



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
1.5 Concessions for Buildings and Sites affected by Heritage Provisions				
Where an application for demolition (including partial demolition) or removal of a structure or place affected by the cultural heritage provisions of the Planning Scheme, a fee of \$1,465.00 shall apply. Where a development application (Material Change of Use or Building Work), other than referred to above, is required solely as a result of the heritage provisions of the Sunshine Coast Planning Scheme, whether code or impact assessable, no fee shall apply to such an application	\$1,465.00	\$1,495.00	2.05%	
1.15 Minimum Fees				
The fee for any matter relating to a decision for a development application and requiring a report to be placed before council, that is not otherwise defined in the Register	\$1,525.00	\$1,555.00	1.97%	
The fee for any matter relating to a decision for a development application, or other matter not listed in the Register and not requiring a report to council	\$925.00	\$945.00	2.16%	
2.1 Pre-Advice Services				
Written Advice	\$295.00	\$300.00	1.69%	
Town planning appraisals	\$295.00	\$300.00	1.69%	
2.2 Pre-lodgement and pre-application meetings				
Detailed pre-lodgement meeting – office based 1 hour meeting	\$945.00	\$965.00	2.12%	
Additional follow up meetings – per hour	\$710.00	\$725.00	2.11%	
Detailed pre-lodgement meeting – on-site meeting per hour (including travel time) to be rounded up to the nearest hour	\$1,650.00	\$965.00	2.12%	
Additional follow up meetings – per hour	\$710.00	\$725.00	2.11%	
Personalised case management pre-application services (ranging from \$5,000 to \$10,000)	POA	POA	0.00%	No change to this fee approach
2.3 Pre-assessment technical report/s				
Minor technical report (e.g. simple bushfire, engineering reports for smaller proposals)	\$520.00	\$530.00	1.92%	
Standard technical report (e.g. reports for more complex proposals)	\$1,020.00	\$1,040.00	1.96%	
Major technical report (e.g. reports that are highly complex, major development proposals including flooding assessment, ecological assessment, infrastructure reports etc.)	\$1,640.00	\$1,675.00	2.13%	
3 Dwelling House and Dual Occupancy				
Dual occupancy	\$3,940.00	\$4,020.00	2.03%	
Dwelling house	\$620.00	\$640.00	3.20%	
Concurrence Agency Assessment associated with a Dwelling House	\$625.00	\$640.00	2.4%	
Other Change to a Private Building Certifier Building Works approval associated with a dwelling house where council is a concurrence agency	\$625.00	\$640.00	2.40%	
Minor Change to a Concurrence Agency Response associated with a dwelling house where council is the responsible entity	\$350.00	\$360.00	2.86%	
Minor Change to a Private Certifier Building Works approval decision associated with a dwelling house where council is the affected entity	\$350.00	\$360.00	2.86%	
Minor Change associated with a dwelling house (including secondary dwellings) and dual occupancy	\$515.00	\$360.00	-30.09%	Dwelling House fees changed to ensure consistency across all assessment requirements
4.1 Residential Uses				
Caretaker's accommodation	\$2,005.00	\$2,045.00	2.00%	
Community residence	\$2,005.00	\$2,045.00	2.00%	
Dwelling unit	\$925.00	\$945.00	2.16%	
Multiple dwelling *capped at 100 units				
Base fee	\$3,940.00	\$4,020.00	2.03%	



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Plus per unit	\$585.00	\$595.00	1.71%	
Nature-based tourism *capped at 20 beds/sites				
Base fee	\$2,010.00	\$2,050.00	1.99%	
Plus per bed/camp-site	\$425.00	\$435.00	2.35%	
Relocatable home park *capped at 100 beds/sites				
Base fee	\$2,115.00	\$2,155.00	1.89%	
Plus per bed/camp-site	\$425.00	\$435.00	2.35%	
Residential care facility *capped at 100 beds				
Base fee	\$5,300.00	\$5,405.00	1.98%	
Plus per bed	\$105.00	\$105.00	0.00%	No increase at this time – 5% increment increase in 2019/20
Retirement facility *capped at 100 units				
Base fee	\$2,010.00	\$2,050.00	1.99%	
Plus per units	\$425.00	\$435.00	2.35%	
Resort complex *capped at 100 units				
Base fee	\$2,115.00	\$2,155.00	1.89%	
Plus per unit	\$425.00	\$435.00	2.35%	
Rooming accommodation *capped at 20 beds/sites				
Base fee	\$2,010.00	\$2,050.00	1.99%	
Plus per bed/camp-site	\$425.00	\$435.00	2.35%	
Short-term accommodation *capped at 20 beds/sites				
Base fee	\$2,010.00	\$2,050.00	1.99%	
Plus per bed/camp-site	\$425.00	\$435.00	2.35%	
Tourist park *capped at 100 Units				
Base fee	\$2,115.00	\$2,155.00	1.89%	
Plus per unit	\$425.00	\$435.00	2.35%	
4.2 Business and Commercial Uses				
Adult store *capped at 3,000m ²				
Base fee	\$3,710.00	\$3,785.00	2.02%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Agricultural supplies store *capped at 3,000m ²				
Base fee	\$3,710.00	\$3,785.00	2.02%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Bar *capped at 500m ²				
Base fee	\$10,605.00	\$4,590	-56.72%	Fee changed to align with other similar business/commercial uses and other SEQ council's
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Carwash	\$6,355.00	\$6,480.00	1.97%	
Crematorium *capped at 500m ²				
Base fee	\$5,030.00	\$5,130.00	1.99%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Food and drink outlet *capped at 1,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20



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Function facility *capped at 2,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Funeral parlour *capped at 1,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Garden centre *capped at 2,000m ²				
Base fee	\$3,710.00	\$3,785.00	2.02%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Hardware and trade supplies *capped at 3,000m ²				
Base fee	\$3,715.00	\$3,790.00	2.02%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Health care services *capped at 2,000m ²				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Home based business	\$2,380.00	\$2,430.00	2.10%	
Hotel *capped at 2,000m ²				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Market *capped at 5ha				
Base fee	\$5,030.00	\$5,130.00	1.99%	
Plus per hectare	\$160.00	\$165.00	3.13%	
Nightclub entertainment facility *capped at 2,000m ²				
Base fee	\$10,590.00	\$10,800.00	1.98%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Office *capped at 3,000m ²				
Base fee	\$3,710.00	\$3,785.00	2.02%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Outdoor sales *capped at 2,000m ²				
Base fee	\$2,910.00	\$2,970.00	2.06%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Sales office	\$1,165.00	\$1,190.00	2.15%	
Service station	\$15,885.00	\$16,205.00	2.01%	
Shop *capped at 3,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Showroom *capped at 6,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Shopping centre *capped at 15,000m ²				
Base fee	\$10,590.00	\$10,800.00	1.98%	
Plus per sqm	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20



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Theatre *capped at 3,000m ²				
Base fee	\$2,650.00	\$2,705.00	2.08%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Tourist attraction *capped at 20ha				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per hectare	\$160.00	\$165.00	3.13%	
Veterinary services *capped at 2,000m ²				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
4.3 Industrial Uses				
Bulk landscape supplies *capped at 3000m ² TUA				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Extractive industry				
Base fee	\$21,180.00	\$21,605.00	2.01%	
Plus per hectare	\$2,645.00	\$2,700.00	2.08%	
High impact industry *capped at 3,000m ² TUA				
Base fee	\$5,560.00	\$5,670.00	1.98%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Low impact industry *capped at 3,000m ² TUA				
Base fee	\$3,980.00	\$4,060.00	2.01%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Marine industry *capped at 3,000m ² TUA				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Medium impact industry *capped at 3,000m ² TUA				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Research and technology industry *capped at 3,000m ² TUA				
Base fee	\$5,560.00	\$5,670.00	1.98%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Service industry *capped at 3,000m ² TUA				
Base fee	\$3,980.00	\$4,060.00	2.01%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Special industry *capped at 3,000m ² TUA				
Base fee	\$5,560.00	\$5,670.00	1.98%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Transport depot *capped at 3,000m ² TUA				
Base fee	\$4,500.00	\$4,590.00	2.00%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20



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Warehouse *capped at 3,000m ² TUA				
Base fee	\$3,980.00	\$4,060.00	2.01%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
4.4 Community Uses				
Cemetery *capped at 2 ha				
Base fee	\$4,765.00	\$4,860.00	1.99%	
Plus per hectare	\$160.00	\$165.00	3.13%	
Child care centre	\$8,205.00	\$8,370.00	2.01%	
Community care centre *capped at 3,000m ²				
Base fee	\$4,235.00	\$4,320.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Community use *capped at 3,000m ²				
Base fee	\$2,730.00	\$2,785.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Educational establishment *capped at 10,000m ²				
Base fee	\$2,730.00	\$2,785.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Emergency services	\$2,380.00	\$2,430.00	2.10%	
Hospital *capped at 10,000m ²				
Base fee	\$530.00	\$540.00	1.89%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Place of worship *capped at 3,000m ²				
Base fee	\$4,235.00	\$4,320.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
4.5 Sport and Recreational Uses				
Club *capped at 3,000m ² TUA				
Base fee	\$3,070.00	\$3,130.00	1.95%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Indoor sport and recreation *capped at 3,000m ² TUA				
Base fee	\$3,070.00	\$3,130.00	1.95%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Major sport, recreation and entertainment facility	POA	POA	0.00%	No change to this fee approach
Motor sport facility	POA	POA	0.00%	No change to this fee approach
Outdoor sport and recreation *capped at 5ha				
Base fee	\$4,655.00	\$4,750.00	2.04%	
Plus per hectare	\$210.00	\$215.00	2.38%	
4.6 Rural Uses				
Animal keeping (per animal) capped at 20 animals	\$210.00	\$215.00	2.38%	
Animal husbandry, Cropping, Permanent plantation, Wholesale nursery	\$3,070.00	\$3,130.00	1.95%	
Aquaculture TUA				
Base fee	\$1,325.00	\$1,350.00	1.89%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20



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Intensive horticulture *capped at 20ha				
Base fee	\$2,650.00	\$2,705.00	2.08%	
Plus per hectare	\$425.00	\$435.00	2.35%	
Intensive animal industry	\$11,225.00	\$11,450.00	2.00%	
Roadside stall	\$1,270.00	\$1,295.00	1.97%	
Rural workers accommodation *capped at 100 Beds				
Base fee	\$2,000.00	\$2,040.00	2.00%	
Plus per unit	\$395.00	\$405.00	2.53%	
Rural industry *capped at 3,000m ² TUA				
Base fee	\$2,650.00	\$2,705.00	2.08%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Winery *capped at 3,000m ² TUA				
Base fee	\$3,975.00	\$4,055.00	2.01%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
4.7 Other Uses				
Air services *capped at 2ha TUA				
Base fee	\$3,180.00	\$3,240.00	2.05%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Environment facility TUA				
Base fee	\$5,825.00	\$5,940.00	1.97%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Major electricity facility *capped at 6,000m ² TUA				
Base fee	\$5,825.00	\$5,940.00	1.97%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Port services *capped at 2ha TUA				
Base fee	\$3,180.00	\$3,245.00	2.04%	
Plus per sqm total use area	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Parking station *capped at 3,000m ²				
Base fee	\$8,470.00	\$8,640.00	2.01%	
Plus per sqm	\$10.00	\$10.00	0.00%	No increase at this time – 100% increment increase in 2019/20
Renewable energy facility	POA	POA	0.00%	
Substation *capped at 6,000m ² TUA				
Base fee	\$5,825.00	\$5,940.00	1.97%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20
Telecommunication facility	\$5,825.00	\$5,940.00	1.97%	
Utility Installation *capped at 3,000m ² TUA				
Base fee	\$5,825.00	\$5,940.00	1.97%	
Plus per sqm total use area	\$15.00	\$15.00	0.00%	No increase at this time – 50% increment increase in 2019/20



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Reconfiguring a Lot				
5.1 Code Assessment				
Fee is based on the total number of lots in the proposed reconfiguration, including the existing lot(s)				
Base fee	\$1,480.00	\$1,510.00	2.03%	
Plus per lot	\$850.00	\$870.00	2.30%	
5.2 Other				
Boundary realignment involving a minor adjustment	\$1,480.00	\$1,510.00	2.03%	
Reconfiguring a Lot involving re subdivision of existing lots				
Base fee	\$1,480.00	\$1,510.00	2.03%	
Plus per lot	\$850.00	\$870.00	2.30%	
Assessment of Development lease subdivision plans:				
Base fee	\$1,480.00	\$1,510.00	2.03%	
Plus per lot	\$850.00	\$870.00	2.30%	
Easement application fees	\$1,480.00	\$1,510.00	2.03%	
Reconfiguring a lot to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot	\$1,470.00	\$1,510.00	2.70%	
5.3 Approval of Subdivision Plans				
Approval of Building Format Plans, Standard Format and Volumetric Format Plans				
Fee per lot	\$410.00	\$420.00	2.38%	
Minimum fee	\$995.00	\$1,015.00	2.01%	
5.4 Endorsement of Other Documents				
Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan)	\$520.00	\$530.00	1.92%	
Endorsement of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document	\$520.00	\$530.00	1.92%	
Re-endorsement of plans after expiry (Per plan)	\$325.00	\$330.00	1.54%	
Operational Work - Assessment				
6.1 Relating to Reconfiguring a Lot				
Works relating to Reconfiguring of a Lot (e.g. stormwater, roadworks, electrical reticulation, street lighting & landscaping work etc.) and where lodged as an integrated application per lot				
Base Fee	\$1,165.00	\$1,190.00	2.15%	
Plus per lot	\$450.00	\$460.00	2.17%	
Where not lodged as an integrated application, the above fee shall be paid for each separate application with the exception of landscaping work	\$1,165.00	\$1,190.00	2.15%	
Electricity reticulation and street or outdoor lighting				
Base fee	\$370.00	\$375.00	1.35%	
Plus per lot	\$55.00	\$55.00	0.00%	No increase at this time – 100% increment increase in 2019/20
6.2 Relating to Material Change of Use				
Works relating to external road works, stormwater, landscaping work, car parking and driveways within a development stage. The charge is based on the site area for each stage, which is the defined as the development footprint area of the approved use.				
Up to 1000m ²	\$2,270.00	\$2,315.00	1.98%	
1001-1200m ²	\$2,910.00	\$2,970.00	2.06%	
1201-1400m ²	\$3,650.00	\$3,725.00	2.05%	
1401m ² and above	\$4,235.00	\$4,320.00	2.01%	
6.3 Advertising Device				
Signs – per application	\$1,225.00	\$1,250.00	2.04%	



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6.4 Other				
Works not relating to Reconfiguring a Lot or Material Change of Use or other development approvals (e.g. bulk earthworks, changes to natural surface levels, bridges, other infrastructure):				
Minimum fee or maximum fee of \$25,000 or 0.5% of estimated value of work (whichever is the greater)	\$1,745.00	\$1,780.00	2.01%	
Maximum fee (whichever is the greater)	\$25,000 or 0.5% of estimated value of work	\$25,000 or 0.5% of estimated value of work	0.00%	No change to this fee approach
Operational Works for Excavation and Filling (to establish dam/s and where excavated material remains on-site):				
No overlays apply	\$425.00	\$435.00	2.35%	
Where one or more overlays apply	\$925.00	\$945.00	2.16%	
Carrying out Operational Works for Prescribed Tidal Works (pontoons, decks & boat ramps for private use associated with a residential use)	\$1,180.00	\$1,205.00	2.12%	
Carrying out Operational Works for Prescribed Tidal Works (all other Prescribed Tidal Works)	\$1,850.00	\$1,885.00	1.89%	
Vehicle crossover	\$425.00	\$435.00	2.35%	
Vegetation clearing (area to be cleared – measured to the outer drip line)				
Less than 50m ²	\$80.00	\$80.00	0.00%	No increase at this time due to 6.66% increase in 2019/20 Register
Over 50m ²	\$160.00	\$165.00	3.13%	
Operational Work - Construction				
7.1 Relating to Reconfiguring a Lot				
Prestart meeting and prescribed council inspections for stormwater, roadworks, driveways, electrical reticulation, street lighting and landscaping work etc.				
Base fee	\$745.00	\$760.00	2.01%	
Plus per lot	\$110.00	\$110.00	0.00%	No increase at this time due to 4.76% increase in 2019/20 Register
Additional inspection beyond prescribed inspections – per inspection	\$715.00	\$400.00	-44.06%	Fees changed to closely align with the other inspection fees and ensure that the fee is being reasonably applied.
Where a separate prestart meeting is conducted for a component of the work after initial prestart meeting has been held e.g. landscaping work	\$530.00	\$545.00	2.83%	
7.2 Relating to Material Change of Use				
Prestart meeting and prescribed council inspections for works that will become council infrastructure including roadworks, stormwater, landscaping work etc. or are required by an Operational Work approval				
Minimum fee or maximum fee of \$5,000 or 0.2% of estimated value of work (whichever is the greater)	\$530.00	\$545.00	2.83%	Fees changed to closely align with the other inspection fees and ensure that the fee is being reasonably applied.
Maximum fee (whichever is the greater)	\$5,000 or 0.2% of estimated value of work	\$5,000 or 0.2% of estimated value of work	0.00%	No change to this fee approach
Additional inspection beyond prescribed council inspections – per inspection	\$715.00	\$400.00	-44.06%	Fees changed to closely align with the other inspection fees and ensure that the fee is being reasonably applied.
Where a separate prestart meeting is conducted for a component of the work after initial prestart meeting has been held e.g. landscaping work	\$530.00	\$545.00	2.83%	
7.3 Priority Development Area (PDA)				
Development inspections and review				
Minimum Fee	\$875.00	\$875.00	0.00%	No increase at this time
Plus per lot	\$240.00	\$245.00	2.08%	



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
Major Development Area Applications – Kawana Waters				
8.1 Kawana Master Plan Applications				
Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd				
Other than Site Development Plan up to 1ha	\$26,915.00	\$27,455.00	2.01%	
Other than Site Development Plan between 1ha and 5ha per ha	\$17,995.00	\$18,355.00	2.00%	
Other than Site Development Plan over 5ha per ha	\$8,995.00	\$9,175.00	2.00%	
Site development master plan (per plan)	\$46,860.00	\$47,795.00	2.00%	
8.2 Kawana Design Plan Applications				
Design Plan application fees shall be the same as the fee for a Code Assessable Reconfiguring a Lot application fee for the same number of lots.				
8.3 Kawana Master Plan Amendments				
Structure plan amendments	POA	POA	0.00%	No change to this fee approach
Site development master plan amendment				
Minor	\$8,230.00	\$8,395.00	2.00%	
Major	\$30,840.00	\$31,455.00	1.99%	
Other than Site Development Plan minor change (not involving changes to land use)				
Kawana Master Plans	\$3,945.00	\$4,025.00	2.03%	
8.4 Kawana Clearance to Instigate Settlement				
Clearance to instigate settlement				
Base fee	\$520.00	\$530.00	1.92%	
Plus per lot	\$180.00	\$190.00	1.92%	
Major Development Area Applications – Palmview				
9.1 Palmview Development Applications				
Area Development Application	POA	POA	0.00%	No change to this fee approach
Change to an Area Development Approval	POA	POA	0.00%	No change to this fee approach
Assessment of Technical reports (submitted post approval of Area Development Application). Reports include: Local Ecological and Landscape Protection and Rehabilitation Plans, Biodiversity Offset Plan, Fire Management Plan, etc. per report	POA	POA	0.00%	No change to this fee approach
9.2 Palmview Amendments				
Palmview Structure Plan amendments	POA	POA	0.00%	No change to this fee approach
Change to an Area Development Approval	POA	POA	0.00%	No change to this fee approach
9.3 Contributions				
Contributions are required under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2) and administration of Prescribed Notices under the Palmview Structure Plan Area				
Infrastructure Agreement 2010 (Consolidation No. 2) (excluding Notices associated to the Palmview Prescribed Road Infrastructure)	POA	POA	0.00%	No change to this fee approach
Administration of bank guarantees/performance securities (excluding bonds or security associated to the Palmview Prescribed Road Infrastructure)	\$520.00	\$530.00	1.92%	
10 Changing a Development Approval				
Minor Change involving a change to or cancelling of one condition only and not involving a change to approved plans	\$925.00	\$945.00	2.16%	
Minor Change involving changes to Operational Works approved plans only (maximum four plans) and/or one condition		\$945.00	NEW	A new fee has been included to accommodate changes of a minor nature with a reasonable fee



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
Minor Change involving changes to approved plans only and/or involving a change to or cancelling up to 5 conditions (and does not involve an increase in the number of lots, does not involve an increase in the use area)	\$2,630.00	\$2,685.00	2.09%	Amended wording to better explain the changes applicable under this fee
All other Minor Changes	\$3,995.00	\$4,115.00	3.00%	
Other Change - the fee is 100% of the application fee calculated as if the application were a new application	Full Fee	Full Fee	0.00%	No change to this fee approach
Change to a Variation Request under the <i>Planning Act 2016</i> , or a Preliminary Approval Overriding the Planning Scheme under either Section 242 of the <i>Sustainable Planning Act 2009</i> or Section 3.1.6 of the <i>Integrated Planning Act 1997</i>	POA	POA	0.00%	No change to this fee approach
Extension of currency period	\$1,915.00	\$1,955.00	2.09%	
Building Work				
11.1 Building Work Application				
Building Works application (where council is the Assessment Manager)		POA	NEW	New fee to ensure cost recovery where council is the assessment manager – refer to specific details explaining this fee in the council report.
11.2 Post Building Work Approval				
Extension of currency period by Private Building Certifier (where extending more than once as per legislation procedure)	\$305.00	\$310.00	1.64%	
Change by Private Building Certifier to Building Works approval issued by council	\$350.00	\$360.00	2.86%	
Transfer of assessment manager functions to council to undertake building certification (including first inspection):				
Domestic building works	\$425	\$435	2.35%	
Commercial building works		POA	NEW	New fee to ensure cost recovery where council is the assessment manager.
Issue of a Certificate of Classification where not previously issued (assessment and one inspection only)	\$940.00	\$960.00	2.13%	
11.3 Building Work inspections				
Out of date building final inspection request for one single class 1a or 10a building	\$595.00	\$605.00	1.68%	
Out of date building final inspection request for class 1a duplexes or class 2-9 buildings	POA	POA	0.00%	No change to this fee approach
11.4 Building Work or Rebuild Security Deposits				
Administration of security deposits	\$530.00	\$540.00	1.89%	
11.5 Private Building Certification Document Lodgement Fees				
Online lodgement fee for all class of building	\$100.00	\$100.00	0.00%	No increase in fee to encourage online lodgement of documents rather than hardcopy
Hardcopy and e-mailed lodgement Fee for single class 1a, 1b, 10 and 10b buildings	\$190.00	\$195.00	2.63%	
Hardcopy and e-mailed lodgement Fee for Multiple Class 1a buildings, class 2-9 buildings	\$270.00	\$275.00	1.85%	
11.6 Pool Fencing				
Pool fence exemption	\$420.00	\$430.00	2.38%	
Pool fence safety inspection and pool fence safety certificate	\$455.00	\$465.00	2.20%	
Pool fence safety re-inspection	\$200.00	\$205.00	2.50%	
11.7 Building Work General				
Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)				
Up to 20 persons accommodated	\$730.00	\$745.00	2.05%	
21 and over persons accommodated	\$920.00	\$940.00	2.17%	
Request for approval of longer period to comply with the Fire Safety Standard	\$305.00	\$310.00	1.64%	
Building work for residential services				
Up to 20 persons accommodated	\$730.00	\$745.00	2.05%	



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
21 and over persons accommodated	\$920.00	\$940.00	2.17%	
Building Work for Removal or Rebuilding	\$305.00	\$310.00	1.64%	
Temporary accommodation buildings				New fees to cover costs associated with referrals to council to assess whether building work complies with Performance Criteria 1 of the Queensland Development Code Part 3.3
Up to 20 persons accommodated		\$745.00	NEW	
21 and over persons accommodated		\$940.00	NEW	
Building work relating to end of trip facilities for Queensland Development Code, Part 4.1		\$640.00	NEW	A new fee to cover costs associated with referrals to council to assess whether building work complies with Performance Criteria 12 of the Queensland Development Code Part 4.1
Plumbing and Drainage Work				
12.1 Domestic – One new Class 1a or Class 10a building (does not include Dual occupancy)				
Sewered				
Base fee	\$390.00	\$400.00	2.56%	
Fixture/appliance/apparatus – each	\$65.00	\$65.00	0.00%	No increase at this time
Non sewerered				
Base fee	\$730.00	\$745.00	2.05%	
Fixture/appliance/apparatus – each	\$65.00	\$65.00	0.00%	No increase at this time
12.2 Commercial - Class 2-9 buildings, attached Class 1 buildings (includes Dual occupancy)				
Sewered				
Base fee	\$390.00	\$400.00	2.56%	
Fixture/appliance/apparatus – each	\$85.00	\$85.00	0.00%	No increase at this time
Non sewerered				
Base fee	\$730.00	\$745.00	2.05%	
Fixture/appliance/apparatus – each	\$85.00	\$85.00	0.00%	No increase at this time
Internal water and sewer reticulation – per floor/per lot of each building or per allotment	\$250.00	\$255.00	2.00%	
Fire services per floor of each building	\$130.00	\$135.00	3.85%	
Unity Water sub meters				
1 – 5 Unitywater sub meters	\$310.00	\$315.00	1.61%	
Additional sub meters thereafter – each	\$20.00	\$20.00	0.00%	No increase at this time
12.3 Alternative/Performance Solutions				
Low complexity (i.e. solar hot water orientation) includes one inspection	\$260.00	\$265.00	1.92%	
Medium complexity (i.e. innovative products) includes one inspection	\$520.00	\$530.00	1.92%	
High complexity (i.e. warm water systems) includes one inspection	\$780.00	\$795.00	1.92%	
12.4 Amended Permits				
Submission of amended domestic plans/amended reports				
Base fee	\$390.00	\$400.00	2.56%	
Additional fixture/appliance/apparatus – each	\$65.00	\$65.00	0.00%	No increase at this time
Submission of amended commercial plans/amended reports				
Base fee	\$390.00	\$400.00	2.56%	
Additional fixture/appliance/apparatus – each	\$85.00	\$85.00	0.00%	No increase at this time
12.5 Stand-Alone Applications				
Conversion/upgrade of existing On-site Sewerage Facility to new On-site Sewerage Facility including relocation/upgrade of Land Application Area (flat fee)	\$570.00	\$580.00	1.75%	
Decommission existing On-site Sewerage Facility (flat fee)	\$495.00	\$505.00	2.02%	



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
Installation of grey water treatment plant in a sewered area (flat fee)	\$570.00	\$580.00	1.75%	
Connection of existing effluent system to sewer (flat fee)	\$495.00	\$505.00	2.02%	
Connection to or approval of mobile homes in a sewered area (flat fee)	\$260.00	\$265.00	1.92%	
Connection to or approval of mobile homes in a non-sewered area (flat fee)	\$495.00	\$505.00	2.02%	
Sewer cap off (flat fee)	\$260.00	\$265.00	1.92%	
Minor alteration of drain - commercial development (includes one inspection)	\$260.00	\$265.00	1.92%	
Temporary building site amenities and temporary site sheds		\$555.00	NEW	A new fee has been introduced to ensure these temporary structures are captured as well as the provision of appropriately drainage and plumbing.
12.6 Plumbing and Drainage Work Inspections				
All re-inspections – per inspection	\$150.00	\$155.00	3.33%	
Special Inspection or one-off inspection – per inspection	\$160.00	\$165.00	3.13%	
Notifiable work inspection – one inspection only	\$260.00	\$265.00	1.92%	
Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection	\$335.00	\$340.00	1.49%	
Cancellations of Inspection Booking - cancellation or changes made within 1 hour of a scheduled inspection	\$150.00	\$155.00	3.33%	
Out of date plumbing final inspection request for one single class 1a or 10a building	\$595.00	\$605.00	1.68%	
Out of date plumbing final inspection request for class 1a duplexes and class 2-9 buildings	POA	POA	0.00%	No change to this fee approach
12.7 Backflow Prevention Device Registration				
Backflow Prevention Device annual registration:				
Per device	\$50.00	\$50.00	0.00%	No increase at this time
12.8 Plumbing and Drainage Work General				
Referral fees (plumbing) local government concurrence agency per referral	\$470.00	\$480.00	2.13%	
Extension of duration of plumbing permit	\$390.00	\$400.00	2.56%	
Council's plumbing consultancy charge (per hour plus GST)	\$235.00	\$240.00	2.13%	
On-Site Sewerage facilities administration fee for submission of hard copy report/s	\$25.00	\$25.00	0.00%	No increase at this time
13 Certificates/Searches/Information				
Property development notes	\$80.00	\$80.00	0.00%	No increase at this time
Limited planning and development certificate	\$230.00	\$235.00	2.17%	
Standard planning and development certificate	\$685.00	\$700.00	2.19%	
Full planning and development certificate (vacant site)	\$1,480.00	\$1,510.00	2.03%	
Full planning and development certificate (built site)	\$4,365.00	\$4,450.00	1.95%	
Building records search (simple)	\$185.00	\$190.00	2.70%	
Building records search (complex or large scale development)	POA	POA	0.00%	No change to this fee approach
Request for Building Certificate of Classification	\$65.00	\$65.00	0.00%	No change to this fee approach
'As Constructed' Drainage Plans – per each property or per each building where there are multiple buildings				
Base fee (includes 1 by A4 plan copy only)	\$50.00	\$50.00	0.00%	
Plus per additional plan copied	\$16.00	\$16.00	0.00%	
Plumbing records search (domestic)	\$80.00	\$80.00	0.00%	Fee names changed from simple and complex to domestic and commercial records and fee adjusted to cover administration costs.



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
Plumbing records search (commercial)	POA	\$250.00	Fee structure changed	Fee names changed from simple and complex to domestic and commercial records and fee adjusted to cover administration costs.
Request for Plumbing Inspection Certificate	\$65.00	\$65.00	0.00%	No increase at this time
Charge for retrieval of decision documents which includes decision notice/permit, approved plans and specifications:				
Per file and limited to A4 and A3 sized plan copies only	\$160.00	\$160.00	0.00%	No increase at this time
Copying of plans or documents larger than A3 size	POA	POA	0.00%	No change to this fee approach
14 Miscellaneous Fees				
Assessment of Minor technical report (reports for smaller proposals e.g. simple bushfire, engineering)	\$520.00	\$530.00	1.92%	
Assessment of Standard technical report (reports for more complex proposals)	\$1,020.00	\$1,040.00	1.96%	
Assessment of Major technical report (reports that are highly complex or are for major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,640.00	\$1,675.00	2.13%	
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$8,315.00	\$8,480.00	1.98%	
Assessment and Endorsement of Plans and documents as a requirement of condition of approval	\$475.00	\$485.00	2.11%	
Generally in accordance requests following an approval	\$475.00	\$485.00	2.11%	
Building works not associated with a material change of use	\$2,625.00	\$2,680.00	2.10%	
Lodgement of an application that is identical to the lapsed application - within three months of the lapse date, otherwise full fee applies	\$925.00	\$945.00	2.16%	
Exemption Certificate:				
Minimum fee	\$895.00	\$915.00	2.23%	
Maximum fee (whichever is the greater)	25% of applicable fee for the proposed development	25% of applicable fee for the proposed development	0.00%	No change to this fee approach
Superseded Planning Scheme	\$2,010.00	\$2,050.00	1.99%	
Administration fee to be retained where a refund is requested for over payment of fee not resulting from a fee calculation error by council (GST inclusive)	\$60.00	\$60.00	0.00%	No increase at this time
Administration fee to be retained where cancelling a written advice, a search or other similar service	\$185.00	\$190.00	2.70%	
Administration fee to be retained where cancelling a file retrieval requests or other similar services that have a scheduled fee of under \$200	\$65.00	\$65.00	0.00%	No increase at this time – was a new fee implemented in 2019/20
All other administration fees	\$185.00	\$190.00	2.70%	
Preparation of an infrastructure agreement:				
Minor infrastructure agreement (such as an adopted infrastructure charge or car parking contribution)	\$925.00	\$945.00	2.16%	
Other infrastructure agreement and/or deed of variation		POA	NEW	This new fee has been added to ensure cost recovery for legal costs, particularly where associated with the assessment/review/finalisation of Infrastructure Agreements. The changed fees align with similar fees in Council's Register and with other SEQ council's
Bond or bank guarantee submitted relating to any development and/or approval (excluding uncompleted works bonds)	\$530.00	\$540.00	1.89%	
Uncompleted works bonds relating to any development and/or approval	\$925.00	\$945.00	2.16%	
External expert consultant fees (including any associated legal costs)	POA	POA	0.00%	No change to this fee approach



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
15 Environmentally Relevant Activity				
The Fee Payable equals: (i) The application fee, currently \$652 for assessment of the concurrence ERA; PLUS (ii) 30% of the annual fee for the ERA environmental authority, as set by council in the Sunshine Coast Council Fees and Charges.	\$652.00		N/A	Set by State
16 Contributions				
General				Set by State in April – based on March CPI
Infrastructure Unit Charges				Set by State in April – based on March CPI
Request for written advice of infrastructure contributions estimate (pre-development application stage)	\$240.00	\$245.00	2.08%	
Maroochy Plan 2000				Set by State in April – based on March CPI
Infrastructure Unit Charges				
Refer to MPK2000 Planning Scheme Policy DCA Administration Section 3.5	\$1.5722			Set by State in April – based on March CPI
Parks contributions				
(Fees are calculated on total number of lots on survey plan less original and balance lots) For residential, commercial and industrial subdivision as follows:				Set by State in April – based on March CPI
Lots up to 500m ²	\$2,589.00			Set by State in April – based on March CPI
Lots between 501m ² and 1000m ²	\$4,315.00			Set by State in April – based on March CPI
Lots between 1001m ² and 5000m ²	\$8,631.00			Set by State in April – based on March CPI
Lots between 5001m ² and 10,000m ²	\$12,946.00			Set by State in April – based on March CPI
Lots greater than 10,000m ² in area	\$17,260.00			Set by State in April – based on March CPI
For rural residential subdivision	\$5,178.00			Set by State in April – based on March CPI
For rural excision lots whose primary purpose is for rural residential / residential use.	\$3,842.00			Set by State in April – based on March CPI
Note: These contributions only apply to development applications assessed under the 1985 Superseded Planning Scheme				Set by State in April – based on March CPI
Road network analysis Fee (Fees are calculated on total number of lots on survey plan less original and park lots) Per lot created	\$534.00			Set by State in April – based on March CPI
Roadworks Contribution Fee				
(Fees are calculated on total number of lots on survey plan less original and park lots)	\$25,028.00			Set by State in April – based on March CPI
(This contribution only applies to development applications assessed under the Superseded Planning Scheme.)	\$25,028.00			Set by State in April – based on March CPI
Family transfer / retirement / rural home site / rural residential excision (not requiring road constructions) / per created lot	\$28,568.00			Set by State in April – based on March CPI
Rural subdivisions for allotments fronting bitumen surfaced roads	\$39,267.00			Set by State in April – based on March CPI
Rural subdivisions for allotments fronting gravel surfaced roads	\$29,532.00			Set by State in April – based on March CPI
Zone 1 as shown on Drawing 3747	\$19,635.00			Set by State in April – based on March CPI
Zone 2 as shown on Drawing 3747	\$14,672.00			Set by State in April – based on March CPI
Zone 3 as shown on Drawing 3747	\$25,028.00			Set by State in April – based on March CPI
Zone 4 being balance of the Shire	\$25,028.00			Set by State in April – based on March CPI
Note: These contributions only apply to development applications assessed under the 1985 Superseded Planning Scheme				Set by State in April – based on March CPI
Social amenities contribution				
For duplex accommodation in Residential A Zone - per additional created dwelling. (This contribution only applies to development applications assessed under the 1985 superseded planning scheme.)	\$1,786.00			Set by State in April – based on March CPI



Development Services Fee 2020/21 Comparison

	Existing 2019/20 Fee	Proposed 2020/21 Fee	Potential % increase (approx. 3%) or decrease	Explanatory Note
Caloundra City Plan 2004				Set by State in April – based on March CPI
Water Supply Headworks				Set by State in April – based on March CPI
Caloundra / Kawana				Set by State in April – based on March CPI
Per capita	\$2,608.00			Set by State in April – based on March CPI
Per residential allotment	\$7,820.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$3,908.00			Set by State in April – based on March CPI
Hinterland Towns:				Set by State in April – based on March CPI
Per capita	\$2,586.00			Set by State in April – based on March CPI
Per residential allotment	\$7,766.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$3,908.00			Set by State in April – based on March CPI
Maleny:				Set by State in April – based on March CPI
Per capita	\$2,450.00			Set by State in April – based on March CPI
Per residential allotment	\$7,355.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$3,678.00			Set by State in April – based on March CPI
Sewerage Headworks				Set by State in April – based on March CPI
Caloundra / Kawana				Set by State in April – based on March CPI
Per capita	\$2,252.00			Set by State in April – based on March CPI
Per residential allotment	\$7,355.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$3,678.00			Set by State in April – based on March CPI
Hinterland Towns:				Set by State in April – based on March CPI
Per capita	\$3,308.00			Set by State in April – based on March CPI
Per residential allotment	\$9,931.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$9,931.00			Set by State in April – based on March CPI
Maleny:				Set by State in April – based on March CPI
Per capita	\$1,918.00			Set by State in April – based on March CPI
Per residential allotment	\$5,755.00			Set by State in April – based on March CPI
Per additional allotment created where subdivision is in existing industrial zone	\$5,755			Set by State in April – based on March CPI
Parks Contributions				Set by State in April – based on March CPI
Residential (including Special Residential) zones per additional lot	\$3,783.00			Set by State in April – based on March CPI
Park Residential zone per additional lot	\$2,385.00			Set by State in April – based on March CPI
Rural / Rural Residential zone per additional lot	\$1,902.00			Set by State in April – based on March CPI
Industrial / Commercial zone per additional lot	\$2,856.00			Set by State in April – based on March CPI
Mosquito Control Contributions				Set by State in April – based on March CPI
For applications involving the use of development of land in areas affected by mosquitoes (as described in Local Planning Policy 5.0/4), the following contributions will be required as conditions of approval for development applications.				Set by State in April – based on March CPI
Urban / Low density residential per hectare	\$1,705.00			Set by State in April – based on March CPI
Park / rural residential per hectare	\$512.00			Set by State in April – based on March CPI
Other uses – per unit	\$168.00			Set by State in April – based on March CPI
Car Parking Contributions				Set by State in April – based on March CPI
Local, Central & Special Business Zones and Special Development Zone within the CBD area per space	\$27,791.00			Set by State in April – based on March CPI