

Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Region 2014-2015

Planning Assessment, Engineering and Environment
Assessment and Miscellaneous



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

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1.1 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. If you are applying for a concession as outlined below, submit the reduced fee with your application and a written explanation stating why you are applying to pay the reduced fee.

Application can be received / delivered to the following Counter Locations:

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

Or lodge via Council's Online Application service [MyCouncil](#)

The *Sustainable Planning Act* (SPA) requires that development applications lodged under the Integrated Development Assessment System be "properly made".

The receipting of an application does not signify acceptance of the application as being properly made. To be "properly made", an application must be in accordance with Section 260(1) and (3) of SPA. In particular, the following requirements must be met:

1. Relevant IDAS forms completed
2. Relevant fees paid, and
3. Mandatory supporting information provided

Upon receipt of an application, council will notify an applicant within 10 business days if the application is "not properly made" and what must be done to the application to make it "properly made". If the applicant fails to rectify the deficiency within 20 business days of receipt of the notice, the development application lapses and council will as soon as practical return the application and refund the fee, less an administration fee noted below.

1.2 General

All Cost Recovery fees for applications and related functions and for giving of information kept by council 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.

Unless otherwise specified, fees include compliance stage of approvals. An applicant can only apply for a single discount, rebate or subsidy under Sections 1.3, 1.10, 1.11 and 1.13. The highest reduction will apply. Rebates under Section 1.6 are not covered by this clause.

1.3 Subsidy For Community, Sporting and Religious Organisations

Any 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 development application fees (including any Pre-Lodgement meetings).

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 verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/non profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act. Any clarification or dispute concerning the required fees shall be determined by council resolution.

1.4 Waiver of Development Application Charges

The Manager, Development Services and/or the Co-Ordinator, Engineering & Environment Assessment and Co-Ordinator, Planning Assessment have delegated authority to determine to partially or wholly waive a Development Application Fee where strict application of the scheduled fee is obviously unreasonable for the type of application being received.

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1.5 Refunds

If an 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:

- Application Stage 90%
- Information and Referral Stage 60%
- Notification Stage 30%
- Decision Stage 10%
- Compliance Stage (prior to issue of action notice) 60%

No refund is applicable once a decision and/or Action Notice have been issued by council.

Lapsed Applications / Lapsed Requests

If an application/request lapses during the IDAS process, no refund of fees is applicable, except for a not properly made application that lapses (s266 of the SPA). In this circumstance 100% of the fee, less an administrative charge of \$167.00, will be refunded.

If an application is lodged that is identical to the lapsed application within three months of the lapsed date, a fee of \$837.00 will be charged to lodge the new application.

An Administrative fee of \$167.00 will be retained for written advice, search, permissible change to Development Approval, or other similar service.

1.6 Material Change of Use Application Fee Rebate Scheme

A 25% rebate of application fees paid (not including Unitywater fees) at the lodgement of an application can be applied for in writing by the applicant if the use commences within two years from the date of approval. Rebate is subject only for the following uses as defined by the relevant Planning Scheme:

Office	Showroom / Hardware Store	Shop	General Industry	Warehouse	Medical Centre	Light Industry, Local Industry and Service Industry
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If the use has not commenced within two years from the approval date, no rebate will apply.

1.7 Request to Revive Lapsed Applications

A request to revive a lapsed application under s 274 ,280 & 303 of the SPA shall be accompanied by a payment of \$63.00

1.8 Request for an Application to be considered under a Superseded Planning Scheme

A request for an application to be considered under the superseded planning scheme is to be accompanied by an application fee of \$1,794.00

Note: Any subsequent development application will be required to pay the applicable fee.

1.9 Preliminary Approvals

Applications involving a Preliminary Approval under s241 of SPA shall attract a fee based on the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit.

Applications under s242 of SPA shall be 125% of the fees for the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit.

1.10 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 uses (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.

This mixed use fee does not apply to applications for preliminary approvals lodged under s241 and/or s242 of SPA.

1.11 Development Requiring Compliance Assessment

Any development requiring a Compliance Permit in accordance with s232 the SPA will be charged 70% of the code fee for the relevant application type.

The assessment of plans, documents or works (excluding subdivision plans) which may or may not require a Compliance Certificate under s397 of the SPA are subject to the fees set out in the section on Post Approval Process.

Subdivision plans lodged in accordance with Schedule 19 of the SPA are subject to the fees set out in the section on Subdivision Plans and Related Documents.

1.12 Combined Applications

Applications can be lodged at the same time involving more than one development type (eg, material change of use/reconfiguring a lot/operational work). Full fees are payable for each development type included in an application unless the application comprises of a combined Duplex Dwelling/Dual Occupancy FastTrack MCU and Operational Works application. In this instance the fee shall be the MCU fee for the Duplex Dwelling/Dual Occupancy and the Operational Works fee will be waived.

1.13 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%.

1.14 Applications Involving Implied Material Change of Use of Premises

Any application for development which, pursuant to s265 of the SPA, implies that the application is to be taken as an application for material change of use of premises must pay, in addition to the fee for the application, the fee for the material change of use of premises

1.15 Undefined Use Applications

Where an application involves a use that is not defined in the applicable planning scheme or is not specifically provided for in the Schedule of Fees and the use or application could not reasonably be included in a category that is provided in the Schedule of Fees, the Co-Ordinator of Planning Assessment shall determine the fee.

1.16 Environmentally Relevant Activities (ERA) and Application for an Environmental Authority (approval) for an ERA

Material Change of Use Application¹ that also relates to a Prescribed Environmentally Relevant Activity² and the ERA is a concurrence ERA³

The Fee Payable equals:

- (i) The applicable MCU fee for the defined use against the planning scheme; PLUS
- (ii) The application fee, currently \$568⁴ for assessment of the concurrence ERA; PLUS
- (iii) The application fee, currently \$568⁴ for the ERA environmental authority.

1. Where a development application for a Material Change of Use of premises 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, *Section 115 (2) of the Environmental Protection Act 1994. IDAS form 8 - Environmentally Relevant Activity* must be included with the development application. The ERA fee (\$568 PLUS \$568) total of \$1,136 is included with the IDAS form 8.
2. Prescribed Environmentally Relevant Activities (includes definition and ERA trigger threshold) are listed in *Schedule 2 of the Environmental Protection Regulation 2008*.
3. A concurrence ERA is identified by a 'C' in *Schedule 2 of the Environmental Protection Regulation 2008*.

Note: All ERAs administered by Council (listed below) are concurrence ERAs.

ERA No. 6 (Asphalt manufacturing), 12 (Plastic product manufacturing), 19 (Metal forming), 20 (Metal recovery), 38

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(Surface coating), 49 (Boat maintenance or repair) and 61 (Waste incineration and thermal treatment)

4. These are Statutory Application Fees (adjusted annually) in accordance with *Schedule 10 of the Environmental Protection Regulation 2008*.

1.17 Consultants Costs

The cost of external consultant's fees for any further assessment or advice required by council in consideration of any application or submission and/or technical report will be charged to the applicant, including re-submissions. The cost must be paid prior to the delegate's or council's final determination of the application with the applicant to be consulted prior to the engagement of external consultants or specialists, (eg development that involves a water body).

1.18 Appointment for Pre-Lodgement Services

This service is to assist proponents in getting integrated specialist advice from the various disciplines involved in development assessment. The purpose is to identify and provide preliminary advice on major issues related to a development proposal and to explain application processes to proponents. The appointment will be booked upon lodgement of an application form. Pre-Lodgement meetings are designed to provide the customer with detailed advice on proposals that are more complex, complicated and generally at a significant stage of their project/application development.

Maroochy Plan 2000

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 \$870.00 shall apply.

Where a development application (MCU or Preliminary Building Approval), other than referred to above, is required solely as a result of the heritage provisions of the planning scheme, whether code or impact assessable, NO fee shall apply to such an application.

Caloundra City Plan 2004

Risksmart Applications

Applications accepted under the Risksmart application process will attract a discounted fee. Applications currently within the Risksmart framework are:

Home Based Business – 50% of the application fee

Kawana Master Plan Applications

Fees associated with Master Planning 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. Fees are nevertheless required for the following developments:

1. Material Change of Use, Reconfiguring, Operational Works pursuant to the *Sustainable Planning Act, 2009*
2. Design Plan approvals pursuant to the *Land Act 1994*.

Glossary of Terms

GFA – Gross Floor Area – As defined by relevant Planning Scheme

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 exclude car parking and vehicle manoeuvring area.

* Fee capped at relevant level

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Material Change of Use	Code Assessment		Impact Assessment	
Minimum Fee				
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		\$1,375		
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		\$837		
Residential Use				
Accommodation Building, Backpackers Accommodation, Hostel and Short Term Accommodation - Accommodation Building				
Beds 1-5		\$3,631		\$4,720
Beds 6-20		\$6,420		\$8,345
Beds 21+		\$9,207		\$11,971
Annexed Unit - (Note: Concurrence Agency Assessment may apply in some circumstances - Refer to MISC section)		\$776		\$1,009
Dwelling Unit		\$837		\$1,375
Bed & Breakfast		\$2,572		\$3,344
Caretaker's Residence, Caretakers Accommodation, Rural Workers Accommodation		\$1,807		\$2,168
Detached House, Dwelling House - (NB: Concurrence Agency Assessment may apply in some circumstances-Refer to MISC section)		\$1,080		\$1,406
Display Home, Sales Office		\$1,054		\$1,474
Per House thereafter		\$116		\$163
Duplex Dwelling/Dual occupancy		\$3,559		\$4,983
Home Based Business		\$2,144		\$2,895
	Base Fee	Increment (Plus per unit additional to base)	Base Fee	Increment (Plus per unit additional to base)
Multiple Dwelling Units, Motel, Retirement Community, Retirement Facility, Multiple Dwelling, Short term accommodation - Motel - Note:- maximum fee capped at 100 units				
1-3 Units (Per unit)		\$1,755		\$2,886
4-20 Units (per unit)	\$5,265	\$710	\$8,658	\$1,348
21-50 Units (per unit)	\$17,330	\$405	\$31,579	\$728
51-100 Units (per unit) *	\$29,473	\$233	\$53,425	\$396
Relocatable & Caravan Park, Relocatable Home Park, Tourist park		\$3,554		\$5,686
Plus per site maximum fee capped at 60 sites		\$383		\$575
Nursing Home, Aged Care, Residential Care and Accommodation Building, Residential Care Facility Note:- Increment is not a sliding scale, maximum fee *capped at 100 beds				
up to 5 beds		\$5,266		\$7,373
plus per beds fee 6 to 25		\$166		\$233
plus per beds fee 26 to 100		\$111		\$156
Business & Commercial Use				
Function Room, Function Facility up to 100m2 (GFA)		\$4,263		\$8,527
plus m2 thereafter *Capped at 2,000m2		\$5.50		\$9.89

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Material Change of Use	Code Assessment	Impact Assessment
Funeral Parlour & Crematorium	\$4,482	\$7,602
Adult Product Shop, Adult Store (Up to 200m2 GFA) plus m2 thereafter *Capped at 3,000m2	\$5,180 \$7.43	\$10,359 \$13.39
Hotel up to 100m2 (GFA) plus m2 thereafter *Capped at 2,000m2	\$5,963 \$8.65	\$11,926 \$15.56
Art & Craft Centre (up to 100m2 GFA) per m2 thereafter	\$3,805 \$4.48	\$6,851 \$8.04
Visitor Accommodation - Farmstay, Home Stays	\$2,361	\$3,069
Restaurant & Fast Food Store & Convenience Restaurant, Food and Drink Outlet up to 100m2 (GFA) plus m2 thereafter	\$4,004 \$5.44	\$8,009 \$9.81
Medical Centre, Health Care Services up to 100m2 (GFA) plus m2 thereafter	\$4,004 \$5.44	\$8,009 \$9.81
Veterinary, Veterinary Services up to 100m2 (GFA) plus m2 thereafter	\$4,004 \$5.44	\$8,009 \$9.81
Office up to 100m2 (GFA) plus m2 thereafter *Capped at 3,000m2	\$4,990 \$6.26	\$9,981 \$11.26
Club up to 200m2 GFA plus per m2 GFA thereafter	\$2,789 \$6.65	\$5,039 \$10.64
Shop up to 200m2 (GFA) plus m2 thereafter *Capped at 3,000m2 GFA	\$5,369 \$11.61	\$10,731 \$20.91
Shopping Complex up to 200m2 (GFA) plus m2 thereafter	\$5,370 \$11.61	\$10,731 \$20.94
Showroom & Hardware Store up to 450m2 (GFA) plus m2 thereafter *Capped at 3,000m2 GFA	\$5,429 \$5.70	\$10,858 \$10.26
Nightclub/Bar, Nightclub Entertainment Facility up to 100m2 (GFA) plus m2 thereafter	\$9,728 \$8.74	\$19,458 \$15.76
Garden Centre up to 1000m2 (GFA) plus m2 thereafter *Capped at 2,000m2 (GFA)	\$3,170 \$4.68	\$6,340 \$7.02
Market (less than 1 Ha) Plus per/or part Ha greater than 1 Ha	\$4,752 \$146	\$8,874 \$264
Industrial Use		
Warehouse up to 500m2 (GFA) plus m2 thereafter *Capped at 3,000m2	\$4,029 \$5.44	\$7,253 \$8.71
Industry – High Impact & Environmentally Assessable Industry up to 100m2 (**Total Use Area) Plus m2 thereafter *Capped at 3,000m2 (TUA)	\$4,849 \$6.41	\$9,697 \$11.54
General Industry, Medium Impact Industry up to 100m2 (GFA) plus m2 thereafter *Capped at 3,000m2	\$3,139 \$5.95	\$5,651 \$9.52
Light Industry, Service & Local Service Industry, Low Impact industry up to 100m2 (GFA) plus m2 thereafter *Capped at 3,000m2	\$4,154 \$4.68	\$7,478 \$7.49
Extractive Industry (not exceeding 1 Hectare use and affected area) Plus per/or part Ha thereafter	\$21,270 \$2,035	\$42,537 \$4,071

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Material Change of Use	Code Assessment	Impact Assessment
Landscape & Rural Supplies & Garden & Lifestyle Centre, Bulk landscape supplies up to 10,000m2	\$4,941	\$8,894
plus m2 thereafter	\$3.91	\$6.27
Salvage Yard not exceeding 1000m2 (**Total Use Area)	\$8,150	\$16,303
plus m2 thereafter *Capped at 4,000m2 (TUA)	\$9.57	\$17.22
Service Station	\$14,288	\$22,434
Outdoor Sales & Hire Yard & Storage Yard up to 1000m2 (**Total Use Area)	\$3,629	\$6,530
plus m2 thereafter *Capped at 2,000m2 (TUA)	\$8.55	\$13.68
Vehicle Depot, Transport Depot up to 1,000m2 (**Total Use Area)	\$3,629	\$6,530
plus m2 thereafter *Capped at 3,000m2 (TUA)	\$8.55	\$13.68
Vehicle Repair Centre (up to 200m2) (GFA)	\$4,421	\$7,957
plus m2 thereafter *Capped at 3,000m2 GFA	\$5.95	\$9.52
Carwash	\$5,729	\$10,312
Transport Station, Air Services, Port Services up to 1,000m2 (GFA)	\$4,981	\$8,966
plus m2 thereafter	\$6.31	\$10.09
Rural Use		
Agriculture Cultivation, Cropping, Wholesale Nursery up to 5Ha	\$2,739	\$3,287
Plus per/or part Ha thereafter	\$1,159	\$1,391
Intensive Horticulture up to 5 Ha	\$2,739	\$3,287
plus per / or part Ha thereafter	\$1,159	\$1,391
Rural Produce & Roadside Stall up to 100m2 (GFA)	\$1,159	\$2,085
Rural Produce & Roadside Stall over 100m2 (GFA)	\$3,514	\$5,624
Rural Holiday Accommodation - Holiday Cabins, Nature-based tourism - Holiday Cabins, Short term accommodation - Rural Holiday Accommodation		
up to 3 cabins	\$3,082	\$6,164
Plus per cabin thereafter	\$371	\$593
Forestry, Plantation & Native Forest Harvesting	\$2,395	\$2,874
Aquaculture up to 500m2	\$1,159	\$2,085
Aquaculture over 500m2	\$5,039	\$8,063
Stable up to 6 horses	\$2,720	\$4,898
plus per horse thereafter	\$7.21	\$11.33
Animal Keeping and extension to existing uses (ie Cattery, Kennel, breeding) under 6 animals	\$1,108	\$2,218
Animal Keeping and extension to existing uses (ie Cattery, Kennel, breeding) over 6 animals	\$4,368	\$6,989
Animal Husbandry - Low Impact	\$2,777	\$4,443
Animal Husbandry - High Impact & Intensive	\$10,017	\$20,035
Winery up to 2,000m2 (GFA) (Maroochy Plan)	\$6,713	\$12,094
plus m2 thereafter	\$4.21	\$6.74
Rural Service Industry, Agriculture supplies store, Rural Industry up to 500m2 GFA	\$4,191	\$7,544
plus m2 thereafter *Capped at 3,000m2	\$5.92	\$9.49

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Material Change of Use	Code Assessment	Impact Assessment
Community Uses		
Telecommunications Facility	\$5,283	\$8,453
Place of Worship, Church up to 500m2 GFA per m2 GFA thereafter	\$3,132 \$3.38	\$5,012 \$4.74
Community Centre & Hall, Community Use up to 200m2 GFA per m2 GFA thereafter	\$3,986 \$3.38	\$6,377 \$4.74
Community Care Centre up to 100m2 (GFA) plus m2 thereafter	\$4,004 \$5.44	\$8,009 \$9.81
Emergency Use & Emergency Services - Shed	\$2,139	\$2,995
Hospital & Institutional Residence & Residential Care Facility & Health up to 10 beds Plus per 5 beds thereafter	\$1,486 \$676	\$2,674 \$1,083
Child Care Centre	\$7,362	\$13,251
School & Educational Establishment & Information up to 200 m2 GFA (minor) Plus per m2 GFA thereafter to 550 m2	\$1,336 \$3.33	\$2,137 \$5.99
School & Educational Establishment & Information greater than 550 m2 GFA (major) Plus per m2 GFA thereafter	\$2,345 \$3.33	\$4,690 \$5.99
Recreation Uses		
Indoor Sport, Recreation & Entertainment, Theatre up to 200m2 GFA Plus per m2 GFA thereafter	\$2,789 \$6.65	\$5,039 \$11.97
Indoor Sport, Recreation & Entertainment (Licensed Club) up to 200m2 GFA Plus per m2 GFA thereafter*	\$2,800 \$7.65	\$5,576 \$11.97
*Capped at 3000m2 GFA		
Outdoor Sport, Recreation & Entertainment up to 1ha Plus per/or part Ha thereafter	\$4,168 \$183	\$6,670 \$256
Marina up to 50 berths (Caloundra City Plan) Plus per 20 berths thereafter	\$5,643 \$665	\$10,157 \$1,064
Other Uses		
Carpark, Parking Station up to 10 spaces Plus per 10 spaces thereafter	\$1,491 \$643	\$2,684 \$1,029
Camping Ground up to 10 sites Plus per site thereafter	\$488 \$49	\$585 \$60
Cemetery up to 1ha Plus per/or part Ha thereafter	\$4,314 \$5.82	\$6,468 \$6.98
Local Utility & Information & Installation & Depot & Substation & Utility Installation	\$3,825	\$5,355
Major Utility & Treatment, recycling & disposal, Major Electrical Infrastructure, Utility Installation up to 100m2 GFA Plus per m2 GFA thereafter	\$5,283 \$6.98	\$9,509 \$11.18
Brothel - 1-100m2 GFA	\$1,801	\$3,498
Brothel - 101-250m2 GFA	\$4,440	\$8,622
Brothel - >250m2	\$5,755	\$11,173

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Material Change of Use	Code Assessment	Impact Assessment
Integrated Tourist Facility	Refer to Impact	Price on Application
Resort complex	POA	POA
Tourist Attraction up to 1ha	\$4,168	\$6,670
Plus per/or part Ha thereafter	\$183	\$256
Marine Industry up to 100m2 (GFA)	\$3,139	\$5,651
plus m2 thereafter *Capped at 3,000m2	\$5.95	\$9.52
Research and Technology Industry up to 100m2 (GFA)	\$4,154	\$7,478
plus m2 thereafter *Capped at 3,000m2	\$5.95	\$9.52
Major Sport, Recreation and Entertainment Facility	POA	POA
Motor Sport Facility	POA	POA
Renewable Energy Facility	POA	POA

Material Change of Use Code	Code Assessment		
Free Range Poultry (ie chickens, emus & ostriches)	51 – 200	201 - 1000	1001 plus
Less than 1 Ha	\$277	\$554	\$1,108
1 - 5 Ha	N/A	\$554	\$1,108
5 Ha plus	N/A	N/A	\$1,108
Battery Poultry Production (ie chickens, ducks, geese)	200 – 1000	1001 - 5000	5001 plus
Less than 1 Ha	\$1,108	\$4,435	\$8,869
1 - 5 Ha	N/A	\$4,435	\$8,869
5 Ha plus	N/A	N/A	\$8,869
Material Change of Use Impact	Impact Assessment		
Free Range Poultry (ie chickens, emus & ostriches)	51 – 200	201 - 1000	1001 plus
Less than 1 Ha	\$333	\$665	\$1,663
1 - 5 Ha	N/A	\$665	\$1,663
5 Ha plus	N/A	N/A	\$1,663
Battery Poultry Production (ie chickens, ducks, geese)	200 - 1000	1001 - 5000	5001 plus
Less than 1 Ha	\$1,331	\$6,652	\$17,739
1 - 5 Ha	N/A	\$6,652	\$17,739
5 Ha plus	N/A	N/A	\$17,739
Material Change of Use Code	Code Assessment		
Pig Keeping* (ie piggeries)	21 - 40	41 - 400	400 plus
Less than 1 Ha	\$3,326	\$6,652	\$17,739
1 - 5 Ha	\$2,218	\$4,435	\$8,869
5 Ha plus	\$1,108	\$4,435	\$8,869
*Standard Pig units as calculated under Environmental Protection Regulation 2008			
Material Change of Use Impact	Impact Assessment		
Pig Keeping* (ie piggeries)	21 - 40	41 - 400	400 plus
Less than 1 Ha	\$4,435	\$8,869	\$17,739
1 - 5 Ha	\$3,326	\$6,652	\$17,739
5 Ha plus	\$2,218	\$6,652	\$17,739
*Standard Pig units as calculated under Environmental Protection Regulation 2008			

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Advertising Signs	CODE	IMPACT
Sign – fronting State Controlled Road (Maroochy Plan 2000)	\$744	\$1,556
Illuminated sign (not on State Controlled Road) (Maroochy Plan 2000)	\$744	\$1,556
Non Illuminated sign (not on State Controlled Road) (Maroochy Plan 2000)	\$744	\$1,556
OPW Advertising Device (Caloundra City Plan)	\$744	\$1,556

Environmentally Relevant Activity – Descriptions and Thresholds	SCRC Fee
6 Asphalt Manufacturing	
Asphalt manufacturing consists of manufacturing in a year 1000 tonnes or more of asphalt.	\$1,135
12 Plastic Product Manufacturing	
Plastic product manufacturing consists of:	
1) manufacturing, in a year, a total of 50 tonnes or more of plastic products; or	\$1,135
2) manufacturing, in a year, a total of 5 tonnes or more of foam, composite plastics or rigid fibre-reinforced plastics.	\$1,135
19 Metal Forming	
Metal forming consists of forming a total of 10,000 tonnes or more of metal in a year using hot processes.	\$1,135
20 Metal Recovery	
Metal recovery consists of:	
1) recovering less than 100 tonnes of metal in a day	\$1,135
2) (a) - 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.	\$1,135
38 Surface Coating	
Surface Coating consists of:	
1) (a) -anodising, electroplating, enamelling or galvanising by using 1 to 100 tonnes of surface coating materials in a year	\$1,135
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.	\$1,135
61 Waste Incineration and Thermal Treatment	
Waste Incineration and Thermal Treatment consists of:	
1) incinerating waste vegetation, clean paper or cardboard.	\$1,135

SCRC RECONFIGURATION			
Minimum Fee			
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.			\$1,375
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.			\$837
Application Fee - Code assessment	\$ Base Fee	Increment	Increment Scale
Fee is based on the total number of lots in the proposed reconfiguring including the existing lot(s) * Plus per lot additional to the base fee for the increment range	\$0	\$1,328	1-5 per lot
	\$6,640	\$1,071	6-20 per lot*
	\$22,705	\$480	21-50 per-lot*
	\$37,105	\$270	51-100 per lot*
	\$50,605	\$260	101+ per lot*
Application Fee - Impact assessment	\$ Base Fee	Increment	Increment Scale
Fee is based on the total number of lots in the proposed reconfiguring including the existing lot(s) * Plus per lot additional to the base fee for the increment range	\$0	\$1,765	1-5 per lot
	\$8,825	\$1,423	6-20 per lot*
	\$30,170	\$638	21-50 per-lot*
	\$49,310	\$358	51-100 per lot*
	\$67,210	\$345	101+ per lot*
Application Fee		\$ Base Fee	
Boundary Realignment involving a minor adjustment		\$1,328	
Lot Reconfiguration involving re subdivision of existing lots		\$3,574	
Assessment of Development Lease Subdivision Plans		As for Application Fee-Code	
Easement Application Fees		\$3,574	
Reconfigure to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot		\$283	

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Subdivision Plans & Related Documents	\$ Base Fee	Increment	Increment Scale
<i>Note: These fees apply to subdivision plans lodged under Chapter 3 Part 7 IPA or as a request for Compliance Assessment under SPA</i>			
Building Format Plans (up to 25 lots)	\$470	\$164	per lot
Building Format Plans (more than 25 lots)	\$1,657	\$116	per lot
Endorsement of Subdivision Plans and Clearance Statement	\$470	\$164	per lot
Sealing or endorsement of a Community Management Statement (not applicable if lodged with a Subdivision Plan)	\$470		
Sealing or endorsing of legal documents, and/or the coordination of Sealing or Endorsement of legal documents eg; environmental covenants, access easements, drainage easements or water and sewerage easements	\$470		Per document
Re-endorsement of plans after expiry	\$295		Per plan
Assessment, co-ordination of uncompleted works bonds	\$837		
Operational Works	\$ Base Fee	Increment	Increment Scale
Minimum Fee			
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	\$1,375		
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	\$837		
Works relating to Reconfiguring of a Lot (eg, drainage, stormwater, roadworks, water, sewerage & electrical reticulation, street lighting & landscaping works etc) where lodged as an integrated application. Where not lodged as a integrated application shall pay the application fee for each separate application	\$1,694	\$507	Plus per Lot
Electricity Reticulation and Street, Outdoor Lighting	\$333	\$38	Plus per Lot
Vehicle Crossover	\$386		
External Roadworks, Stormwater Drainage, Landscaping, Car Parking and Driveways (relating to Material Change of Use Approvals) *Capped at 5000m2 Site Area	\$2,432 \$3,099 \$3,770 \$4,299		up to 1000m2 1001-1200m2 1201-1400m2 1401-5000m2

Operational Works	\$ Base Fee	Increment	Increment Scale
Works not relating to Reconfiguring of a lot or Material Change of Use or other development approvals eg: bulk earthworks, changes to natural surface levels, bridges, other infrastructure	\$1,581 or 0.5% of Estimated Value of Work whichever is greater (Max Fee \$25,000)		
Carrying out Operational Works for Prescribed Tidal Works (Applications for pontoons & decks & pontoons for private use associated with a Single Residential Dwelling - canals, tidal waters)	\$1,066		
Carrying out Operational Works for Prescribed Tidal Works (Applications for all other Prescribed Tidal Works, applications for pontoons & decks for private use associated with single res dwelling – canals, tidal waters or seawater lake systems)	\$1,672		

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Miscellaneous	\$ Base Fee	Increment
Post Approval Process		
<i>This section covers the general assessment of plans, documents or works (excluding subdivision plans) and requests for "Generally In Accordance With" which may or may not require Compliance Assessment under s397 of the Sustainable Planning Act</i>		
Assessment & Endorsement of Plans & Documents following an Approval (Including plans & documents required as a condition of approval)	\$426	
Reinspection fee relating to conditions of approval	\$638	
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$7,400	
Request for a permissible change to a development approval under Section 242 of the <i>Sustainable Planning Act</i> or Section 3.1.6 of the <i>Integrated Planning Act</i> .	POA	
Request for a permissible change to a development approval under s369 (including Compliance Permit/Certificates) and/or Extension to Relevant Period. Request for a Pre-Request Response Notice under s368. Referrals to council under s372 of the Sustainable Planning Act. If the request involves an increase in development yield, the fee will be "POA" If the request to change an approval involves both changes to endorsed plans and conditions, the higher fee shall apply. Fee is capped at \$3,601.00		
Request to change an Approval (not involving a change to or cancelling of conditions)	\$2,372	
Request to Change an Approval (involving a change to or cancelling of conditions)	\$836	1 condition
Base Fee 1 condition	\$225	2-5 conditions
2-5 conditions per condition \$218.50 plus base fee	\$3,463	6+ conditions
6+ conditions		
Detached House - Change to Development Approval and/or a change to conditions for a Detached House.	\$464	
Extension of Relevant Period	\$1,731	

Miscellaneous	\$ Base Fee	Increment
Pre Approval Process		
Change to Development Application (prior to Decision stage, and not as a result of an Information Request) to increase the size or scale of the development (e.g. total use area, number of lots or Gross Floor Area). (<i>Sustainable Planning Act 2009 s351</i>)	The fee will be based on the increased applicable use or type of development	
Assessment of Technical reports (not submitted prior to the commencement of the decision period of IDAS). Reports include: Stormwater Management Plan, Environmental Management Plan, Acid Sulphate Soils Management Plan, Erosion & Sediment Control Plan, Traffic Study, Geotechnical, Economic Impact, Social Impact, Flood, Noise etc	\$1,480	per report
Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1a and 10 (as classified by BCA)	\$684	
Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1(a)(ii) and 9b (as classified by BCA) (ie. Duplex)	\$2,311	
Other Contributions		
Infrastructure Unit Charge		
Refer to MPK2000 Planning Scheme Policy DCA – Administration Section 3.5 : \$C =		\$1.4496
Request for written advice of infrastructure contributions estimate (pre – development application stage)	\$217	
Refer to Planning Scheme Policies for Caloundra City Plan		
Water Supply Headworks		
Caloundra / Kawana:-		
Per capita	\$2,368	
Per residential allotment	\$7,097	
Per additional allotment created where subdivision is in existing industrial zone	\$3,548	
Hinterland Towns:		
Per Capita	\$2,347	
Per residential allotment	\$7,048	
per additional allotment created where subdivision is in existing industrial zone	\$3,548	
Maleny		
Per capita	\$2,224	
Per residential allotment	\$6,677	
per additional allotment created where subdivision is in existing industrial zone	\$3,339	
Sewerage Headworks		
Caloundra/Kawana:		

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Other Contributions	\$ Fee	Increment
Per capita	\$2,044	
per residential allotment	\$6,137	
per additional allotment created where subdivision is in existing industrial zone	\$6,137	
Hinterland Towns:		
Per capita	\$3,004	
per residential allotment	\$9,013	
per additional allotment created where subdivision is in existing industrial zone	\$9,013	
Maleny:		
Per capita	\$1,741	
per residential allotment	\$5,223	
per additional allotment created where subdivision is in existing industrial zone	\$5,223	
Parks Contribution		
Residential (including Special Residential) zones	\$3,434	Per add lot
Park Residential Zone	\$2,165	Per add lot
Rural/Rural Residential Zone	\$1,728	Per add lot
Industrial/Commercial Zone	\$2,594	Per add lot
Mosquito Control Contributions		
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	\$1,548	Per hectare
Park/Rural Residential	\$465	Per hectare
Other Uses	\$154	Per unit
Car Parking Contributions		
Local, Central & Special Business Zones and Special Development Zone within the CBD area	\$25,221	Per Space
Superseded for prior Maroochy Shire Council Planning Scheme (1985)		
Miscellaneous matters subdivision		
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:		
Lots up to 500m ²	\$2,350	
Lots between 501m ² and 1000m ²	\$3,917	
Lots between 1001m ² and 5000m ²	\$7,834	
Lots between 5001m ² and 10,000m ²	\$11,749	
Lots greater than 10,000m ² in area	\$15,665	
For rural residential subdivision:	\$4,701	
For rural excision lots whose primary purpose is for rural residential / residential use.	\$3,489	
Note: These contributions only apply to development applications assessed under the 1985 Superseded Planning Scheme		
Road network analysis Fee (Fees are calculated on total number of lots on survey plan less original and park lots)		
Per lot created	\$486	
Roadworks Contribution Fee (Fees are calculated on total number of lots on survey plan less original and park lots)		
(This contribution only applies to development applications assessed under the Superseded Planning Scheme.)		
Family transfer / retirement / rural home site / rural residential excision (not requiring road constructions) / per created lot.	\$22,713	
Rural subdivisions for allotments fronting bitumen surfaced roads	\$22,713	
Rural subdivisions for allotments fronting gravel surfaced roads	\$25,927	
Zone 1 as shown on Drawing 3747	\$35,636	
Zone 2 as shown on Drawing 3747	\$26,801	
Zone 3 as shown on Drawing 3747	\$17,820	
Zone 4 being balance of the Shire	\$13,315	
Note: These contributions only apply to development applications assessed under the 1985 Superseded Planning Scheme		
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.)	\$1,622	

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Other Contributions	\$ Fee	Increment
Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (Costs include administration costs and external consultancy)	POA	
Strategic Applications	\$ Fee	Increment
Master Plan Assessments		
Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd		
Up to 1 Ha	\$14,513	
1 – 5 Ha	\$9,701	Per Ha
Over 5 Ha	\$4,850	Per Ha
Minor Change (Not involving changes to land Use) Kawana Master Plans	\$2,129	
Fees associated with Master Plans in declared Master Plan Area		
District Strategy Master Plan	Fee as determined by the CEO	
Site Development Master Plan	\$25,750	Per SDMP
Strategic Applications	\$ Fee	Increment
Site Development Master Plan for Industry and Enterprise Areas	POA	
Amendments	\$ Fee	Increment
Structure Plan Amendments*	POA	
District Strategy Master Plan Amendments*	\$27,717	Minor
	\$166,304	Major
Local Development Master Plan Amendment*	\$11,087	Minor
	\$55,435	Major
Site Development Master Plan Amendment*	\$4,435	Minor
	\$16,630	Major
* The determination of the amendment as minor or major shall be made by the Executive Director, Regional Strategy and Planning or delegate.		
Strategic Documents	\$ Fee	Increment
Caloundra Documents		
Development Control Plan 1 – Kawana	\$48	excl Maps
Kawana Master Plan documents	\$45	excl Maps
1996 Planning Scheme - Caloundra	\$548	excl Maps
Caloundra City Plan 2004	\$548	excl Maps
Caloundra City Local Growth Management Strategy	\$26	CD
Caloundra City Superseded Planning Scheme Documents	\$26	CD
Postage and Handling of above documents	\$11	
City Plan Coloured A4 Maps	\$27	per page /Map
City Plan Coloured A3 Maps	\$36	per page /Map
Maroochy Documents		
Maroochy Plan 2000	\$548	excl Maps
Postage and Handling of above documents	\$11	
Coloured A4 copies	\$27	per page /Map
Coloured A3 copies	\$36	per page /Map
Sunshine Coast Planning Scheme		
Sunshine Coast Planning Scheme 2014	\$548	excl Maps
Postage and Handling of above documents	\$11	
DVD Sunshine Coast Planning Scheme 2014	\$31	DVD
Coloured A4 copies	\$27	per page /Map
Coloured A3 copies	\$36	per page /Map
Other / Miscellaneous	\$ Fee	GST
Building Works not associated with a MCU	\$2,334	
Preparation of an Infrastructure Agreement associated with an Adopted Infrastructure Charge	\$837	
Administration of a Bond or Bank Guarantee submitted in connection with any development (excluding uncompleted works bonds)	\$471	
Land Use written advice / Self Assessable Review Service / Town Planning Appraisals	\$261	Yes
Application for attendance at Pre-Lodgement Service Panel	\$0	

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Other / Miscellaneous	\$ Fee	GST
Administrative fee to refund over payment of fee not resulting from a fee calculation error by council	\$59	Yes
Charge for retrieval of development files (it should be noted that if file is unavailable there is no refund). Price on application shall apply to copying of plans or documents larger than A3 size.	\$254	
Copy of Development Permit and associated materials subject to electronic recovery only and limited to A4 and A3 sized printed copies	\$67	
Copy of other letters (per Letter)	\$43	
Certificates / Searches		
Property Development Notes	\$67	
Limited Planning & Development Certificate	\$204	
Standard Planning & Development Certificate	\$609	
Full Planning & Development Certificate (Vacant Site)	\$1,331	
Full Planning & Development Certificate (built Site)	\$3,880	
Precinct Enquiry Letter	\$101	Yes

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