	\$5,544.00
• major	\$8,870.00	Nil	\$8,870.00
Where Ports North requires the submission of a technical report for review by an external appropriately qualified external consultant, in order to facilitate the assessment of a development application or consideration of a land use proposal.	Minor technical assessment: \$3,881.00/report	Nil	Minor technical assessment: \$3,881.00/report
	Major technical assessment: \$6,653.00/report		Major technical assessment: \$6,653.00/report
For all other development	\$832.00	Nil	\$832.00

Where FNQPC has undertaken a compliance check of a proposed development against the LUP, it is at the discretion of FNQPC to waive the application lodgement fee.

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Determination as to whether a technical assessment matter is 'minor' or 'major' in nature is at the discretion of FNQPC.

1.7 Miscellaneous

DESCRIPTION	BASE FEE	GST	TOTAL
Planning & Development Certificate —			
• Limited in accordance with Section 738 of the SPA	\$194.00	Nil	\$194.00
• Standard in accordance with Section 739 of the SPA	\$655.00	Nil	\$655.00
• Full in accordance with Section 740 of the SPA	\$1,331.00	Nil	\$1,331.00
Request for changes to application or conditions pursuant to Section 351 and/or Section 369 of the SPA	50% of the current application fee (minimum \$832.00)	Nil	50% of the current application fee (minimum \$832.00)
Request to cancel a development approval pursuant to Section 379 of the SPA	Nil	Nil	Nil
Extension of a relevant period pursuant to Section 383 of the SPA	35% of the current application fee (minimum \$832.00)	Nil	35% of the current application fee (minimum \$832.00)
Modification of a development application (prior to FNQPC decision) where not in response to an information request issued by FNQPC, pursuant to Section 351 of the SPA	35% of the current application fee (minimum \$832.00)	Nil	35% of the current application fee (minimum \$832.00)
Reconsideration of a lapsed approval	50% of the current application fee (minimum \$1,331.00)	Nil	50% of the current application fee (minimum \$1,331.00)
Refund of application fees when application is withdrawn —			
• at application stage	90%	Nil	90%
• at information request & referral stage (pre-lodgement of applicant's response to information request)	50%	Nil	50%
• at information request & referral stage (post-lodgement of applicant's response to information request)	25%	Nil	25%
• decision stage	10%	Nil	10%
Note: the above refunds refer only to a percentage of application fees			

1.8 Publications

DESCRIPTION	BASE FEE	GST	TOTAL
Land Use Plan (hardcopy including plans)	\$444.00	Nil	\$444.00
Land Use Plan (CD including plans)	\$55.50	Nil	\$55.50

1.9 Miscellaneous

DESCRIPTION	BASE FEE	GST	TOTAL
Photocopying of documents available for purchase in accordance with Section 724 and Section 729 of the SPA	\$5.00 + \$0.50 per page (minimum \$5.50)	Nil	\$5.00 + \$0.50 per page (minimum \$5.50)

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2.0 Scales of Development

Table 1 defines what types of development are minor, medium or major to assist in determining the appropriate assessment fee for an application. The following uses are defined by the Cairns Port Authority Land Use Plan.

Use	Minor Development	Medium Development	Major Development
Accommodation Units			
• where <20 dwelling units		✓	
• where ≥20 dwelling units			✓
Aquaculture			✓
Business/Technology/Industrial Park			✓
Car Park		✓	
Car Rental Support Facility		✓	
Caretaker's Residence	✓		
Child Care Centre		✓	
Commercial Premises			
• where not involving building work	✓		
• where <500m ² of GFA and involving building work		✓	
• where ≥500m ² GFA and involving building work			✓
Convention Centre			✓
Detached Bottle Shop		✓	
Education Establishment			✓
Fast Food Outlet			
• where not involving building work	✓		
• where involving building work		✓	
Freight Depot			✓
Function Centre			✓
Ground Transportation Business Storage & Operational Facilities		✓	
Heavy Vehicle Parking			✓
Holiday Apartments			
• where <20 dwelling units		✓	
• where ≥20 dwelling units			✓
Hospital			✓

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Use	Minor Development	Medium Development	Major Development
Hotel		✓	
Illuminated Tennis Court	✓		
Indoor Sport & Entertainment			
• where <4,000m ²		✓	
• where ≥4,000m ²			✓
Industrial Retail Premises		✓	
Industry			✓
Junk Yard			✓
Local Utility	✓		
Low-key Nature Based Recreation & Tourism Facilities		✓	
Marina			✓
Market		✓	
Nightclub		✓	
Outdoor Sales Premises		✓	
Outdoor Sport & Entertainment		✓	
Park	✓		
Passenger Terminal			✓
Place of Assembly		✓	
Public Purpose			✓
Public Utility			✓
Restaurant		✓	
Restricted Premises			✓
Scientific Research Activity			✓
Service Station		✓	

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Use	Minor Development	Medium Development	Major Development
Shop			
• where not involving building work	✓		
• where <500m ² of GFA and involving building work		✓	
• where ≥500m ² GFA and involving building work			✓
Shopping Centre			
• where >5,000m ²		✓	
• where ≤5,000m ²			✓
Showroom		✓	
Sport & Recreation		✓	
Telecommunication Facility		✓	
Tourist Attraction			✓
Transport & Equipment Depot			✓
Vehicle Hire Premises		✓	
Vehicle Repair Station			✓
Warehouse		✓	
Use which is not a preferred use within the relevant precinct or planning area			✓
Use which is not defined by the LUP			✓