



Development Services Register of Cost-recovery Fees and Commercial Charges 2020/2021

Assessment and Services for Planning, Engineering, Environment, Building and Plumbing

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1. Preamble

1.1 General

The Development Services Register of Cost-recovery Fees and Commercial Charges includes all fees and charges relevant for planning, engineering, environment, building and plumbing assessment and services.

All cost recovery fees within this Register have been adopted by council under Section 97 of the *Local Government Act 2009*. All commercial fees for the provision of services, which require a GST payment, have been adopted by council under Section 262(3)(c) of the *Local Government Act 2009*.

All fees, unless otherwise specified, are GST- exempt.

An applicant can only apply for a single fee adjustment under Sections 1.3 to 1.8. The highest reduction will apply.

1.2 Payment of Fees and Lodgement of Applications

Applications that are accompanied by **cheques** made payable to Sunshine Coast Regional Council or paid by **credit card** may be mailed to:

Sunshine Coast Regional Council, Locked Bag 72, Sunshine Coast Mail Centre QLD 4560.

The required fee must accompany any application.

Applications can be received/delivered to the following counter locations:

- 10 First Avenue, Maroochydore
- 1 Omrah Avenue, Caloundra
- Ground floor, Eddie de Vere Building, corner of Currie and Bury Streets, Nambour.

Or lodged via council's online application service <https://mycouncil.sunshinecoast.qld.gov.au/>.

The *Planning Act 2016* requires that development applications lodged under the Development Assessment Rules be "properly made". The receipting of an application does not signify acceptance of the application as being properly made.

Council has a [Development Application Fee Estimate Calculator](#) that provides customers with the ability to access a fee estimate 24 hours per day, 7 days per week.

For any further information visit www.sunshinecoast.qld.gov.au/development or phone of dedicated development counter on 07 5475 PLAN.

1.3 Subsidy for Community, Sporting and Religious Organisations

A non-profit, volunteer, charitable, community, sporting, religious organisation not in possession of a permanent liquor or gaming licence, or a surf lifesaving club (or similar organisation) in possession of a permanent liquor or gaming licence, is eligible for a 50% reduction in application fees.

In order for the organisation to be eligible as a volunteer, community, sporting or religious organisation, at the time of lodgement of the application, the organisation must provide current, verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/non-profit organisation or, alternatively, is registered with the Office of Fair Trading under either the *Associations Incorporation Act 1981* or the *Corporations Act 2001*.

Conditions apply - see section 1.1 General.

1.4 Waiver of Fees

Any request to waive a development application fee, partially or in whole, must be made in writing prior to the lodgement of the application. This requires the applicant to provide significant justification that the fee is obviously unreasonable and will be considered on its merits by a delegated council officer.

Conditions apply - see section 1.1 General.

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 *Sunshine Coast Planning Scheme 2014*, a fee of \$1,495 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 2014*, whether code or impact assessable, no fee shall apply to such an application.

1.6 Applications involving a Mixed Use Development

Fees for the application shall be the sum of the Primary Use fee plus 50% of the fees for each type of other use (e.g. Multiple Dwelling, Restaurant, Shops = Fee for Multiple Dwelling plus 50% of the fees for the Restaurant and Shops). Only applicable if uses are on the same site.

Note: Primary Use is the use with the highest application fee.

This mixed use fee does not apply to applications for preliminary approvals, including Variation Requests.

Conditions apply - see section 1.1 General.

1.7 Combined Applications

Applications can be lodged at the same time involving more than one development type (e.g. Material Change of Use/Reconfiguring a Lot/Operational Work). Full fees are payable for each development type included in an application, except where a combined application for both Material Change of Use and associated Operational Work for a Dual Occupancy (assessed under council's FastTrack process). In this instance, only the Material Change of Use fee for a Dual Occupancy will be charged.

Conditions apply - see section 1.1 General.

1.8 Material Change of Use within an Existing Building

If an application involves a Material Change of Use within an existing building, the application shall be discounted by 25%.

Conditions apply - see section 1.1 General.

1.9 Impact Assessment Fees

Fees listed in the register are for code assessment only.

The cost of an impact assessable application is set at a standard multiplier of 1.5 above the code assessable fee.

1.10 Preliminary Approvals

Applications involving a Preliminary Approval (other than a Variation Request) shall attract a fee based on the applicable uses or types of development (including predicted Reconfiguring a Lot) as for a development permit.

1.11 Variation Requests

Applications for a Variation Request shall be 100% of the fees for the applicable uses or types of development (including predicted Reconfiguring a Lot). Where a variation request includes a development permit for a component of the development, no further fee is payable.

1.12 Minor Changes made during Application Process

Where a minor change is made (that is not a result of an Information Request) prior to the application being decided and the change results in an increase in the size or scale of the development or it increases the development yield (i.e. total use area, number of lots or Gross Floor Area), additional fees will be payable in accordance with the Fees and Charges outlined in the Register below.

1.13 Undefined Use Applications

Where an application type is not specifically provided for in this register or the application could not reasonably be included in a category that is provided in this register, the applicant is to provide plans of the proposal and this will be considered on its merits by council to determine the applicable fee.

1.14 Price on Application

For Material Change of Use and Reconfiguring a Lot applications with a fee calculation of \$200,000 or higher as per the fees identified in this Register – Price on Application (POA) fee to be determined by council having regard to the full details and plans of the proposal to be submitted with a written request for a fee quote prior to time of lodgement and an assessment will be undertaken to determine the applicable fee.

For other references to Price on Application (POA) in this Register - Fee to be determined by council having regard to the full details and plans of the proposal to be submitted with a written request for a fee quote prior to time of lodgement and an assessment will be undertaken to determine the applicable fee.

1.15 Minimum Fees

For any Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work application:

The minimum 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 this Register	\$1,555.00
The minimum 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	\$945.00

1.16 Refund of Fees

If a Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work application is withdrawn before it is decided by council, a refund will be given depending on the processing stage at the time of withdrawal as follows:

Relevant Period	Applicable Refund
Application Part	90%
Information Request Part OR Referral Part	60%
Public Notification Part	30%
Decision Part	10%

Note: Where an application is changed during the assessment process, the applicable refund will be determined on its merits by council.

If a Changing a Development Approval application (minor or other change), the applicable refund will be determined on its merits by council.

If a Concurrence Agency Referral is withdrawn before it is decided by council, a refund will be given depending on the processing stage at the time of withdrawal as follows:

Relevant Period	Applicable Refund
Referral Confirmation Period	90%
Information Request Period	60%
Referral Agency Assessment Period	10%

If a Plumbing and Drainage application is cancelled prior to the issue of a permit, 50% of fees paid will be refunded, minus an administration fee.

Reference	Fee Description	2020/21 Fees & Charges
2. Development Advice Services		
2.1 Pre-Advice Services		
2.1.1	Written advice	\$300
2.1.2	Town Planning appraisal	\$300
<i>Note: the above fees include GST</i>		
2.2 Pre-lodgement and pre-application meetings		
2.2.1	Detailed pre-lodgement meeting – office based 1 hour meeting	\$965
	Additional follow up meetings – per hour	\$725
<i>Note: The detailed pre-lodgement meeting office based fee can be subject to consideration of a discount application fee for the subsequent application, if this application satisfies all aspects of the pre-lodgement meeting notes provided. Applicants seeking a fee refund are required to pay the full fees at the time of lodgement of the subsequent application. A written request for a fee refund can be made prior to the decision of the subsequent application and an assessment will be undertaken by council to determine if a refund is applicable. A maximum fee refund of \$965 is applicable for an office based meeting.</i>		
2.2.2	Detailed pre-lodgement meeting – on-site meeting per hour (including travel time) to be rounded up to the nearest hour	\$965
	Additional follow up meetings – per hour	\$725
<i>Note: The need for an on-site meeting will be required to be deemed suitable by council. The detailed pre-lodgement meeting on-site fee can be subject to consideration of a discount application fee for the subsequent application, if this application satisfies all aspects of the pre-lodgement meeting notes provided. Applicants seeking a fee refund are required to pay the full fees at the time of lodgement of the subsequent application. A written request for a fee refund can be made prior to the decision of the subsequent application and an assessment will be undertaken by council to determine if a refund is applicable. A maximum fee refund of \$965 is applicable for an on-site meeting.</i>		
2.2.3	Personalised case management pre-application services (ranging from \$5,000 to \$10,000)	POA
2.3 Pre-assessment technical report/s		
2.3.1	Minor technical report (for smaller proposals e.g. simple bushfire, engineering reports)	\$530
2.3.2	Standard technical report (for more complex proposals)	\$1,040
2.3.3	Major technical report (for highly complex, major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,675

Reference	Fee Description	2020/21 Fees & Charges
3. Dwelling House and Dual Occupancy		
3.1	<i>Dual occupancy</i>	\$4,020
3.2	<i>Dwelling house</i>	\$640
3.3	Concurrence Agency Assessment associated with a Dwelling House	\$640
3.4	Other Change to a Private Building Certifier Building Work approval associated with a dwelling house where council is a concurrence agency	\$640
3.5	Minor Change to a Concurrence Agency Response associated with a dwelling house where council is the responsible entity	\$360
3.6	Minor Change to a Private Building Certifier Building Work approval associated with a dwelling house where council is the affected entity	\$360
3.7	Minor Change associated with a dwelling house	\$360
4. Material Change of Use		
4.1 Residential Uses		
4.1.1	<i>Caretaker's accommodation</i>	\$2,045
4.1.2	<i>Community residence</i>	\$2,045
4.1.3	<i>Dwelling unit</i>	\$945
4.1.4	<i>Multiple dwelling</i> *capped at 100 units	\$4,020
	Base fee	
	Plus per unit	\$595
4.1.5	<i>Nature-based tourism</i> *capped at 20 beds/sites	\$2,050
	Base fee	
	Plus per bed/camp-site	\$435

Reference	Fee Description	2020/21 Fees & Charges
4.1.6	<i>Relocatable home park</i> *capped at 100 beds/sites	
	Base fee	\$2,155
	Plus per bed/camp-site	\$435
4.1.7	<i>Residential care facility</i> *capped at 100 beds	
	Base fee	\$5,405
	Plus per bed	\$105
4.1.8	<i>Retirement facility</i> *capped at 100 units	
	Base fee	\$2,050
	Plus per units	\$435
4.1.9	<i>Resort complex</i> *capped at 100 units	
	Base fee	\$2,155
	Plus per unit	\$435
4.1.10	<i>Rooming accommodation</i> *capped at 20 beds/sites	
	Base fee	\$2,050
	Plus per bed/camp site	\$435
4.1.11	<i>Short-term accommodation</i> *capped at 20 beds/sites	
	Base fee	\$2,050
	Plus per bed/camp-site	\$435
4.1.12	<i>Tourist park</i> *capped at 100 units	
	Base fee	\$2,155
	Plus per unit	\$435

Reference	Fee Description	2020/21 Fees & Charges
4.2 Business and Commercial Uses		
4.2.1	<i>Adult store</i> *capped at 3,000m ²	
	Base fee	\$3,785
	Plus per sqm	\$15
4.2.2	<i>Agricultural supplies store</i> *capped at 3,000m ²	
	Base fee	\$3,785
	Plus per sqm	\$10
4.2.3	<i>Bar</i> *capped at	
	Base fee	\$4,590
	Plus per sqm	\$15
4.2.4	<i>Carwash</i>	
4.2.5	<i>Crematorium</i> *capped at 500m ²	
	Base fee	\$5,130
	Plus per sqm	\$10
4.2.6	<i>Food and drink outlet</i> *capped at 1,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$10
4.2.7	<i>Function facility</i> *capped at 2,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.2.8	<i>Funeral parlour</i> *capped at 1,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$15
4.2.9	<i>Garden centre</i> *capped at 2,000m ²	
	Base fee	\$3,785
	Plus per sqm	\$10
4.2.10	<i>Hardware and trade supplies</i> *capped at 3,000m ²	
	Base fee	\$3,790
	Plus per sqm	\$10
4.2.11	<i>Health care services</i> *capped at 2,000m ²	
	Base fee	\$4,590
	Plus per sqm	\$10
4.2.12	<i>Home based business</i>	
	Base fee	\$2,430
4.2.13	<i>Hotel</i> *capped at 2,000m ²	
	Base fee	\$4,590
	Plus per sqm	\$15
4.2.14	<i>Office</i> *capped at 3,000m ²	
	Base fee	\$3,785
	Plus per sqm	\$15
4.2.15	<i>Outdoor sales</i> *capped at 2,000m ²	
	Base fee	\$2,970
	Plus per sqm	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.3.16	<i>Market</i> *capped at 5 ha	
	Base fee	\$5,130
	Plus per ha	\$165
4.2.17	<i>Nightclub entertainment facility</i> *capped at 2,000m ²	
	Base fee	\$10,800
	Plus per sqm	\$10
4.2.18	<i>Sales office</i>	
4.2.19	<i>Service station</i>	
4.2.20	<i>Shop</i> *capped at 3,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$15
4.2.21	<i>Showroom</i> *capped at 6,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$10
4.2.22	<i>Shopping centre</i> *capped at 15,000m ²	
	Base fee	\$10,800
	Plus per sqm	\$15
4.2.23	<i>Theatre</i> *capped at 3,000m ²	
	Base fee	\$2,705
	Plus per sqm	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.2.24	<i>Tourist attraction</i> *capped at 20 ha	
	Base fee	\$4,590
	Plus per ha	\$165
4.2.25	<i>Veterinary services</i> *capped at 2,000m ²	
	Base fee	\$4,055
	Plus per sqm	\$10
4.3 Industrial Uses		
4.3.1	<i>Bulk landscape supplies</i> *capped at 3000m ² TUA	
	Base fee	\$4,590
	Plus per sqm total use area	\$10
4.3.2	<i>Extractive industry</i>	
	Base fee	\$21,605
	Plus per ha	\$2,700
4.3.3	<i>High impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$5,670
	Plus per sqm total use area	\$10
4.3.4	<i>Low impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,060
	Plus per sqm total use area	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.3.5	<i>Marine industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,590
	Plus per sqm total use area	\$10
4.3.6	<i>Medium impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,590
	Plus per sqm total use area	\$10
4.3.7	<i>Research and technology industry</i> *capped at 3,000m ² TUA	
	Base fee	\$5,670
	Plus per sqm total use area	\$10
4.3.8	<i>Service industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,060
	Plus per sqm total use area	\$10
4.3.9	<i>Special industry</i> *capped at 3,000m ² TUA	
	Base fee	\$5,670
	Plus per sqm total use area	\$10
4.3.10	<i>Transport depot</i> *capped at 3,000m ² TUA	
	Base fee	\$4,590
	Plus per sqm total use area	\$10
4.3.11	<i>Warehouse</i> *capped at 3,000m ² TUA	
	Base fee	\$4,060
	Plus per sqm total use area	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.4 Community Uses		
4.4.1	<i>Cemetery</i> *capped at 2 ha	
	Base fee	\$4,860
	Plus per ha	\$165
4.4.2	<i>Child care centre</i>	\$8,370
4.4.3	<i>Community care centre</i> *capped at 3,000m ²	
	Base fee	\$4,320
	Plus per sqm	\$10
4.4.4	<i>Community use</i> *capped at 3,000m ²	
	Base fee	\$2,785
	Plus per sqm	\$10
4.4.5	<i>Educational establishment</i> *capped at 10,000m ²	
	Base fee	\$2,785
	Plus per sqm	\$10
4.4.6	<i>Emergency services</i>	\$2,430
4.4.7	<i>Hospital</i> *capped at 10,000m ²	
	Base fee	\$540
	Plus per sqm	\$10
4.4.8	<i>Place of worship</i> *capped at 3,000m ²	
	Base fee	\$4,320
	Plus per sqm	\$10

Reference	Fee Description	2020/21 Fees & Charges
4.5 Sport and Recreation Uses		
4.5.1	<i>Club</i> *capped at 3,000m ² TUA	
	Base fee	\$3,130
	Plus per sqm total use area	\$15
4.5.2	<i>Indoor sport and recreation</i> *capped at 3,000m ² TUA	
	Base fee	\$3,130
	Plus per sqm total use area	\$15
4.5.3	<i>Major sport, recreation and entertainment facility</i>	POA
4.5.4	<i>Motor sport facility</i>	POA
4.5.5	<i>Outdoor sport and recreation</i> *capped at 5ha	
	Base fee	\$4,750
	Plus per ha	\$215
4.6 Rural Uses		
4.6.1	<i>Animal keeping</i> (per animal) capped at 20 animals	\$215
4.6.2	<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery,</i>	\$3,130
4.6.3	<i>Aquaculture TUA</i>	
	Base fee	\$1,350
	Plus per sqm total use area	\$10
4.6.4	<i>Intensive horticulture</i> *capped at 20ha	
	Base fee	\$2,705
	Plus per ha	\$435

Reference	Fee Description	2020/21 Fees & Charges
4.6.5	<i>Intensive animal industry</i>	\$11,450
4.6.6	<i>Roadside stall</i>	\$1,295
4.6.7	<i>Rural workers accommodation</i> *capped at 100 beds	
	Base fee	\$2,040
	Plus per unit	\$405
4.6.8	<i>Rural industry</i> *capped at 3,000m ² TUA	
	Base fee	\$2,705
	Plus per sqm total use area	\$10
4.6.9	<i>Winery</i> *capped at 3,000m ² TUA	
	Base Fee	\$4,055
	Plus per sqm total use area	\$10

4.7 Other Uses

4.7.1	<i>Air services</i> *capped at 2 ha TUA	
	Base fee	\$3,240
	Plus per sqm total use area	\$10
4.7.2	<i>Environment facility</i> TUA	
	Base fee	\$5,940
	Plus per sqm total use area	\$15
4.7.3	<i>Major electricity facility</i> *capped at 6,000m ² TUA	
	Base fee	\$5,940
	Plus per sqm total use area	\$15

Reference	Fee Description	2020/21 Fees & Charges
4.7.4	<i>Port services</i> *capped at 2ha TUA	
	Base fee	\$3,245
	Plus per sqm total use area	\$10
4.7.5	<i>Parking station</i> *capped at 3,000m ²	
	Base fee	\$8,640
	Plus per sqm	\$10
4.7.6	<i>Renewable energy facility</i>	POA
4.7.7	<i>Substation</i> *capped at 6,000m ² TUA	
	Base fee	\$5,940
	Plus per sqm total use area	\$15
4.7.8	<i>Telecommunication facility</i>	\$5,940
4.7.9	<i>Utility Installation</i> *capped at 3,000m ² TUA	
	Base fee	\$5,940
	Plus per sqm total use area	\$15

5. Reconfiguring a Lot

5.1 Code Assessment

5.1.1	Fee is based on the total number of lots in the proposed reconfiguration, including the existing lot(s)	
	Base fee	\$1,510.00
	Plus per lot	\$870

Reference	Fee Description	2020/21 Fees & Charges
5.2 Other		
5.2.1	Boundary realignment involving a minor adjustment	\$1,510
5.2.2	Reconfiguring a Lot involving re subdivision of existing lots	\$1,510
	Base fee	\$1,510
	Plus per lot	\$870
5.2.3	Assessment of development lease subdivision plans:	
	Base fee	\$1,510
	Plus per lot	\$870
5.2.4	Easement application fees	\$1,510
5.2.5	Reconfiguring a lot to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot	\$1,510
5.3 Approval of Subdivision Plans		
5.3.1	Approval of Building Format Plans, Standard Format and Volumetric Format Plans	
	Fee per lot	\$420
	Minimum fee	\$1,015
5.4 Endorsement of Other Documents		
5.4.1	Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan)	\$530
5.4.2	Endorsement of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document	\$530
5.4.3	Re-endorsement of plans after expiry. Per plan	\$330

Reference	Fee Description	2020/21 Fees & Charges
6. Operational Work - Assessment		
6.1 Relating to Reconfiguring a Lot		
6.1.1	Works relating to Reconfiguring a Lot (e.g. stormwater, roadworks, electrical reticulation, street lighting & landscaping work etc.) and where lodged as an integrated application per lot	\$1,190
	Base fee	
	Plus per lot	\$460
6.1.2	Where not lodged as an integrated application, the above fee shall be paid for each separate application with the exception of landscaping work	\$1,190
6.1.3	Electricity reticulation and street or outdoor lighting	\$375
	Base fee	
	Plus per lot	\$55
6.2 Relating to Material Change of Use		
6.2.1	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 defined as the development footprint area of the approved use	\$2,315
	Up to 1000m ²	
	1001-1200m ²	\$2,970
	1201-1400m ²	\$3,725
	1401m ² and above	\$4,320
6.3 Advertising Device		
6.3.1	Signs – per application	\$1,250

Reference	Fee Description	2020/21 Fees & Charges
6.4 Other		
6.4.1	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 (where the 0.5% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	\$1,780
	Maximum fee (whichever is the greater)	\$25,000 or 0.5% of estimated value of work
6.4.2	Carrying out Operational Works for Excavation and Filling to establish a dam and where excavated material remains on-site:	
	Where no overlays apply	\$435
	Where one or more overlays apply	\$945
6.4.3	Carrying out Operational Work for Prescribed Tidal Works (pontoons, decks & boat ramps for private use associated with a residential use)	\$1,205
6.4.4	Carrying out Operational Work for Prescribed Tidal Works (all other Prescribed Tidal Works)	\$1,885
6.4.5	Vehicle crossover	\$435
6.4.6	Vegetation clearing (area to be cleared – measured to the outer drip line)	
	Less than 50m ²	\$80
	Over 50m ²	\$165

Reference	Fee Description	2020/21 Fees & Charges
7. Operational Work - Construction		
7.1 Relating to Reconfiguring a Lot		
7.1.1	Prestart meeting and prescribed council inspections for stormwater, roadworks, driveways, electrical reticulation, street lighting and landscaping work etc.	\$760
	Base fee	
	Plus per lot	\$110
7.1.2	Additional inspection beyond prescribed council inspections – per inspection	\$400
7.1.3	Where a separate prestart meeting is conducted for a component of the work after initial prestart meeting has been held e.g. landscaping work	\$545
7.2 Relating to Material Change of Use		
7.2.1	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	\$545
	Minimum fee (where the 0.2% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	
	Maximum fee (whichever is the greater)	\$5,000 or 0.2% of estimated value of work
7.2.2	Additional inspection beyond prescribed council inspections – per inspection	\$400
7.2.3	Where a separate prestart meeting is conducted for a component of the work after initial prestart meeting has been held e.g. landscaping work	\$545
7.3 Priority Development Area (PDA)		
7.3.1	Development inspections and review	\$875
	Minimum fee	
	Plus per lot	\$245

Reference	Fee Description	2020/21 Fees & Charges
8. Major Development Area Applications - Kawana Waters		
Fees associated with Master Plan applications in accordance with the Kawana Waters Development Agreement (neighbourhood/village plan, detailed planning area plan, precinct/estate plan or site development plan) attract no application fee if the land is in the ownership of the master developer.		
8.1 Kawana Master Plan Applications		
8.1.1	Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd:	POA
	Other than Site Development Plan up to 1ha	\$27,455
	Other than Site Development Plan between 1ha and 5ha, per ha	\$18,355
	Other than Site Development Plan over 5ha, per ha	\$9,175
8.1.2	Site Development Master Plan (per plan)	\$47,795
8.2 Kawana Design Plan Applications		
8.2.1	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.	As per code assessment
8.3 Kawana Master Plan Amendments		
8.3.1	Structure plan amendments	POA
8.3.2	Site development master plan amendment:	
	Minor	\$8,395
	Major	\$31,455
8.3.3	Other than Site Development Plan minor change (not involving changes to land use):	
	Kawana Master Plans	\$4,025

Note: The determination of the amendment as minor or major shall be made by council prior to lodgement.

Reference	Fee Description	2020/21 Fees & Charges
8.4 Kawana Clearance to Instigate Settlement		
8.4.1	Clearance to instigate settlement	
	Base fee	\$530
	Plus per lot	\$190
9. Major Development Area Applications - Palmview		
9.1 Palmview Development Applications		
9.1.1	Area Development Application	POA
9.1.2	Change to an Area Development Approval	POA
9.1.3	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
9.2 Palmview Amendments		
9.2.1	Palmview Structure Plan amendments	POA
9.2.2	Change to an Area Development Approval	POA
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		
9.3.1	Infrastructure Agreement 2010 (Consolidation No. 2) (excluding Notices associated with the Palmview Prescribed Road Infrastructure)	POA
9.3.2	Administration of bank guarantees/performance securities (excluding bonds or security associated with the Palmview Prescribed Road Infrastructure)	\$530

Reference	Fee Description	2020/21 Fees & Charges
10. Changing a Development Approval		
This section covers the general assessment of plans, documents or works (excluding Approval of Subdivision Plans, Building and Plumbing) associated a change to an approval after the decision starts to have effect, including referrals where council was not the Assessment Manager or a pre-request for a Response Notice.		
10.1	Minor Change involving a change to or cancelling of one condition only and not involving a change to approved plans	\$945
10.2	Minor Change involving changes to Operational Work approved plans (maximum four plans) and/or one condition	\$945
10.3	Minor Change involving changes to approved plans and/or involving a change to or cancelling up to 5 conditions	\$2,685
10.4	All other Minor Changes	\$4,115
<i>Note: Price on Application to be determined by council based on 25% of the current development application fee applicable at the time of lodgement of the minor change. A written request for a fee quote must be made prior to time of lodgement and an assessment will be undertaken to determine the applicable fee.</i>		
10.5	Other Change – the fee is 100% of the application fee calculated as if the application were a new application	FULL FEE
10.6	Change to a Variation Request approved 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
10.7	Extension of currency period	\$1,955
11. Building Work		
11.1 Building Work Applications		
11.1.1	Building Work application (where council is the Assessment Manager)	POA
11.2 Post Building Work Approval		
11.2.1	Extension of currency period by Private Building Certifier (where extending more than once as per legislation procedure)	\$310
11.2.2	Change by Private Building Certifier to Building Work approval issued by council	\$360
11.2.3	Transfer of assessment manager functions to council to undertake building certification (including first inspection Domestic building work	\$435
	Commercial building work	POA
11.2.4	Issue of a Certificate of Classification where not previously issued (assessment and one inspection only)	\$960

Reference	Fee Description	2020/21 Fees & Charges
11.3 Building Work Inspections		
11.3.1	Out of date Building Work final inspection request for one single Class 1a or Class 10a buildings and structures	\$605
11.3.2	Out of date Building Work final inspection request for Class 1a duplexes or Class 2-9 buildings	POA
11.4 Building Work or Rebuild Security Deposits		
11.4.1	Administration of security deposits	\$540
11.5 Private Building Certification Document Lodgement Fees		
11.5.1	Online lodgement fee for all classes of building	\$100
11.5.2	Hardcopy and e-mailed lodgement fee for single Class 1 and Class 10 buildings and structures	\$195
11.5.3	Hardcopy and e-mailed lodgement fee for multiple Class 1 and Class 2-9 buildings	\$275
11.6 Pool Fencing		
11.6.1	Pool fence exemption	\$430
11.6.2	Pool fence safety inspection and pool fence safety certificate	\$465
11.6.3	Pool fence safety re-inspection	\$205
11.7 Building Work General		
11.7.1	Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)	\$745
	Up to 20 persons accommodated	
	21 and over persons accommodated	\$940
11.7.2	Request for approval of longer period to comply with the Fire Safety Standard	\$310

Reference	Fee Description	2020/21 Fees & Charges
11.7.3	Building work for residential services	
	Up to 20 persons accommodated	\$745
	21 and over persons accommodated	\$940
11.7.4	Building Work for Removal or Rebuilding	\$310
11.7.5	Temporary accommodation buildings	
	Up to 20 persons accommodated	\$745
	21 and over persons accommodated	\$940
11.7.6	Building work relating to end of trip facilities for Queensland Development Code, part 4.1	\$640

12. Plumbing and Drainage Work

12.1 Domestic – One new Class 1a or Class 10a building (does not include Dual occupancy)

To calculate the combined application and inspection fee, multiply the total number of fixtures, appliances and apparatus by \$65.00 and add the relevant base fee. For staged development, each development stage is classed as a separate plumbing application for fee purposes.

12.1.1	Sewered Area	
	Base fee	\$400
	Fixture/appliance/apparatus – each	\$65
12.1.2	Non-Sewered Area	
	Base fee	\$745
	Fixture/appliance/apparatus – each	\$65

Reference	Fee Description	2020/21 Fees & Charges
12.2 Commercial – Class 2-9 buildings, attached Class 1 buildings (includes Dual occupancy)		
To calculate the combined application and inspection fee, multiply the total number of fixtures, fittings, appliances and apparatus by \$85 and add the relevant base fee. For staged development, each development stage is classed as a separate plumbing application for fee purposes.		
	Note: Other fees must be added to the fee calculation such as internal water and sewer reticulation, fire services, sub meters and alternative solutions, where applicable.	
	Where associated with another application, fire service fees such as hydrants and hose reels etc. are to be added to the fee calculation as appliances. Similarly, backflow prevention devices and trade waste devices are to be added as apparatus.	
	A full list of fixtures, fittings, appliances, and apparatus is also available at https://www.sunshinecoast.qld.gov.au/Development/Building-and-Plumbing/Lodging-Applications/Plumbing-List-of-Fixtures .	
12.2.1	Sewered Area	
	Base fee	\$400
	Fixture/appliance/apparatus – each	\$85
12.2.2	Non-Sewered Area	
	Base fee	\$745
	Fixture/appliance/apparatus – each	\$85
12.2.3	Internal water and sewer reticulation – per floor/per lot of each building or per allotment	\$255
12.2.4	Fire services per floor of each building	\$135
12.2.5	Unitywater sub meters:	
	1 – 5 Unitywater sub meters	\$315
	Additional sub meters thereafter – each	\$20
12.3 Alternative/Performance Solutions		
12.3.1	Low complexity (i.e. solar hot water orientation) includes one inspection	\$265
12.3.2	Medium complexity (i.e. innovative products) includes one inspection	\$530
12.3.3	High complexity (i.e. warm water systems) includes one inspection	\$795

Reference	Fee Description	2020/21 Fees & Charges
12.4 Amended Permits		
12.4.1	Submission of amended domestic plans/amended reports	
	Base fee	\$400
	Additional fixture/appliance/apparatus – each	\$65
12.4.2	Submission of amended commercial plans/amended reports	
	Base fee	\$400
	Additional fixture/appliance/apparatus – each	\$85
12.5 Stand-Alone Applications		
12.5.1	Conversion/upgrade of existing On-site Sewerage Facility to new On-site Sewerage Facility including relocation/upgrade of Land Application Area (flat fee)	\$580
12.5.2	Decommission existing On-site Sewerage Facility (flat fee)	\$505
12.5.3	Installation of grey water treatment plant in a sewered area (flat fee)	\$580
12.5.4	Connection of existing effluent system to sewer (flat fee)	\$505
12.5.5	Connection to or approval of mobile homes in a sewered area (flat fee)	\$265
12.5.6	Connection to or approval of mobile homes in a non-sewered area (flat fee)	\$505
12.5.7	Sewer cap off (flat fee)	\$265
12.5.8	Minor alteration of drain - commercial development (includes one inspection)	\$265
12.5.9	Temporary building site amenities and site sheds	\$555
12.6 Plumbing and Drainage Work Inspections		
12.6.1	All reinspections – per inspection	\$155
12.6.2	Special Inspection or one-off inspection – per inspection	\$165
12.6.3	Notifiable work inspection – one inspection only	\$265

Reference	Fee Description	2020/21 Fees & Charges
12.6.4	Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection	\$340
12.6.5	Cancellations of Inspection Bookings – cancellation or changes made within 1 hour of a scheduled inspection	\$155
12.6.6	Out of date plumbing final inspection request for one single Class 1a or Class 10a building	\$605
12.6.7	Out of date plumbing final inspection request for Class 1a duplexes and Class 2-9 buildings	POA
12.7 Backflow Prevention Device Registration		
12.7.1	Backflow Prevention Device annual registration: Per device	\$50
12.8 Plumbing and Drainage Work General		
12.8.1	Referral fees (plumbing) local government concurrence agency per referral	\$480
12.8.2	Extension of duration of plumbing permit	\$400
12.8.3	Council's plumbing consultancy charge (per hour plus GST)	\$240
12.8.4	On-Site Sewerage Facilities administration fee for submission of hard copy report/s	\$25
13. Certificates/Searches/Information		
13.1.1	Property development notes	\$80
13.1.2	Limited planning and development certificate	\$235
13.1.3	Standard planning and development certificate	\$700
13.1.4	Full planning and development certificate (vacant site)	\$1,510
13.1.5	Full planning and development certificate (built site)	\$4,450
13.1.6	Building records search (simple)	\$190
13.1.7	Building records search (complex or large scale development)	POA
13.1.8	Request for Building Certificate of Classification	\$65

Reference	Fee Description	2020/21 Fees & Charges
13.1.9	'As Constructed' Drainage Plans for each property or for each building where multiple buildings: Base fee (includes 1 by A4 plan copy only)	\$50
	Plus per additional plan copied	\$16
13.1.10	Plumbing records search (domestic)	\$80
13.1.11	Plumbing records search (commercial)	\$250
13.1.12	Request for Plumbing Inspection Certificate	\$65
13.1.13	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
	Copying of plans or documents larger than A3 size	POA
14. Miscellaneous Fees		
14.1.1	Assessment of Minor technical report (reports for smaller proposals e.g. simple bushfire, engineering)	\$530
14.1.2	Assessment of Standard technical report (reports for more complex proposals)	\$1,040
14.1.3	Assessment of Major technical report (reports that are highly complex or are for major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,675
14.1.4	Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$8,480
14.1.5	Assessment and endorsement of plans and documents as a requirement of condition of approval	\$485
14.1.6	Generally in accordance requests following an approval	\$485
14.1.7	Building work not associated with a Material Change of Use	\$2,680
14.1.8	Lodgement of an application that is identical to the lapsed application - within three months of the lapse date, otherwise full fee applies	\$945
14.1.9	Exemption Certificate: Minimum fee OR Maximum fee (whichever is the greater)	\$915 25% of applicable fee for the proposed development

Reference	Fee Description	2020/21 Fees & Charges
14.1.10	Superseded Planning Scheme request	\$2,050
14.1.11	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
14.1.12	Administration fee to be retained where cancelling a written advice, a search, or other similar service	\$190
14.1.13	Administration fee to be retained where cancelling a file retrieval requests or other similar services that have a scheduled fee of under \$200	\$60
14.1.14	All other administration fees	\$190
14.1.15	Preparation of an infrastructure agreement:	
	Minor infrastructure agreement (such as an adopted infrastructure charge or car parking contribution)	\$945
	Other infrastructure agreement and/or deed of variation	POA
14.1.16	Bond or bank guarantee relating to any development and/or approval (excluding uncompleted works bonds)	\$540
14.1.17	Uncompleted works bonds relating to any development and/or approval	\$945
14.1.18	External expert consultant fees (including any associated legal costs)	POA
<p><i>Note: The cost of external expert consultant fees (including any associated legal costs) for any assessment or advice required by council in consideration of an application or submission and/or technical report and/or infrastructure agreement (including an amendment, variation, novation or similar) will be charged to the applicant, including re-submissions. The applicant will be consulted prior to engagement of an external expert. The cost for any external experts must be paid to council prior to council's final determination of the application.</i></p>		

Reference	Fee Description	2020/21 Fees & Charges
15. Environmentally Relevant Activity		
15.1 Material Change of Use Application ¹ that also relates to a Prescribed Environmentally Relevant Activity ² that is an ERA administered by council ³ , or		
15.2 A self-assessable development ¹ that relates to a Prescribed Environmentally Relevant Activity ² that is an ERA ³ administered by council.		
The Fee Payable equals:		
The application fee, currently \$652 ⁴ for assessment of the concurrence ERA; PLUS 30% of the annual fee ⁴ for the ERA environmental authority		
Where a development application is for a Material Change of Use of premises or is self-assessable and also relates to a Prescribed Environmentally Relevant Activity, then the application is taken to also be an application for an Environmental Authority (approval) for the prescribed ERA, <i>Section 115 (2) of the Environmental Protection Act 1994</i> .		
Prescribed Environmentally Relevant Activities (includes definition and ERA trigger threshold) are listed in <i>Section 101</i> and <i>Schedule 2</i> of the Environmental Protection Regulation 2008 .		
ERAs administered by council:		
ERA No. 6 (Asphalt manufacturing), 12 (Plastic product manufacturing), 19 (Metal forming), 20 (Metal recovery), 38 (Surface coating), 49 (Boat maintenance or repair) and 61 (Waste incineration and thermal treatment). Refer to <i>Glossary</i> below for further details on these ERAs.		
These fees are set in accordance with Section 120 and Schedule 10 Part 2b of the <i>Environmental Protection Regulation 2008</i> and https://environment.des.qld.gov.au/assets/documents/regulation/era-is-summary-annual-fees.pdf		
16. Contributions		
16.1 General - Infrastructure Unit Charges		
16.1.1	Request for written advice of infrastructure contributions estimate pre-development application stage	\$245
16.2 Maroochy Plan 2000 Infrastructure Unit Charge		
16.2.1	Refer to Maroochy Plan 2000 Planning Scheme Policy DCA Administration Section 3.5: \$C=	\$1.5722
Parks Contributions (Fees are calculated on total number of lots on survey plan less original and balance lots)		
16.2.2	For residential, commercial and industrial subdivision as follows:	
	Lots up to 500m ²	\$2,628
	Lots between 501m ² and 1000m ²	\$4,380
	Lots between 1001m ² and 5000m ²	\$8,761
	Lots between 5001m ² and 10,000m ²	\$13,141

Reference	Fee Description	2020/21 Fees & Charges
	Lots greater than 10,000m ² in area	\$17,521
	For rural residential subdivision	\$5,256
	For rural excision lots whose primary purpose is for rural residential / residential use	\$3,900
	<i>Note: These contributions only apply to development applications assessed under the Maroochy 1985 Superseded Planning Scheme.</i>	
16.2.3	Road network analysis Fee (Fees are calculated on total number of lots on survey plan less original and park lots).	\$542
	Per lot created	
	Roadworks Contribution Fee (Fees are calculated on total number of lots on survey plan less original and park lots)	
16.2.4	Family transfer / retirement / rural home site / rural residential excision (not requiring road constructions) / per created lot	\$25,406
16.2.5	Rural subdivisions for allotments fronting bitumen surfaced roads	\$25,406
16.2.6	Rural subdivisions for allotments fronting gravel surfaced roads	\$29,000
16.2.7	Contributions in lieu of provision of car parking spaces	
	Zone 1 as shown on Drawing 3747	\$39,860
	Zone 2 as shown on Drawing 3747	\$29,978
	Zone 3 as shown on Drawing 3747	\$19,931
	Zone 4 being balance of the Shire	\$14,893
	<i>Note: These contributions only apply to development applications assessed under the Maroochy 1985 Superseded Planning Scheme.</i>	
	Social Amenities Contribution	
16.2.8	For duplex accommodation in Residential A Zone - per additional created dwelling.	\$1,813
	<i>Note: This contribution only applies to development applications assessed under the Maroochy 1985 Superseded Planning Scheme</i>	
16.3	Caloundra City Plan	
	Water Supply Headworks	
16.3.1	Caloundra / Kawana:	
	Per capita	\$2,647
	Per residential allotment	\$7,938
	Per additional allotment created where subdivision is in existing industrial zone	\$3,967
16.3.2	Hinterland Towns:	
	Per capita	\$2,625
	Per residential allotment	\$7,466
	Per additional allotment created where subdivision is in existing industrial zone	\$3,733

Reference	Fee Description	2020/21 Fees & Charges
16.3.3	Maleny:	
	Per capita	\$2,487
	Per residential allotment	\$7,466
	Per additional allotment created where subdivision is in existing industrial zone	\$3,733
Sewerage Headworks		
16.3.4	Caloundra / Kawana:	
	Per capita	\$2,286
	Per residential allotment	\$7,466
	Per additional allotment created where subdivision is in existing industrial zone	\$3,733
16.3.5	Hinterland Towns:	
	Per capita	\$3,358
	Per residential allotment	\$10,081
	Per additional allotment created where subdivision is in existing industrial zone	\$10,081
16.3.6	Maleny:	
	Per capita	\$1,947
	Per residential allotment	\$5,842
	Per additional allotment created where subdivision is in existing industrial zone	\$5,842
Parks Contributions		
16.3.7	Residential (including Special Residential) zones per additional lot	\$3,840
16.3.8	Park Residential zone per additional lot	\$2,421
16.3.9	Rural/Rural Residential zone per additional lot	\$1,930
16.3.10	Industrial/Commercial zone per additional lot	\$2,899
Mosquito Control Contributions		
16.3.11	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:	
	Urban/Low Density Residential per ha	\$1,730
	Park/Rural Residential per ha	\$519
	Other uses – per unit	\$170

Reference	Fee Description	2020/21 Fees & Charges
Car Parking Contributions		
16.3.12	Local, Central and Special Business Zones and Special Development Zone within the CBD area per space	\$28,211

17. Glossary and Other Supporting Information

Appliance (AS3500.0 Appliance)

A piece of equipment designed to connect to a plumbing system to perform a specific task.

Note: Fees will be charged at application stage where provision for an appliance has been made, i.e. washing machine, dishwasher, plumbed refrigerator, fire hydrant, fire hose reel etc.

Apparatus (PDR Apparatus)

- a) For sanitary plumbing, sanitary drainage and on-site sewerage facilities –
 - i) Includes an arrester, cistern, pump, siphon or valve; but
 - ii) Does not include an appliance, fitting, fixture or straight pipe; or
- b) For water plumbing –
 - i) Includes a backflow prevention device, cistern, pump, domestic water filter, water meter, siphon, tap, valve, water heater or water softener; but
 - ii) Does not include an appliance, fitting or straight pipe.

Charge Calculations

Fees are calculated to the whole unit and all part number is rounded up to the next whole number (i.e. 3.29Ha will equal to 4Ha). Some larger type of application uses have been capped at a maximum size for charging of fees.

ERA

Environmentally Relevant Activity - ERAs administered by council as a concurrence agency are listed below.

6 Asphalt Manufacturing

Asphalt manufacturing consists of manufacturing in a year 1000 tonnes or more of asphalt.

12 Plastic Product Manufacturing

Consists of: Manufacturing, in a year, a total of 50 tonnes or more of plastic products.

Consists of: Manufacturing, in a year, a total of 5 tonnes or more of foam, composite plastics or rigid fibre-reinforced plastics.

19 Metal Forming

Metal forming consists of forming a total of 10,000 tonnes or more of metal in a year using hot processes.

20 Metal Recoveries

Metal recovery consists of:

- Recovering less than 100 tonnes of metal in a day.
- Recovering 100 tonnes or more of metal in a day, or

10,000 tonnes or more of metal
in a year without using a fragmentiser.

38 Surface Coating

Consists of: Anodising, electroplating, enamelling or galvanising by using 1 to 100 tonnes of surface coating materials in a year.

49 Boat Maintenance or Repair

Boat maintenance or repair consists of conducting on a commercial basis a boat repair facility being carried out within 50 metres of natural waters.

61 Waste Incinerations and Thermal Treatment

Consists of: Incinerating waste vegetation, clean paper or cardboard.

Fixture (AS3500.0 Fixture)

A receptacle with necessary appurtenances designed for a specific purpose, the use or operation of which results in a discharge into the sanitary plumbing or sanitary drainage installation. A water closet pan, urinal, slop hopper, autopsy table, bedpan washer or sanitary napkin disposal unit. Any fixture other than a soil fixture.

GFA

Gross Floor Area – As defined by relevant Planning Scheme.

Queensland Development Code (QDC)

The Queensland Development Code (QDC) consolidates Queensland specific building standards into a single document. The code covers Queensland matters outside the scope of, and in addition to, the Building Code of Australia, such as requirements for private health facilities.

TUA

Total Use Area – includes GFA and any part of the site used for external display, storage and activities/operations associated with the use but excluding car parking and vehicle manoeuvring area.

List of fixtures, appliances and apparatus:

For a full list of fixtures, appliances, and apparatus in relation to calculating fees, please see <https://www.sunshinecoast.qld.gov.au/Development/Building-and-Plumbing/Lodging-Applications/Plumbing-List-of-Fixtures>. This list is not exhaustive and may not include recently released products.

Note: where associated with another application, fire service fees such as hydrants and hose reels etc. are to be added to the fee calculation as appliances. Similarly, backflow prevention devices and trade waste devices are to be added as apparatus.

*This fee covers the instances where council is a Concurrence Agency for Siting and Design, Amenity and Aesthetics and Particular Buildings Occupied for Residential Purposes.
