

Development Services Register of Cost-recovery Fees and Commercial Charges 2025/26

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

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1. Administration and Interpretation

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 2.1 to 2.6. The highest reduction will apply.

1.2 Payment of Fees and Lodgement of Applications

Applicants are encouraged to lodge their application 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.

For any further information visit www.sunshinecoast.qld.gov.au/development or phone Council on 07 5475 7272.

1.3 Price on Application

For Material Change of Use, Reconfiguring a Lot and Plumbing and Drainage Work 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, the fee will 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.

1.4 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 full details and plans of the proposal, and this will be considered on its merits by Council to determine the applicable fee.

1.5 Combined Applications

Combined applications are applications which are lodged at the same time involving more than one development type (e.g. Material Change of Use, Reconfiguring a Lot, Building Work and/or Operational Work). Full fees are payable for each development type included in an application. The only exception is a combined application for Material Change of Use and associated Operational Work for a Dwelling House and Dual Occupancy (Refer Section 5).

1.6 Minor Changes made during Application Process

Where a minor change is made by the applicant prior to the application being decided (that is not a result of an Information Request) 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 outlined in this Register.

1.7 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.

1.8 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.

1.9 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.

2. Fee Adjustments and Refunds

2.1 Adjustment of Fees

Any request to adjust a development application fee, partially or in whole, must be made in writing to Council 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.

2.2 Non-Profit, Volunteer, Charitable, Community, Sporting, Religious Organisation

A non-profit, volunteer, charitable, community, sporting, religious organisation (or similar organisation) that provides a benefit directly to the community, is eligible for a 50% reduction in application fees. For the organisation to be eligible for this fee reduction, 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*.

2.3 Buildings and Sites Affected by Heritage Provisions

Where a Material Change of Use or Building Work development application (excluding demolition, partial demolition or removal of a structure or place affected by the cultural heritage provisions of the *Sunshine Coast Planning Scheme 2014*) 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.

2.4 Applications involving a Mixed-Use within the same Dwelling Unit or Commercial Tenancy

Fees for the application shall be the sum of the Primary Use fee plus 50% of the fees for each type of additional use/s within the same proposed tenancy or dwelling unit as part of a single development application (e.g. a development proposal for a Multiple Dwelling and Short-Term Accommodation for the same dwelling unit/s or a development proposal for a commercial tenancy proposing multiple business activity groups such as Shop, Food and Drink Outlet, Bar, and Office).

Note: *Primary Use is the use with the highest application fee. This fee does not apply to applications for other mixed uses within the same site or a Variation Request. In these situations, the full fee for each separate use applies.*

2.5 Material Change of Use within an Existing Building

If an application involves a Material Change of Use within an existing building, the application fee shall be discounted by 25%, except for short-term accommodation in the same dwelling unit/s.

2.6 Nambour Special Entertainment Precinct

Under the *Sunshine Coast Planning Scheme 2014*, the Nambour Special Entertainment Precinct can accommodate a range of business uses and entertainment activities. To help facilitate the music-based entertainment industry on the Sunshine Coast, if an application involves a Material Change of Use for a Theatre, Bar, Nightclub or Hotel use (as defined in the *Sunshine Coast Planning Scheme 2014*) located in the Nambour Special Entertainment Precinct, the application fee shall be discounted by 50%.

2.7 Refund of Fees

Any request to refund a development application fee, must be made in writing to Council prior to deciding the application. Any request to vary an applicable refund requires the applicant to provide significant justification that the refund is obviously unreasonable and will be considered on its merits by a delegated Council officer.

For any refund request due to over payment, incorrect lodgement or duplication of fees by the applicant and not resulting from a fee calculation error by Council, the over payment will be refunded with an administration fee of \$225 retained.

If a <i>Development Information and Advice Services</i> is withdrawn before the service is provided by Council, a refund will be given depending on the 'relevant period' at the time of withdrawal as per the table below:		If a <i>Concurrence Agency Referral</i> is withdrawn before it is decided by Council, a refund will be given depending on the 'relevant period' at the time of withdrawal as per the table below:	
Relevant Period	Applicable Refund	Relevant Period	Applicable Refund
Where the refund request is received within 5 business days of receipt of payment	Fee will be refunded with an administration fee of \$225 retained	Referral Confirmation Period	90%
Where a refund request is received after 5 business days of receipt of payment	No refund is applicable	Any time after the Referral Confirmation Period	40%

If a <i>Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work application</i> is withdrawn before it is decided by Council, a refund will be given depending on the 'relevant period' at the time of withdrawal as per the table below:		If a <i>Plumbing and Drainage Work application</i> (applicable fee includes assessment and inspections) is withdrawn before it is decided by Council, or when a permit is cancelled before a final inspection/certification, a refund will be given depending on the 'relevant period' at the time of withdrawal as per the table below:		
Relevant Period	Applicable Refund	Relevant Period	Applicable Refund	
			Domestic	Commercial
Application Part	90%	Application received (no assessment)	95%	95%
Information Request Part OR Referral Part	60%	Application request for Information issued	90%	80%
Public Notification Part	30%	Development Permit issued for application	85%	70%
Decision Part	10%	Inspections	POA	POA

3. Development Information and Advice Services

3.1 Written Advice

3.1.1	Written advice (fee includes GST)	\$640
3.1.2	Written advice for an infrastructure charges/contributions estimate at pre-development application stage (fee includes GST)	\$640
3.1.3	Written advice to confirm accepted development or prohibited development in accordance with the relevant legislative requirements (fees include GST)	
	For Dwelling House and Dual Occupancy uses	\$365
	For other uses	\$640

3.2 Meetings

3.2.1	Pre-purchase meeting - virtual 30 minutes (available for pre-purchase or pre-lease enquiries i.e. in due diligence stage and not fully committed to the site or development proposal)	\$520
3.2.2	Design advice meeting – up to 1 hour with Council Architect and/or Urban Designer	
	For Sunshine Coast Design Principles and/or Design Guide for Apartments and Townhouses	\$365
	For Local Heritage Place	\$365
3.2.3	Priority Residential Assessment Service (PRAS) pre-lodgement meeting or eligibility confirmation meeting - virtual 30 minutes <i>Note: Meeting requests to be submitted as part of the PRAS pre-submission review process</i>	
	For Dwelling House and Dual Occupancy uses	\$365
	For other uses	\$520
3.2.4	Pre-lodgement meeting services	
	Pre-lodgement meeting – 1 hour office based/virtual meeting with 2 Council Development Planners and 1 Council Development Engineer	\$960
	On site pre-lodgement meeting – 1 hour on site meeting with 2 Council Development Planners and 1 Council Development Engineer (fee includes travel time to the site)	\$1,500
	Additional follow up pre-lodgement meetings – 1 hour office based/virtual meeting with 2 Council Development Planners and 1 Council Development Engineer	\$780
	Plus additional specialist attendance at a pre-lodgement meeting per Council officer – such as Architect, Urban Designer, Hydraulic Engineer, Traffic Engineer, Biodiversity Officer, Landscape Officer and Environmental Management Officer	\$260
3.2.5	Personalised case management pre-application service - complex / major proposed developments with an agreed schedule of pre-application meetings	POA
3.2.6	Operational Work pre-design advice meeting – 1 hour meeting with up to 2 Council officers	\$730

3.3 Pre-Assessment

3.3.1	Technical report pre-assessment service	
	Minor technical report (e.g. simple bushfire, engineering reports for smaller proposals)	\$640
	Standard technical report (e.g. reports for more complex proposals)	\$1,250
	Major technical report (e.g. reports that are highly complex, major development proposals including flooding assessment, ecological assessment, infrastructure reports etc.)	\$2,010
3.3.2	Plan sealing pre-assessment service	
	Up to 3 conditions	\$640
	4 to 10 conditions	\$1,250
	11 or more conditions	\$2,010

4. General Administration and Information Services

4.1 Planning and Development Certificates

4.1.1	Limited planning and development certificate	\$495
4.1.2	Standard planning and development certificate *	\$1,395
4.1.3	Full planning and development certificate *	
	For property with land value of up to \$5 million	\$6,500
	For property with land value of \$5 million or more	POA

**Includes copy of latest planning decision or negotiated decision notice. Copies of other approvals available on request via file retrieval process*

4.2 File Retrievals, Searches and Information

4.2.1	File Retrievals (per permit/application) – subject to availability, may include decision notice/permit, approved plans, referenced documents and certificates	\$225
4.2.2	Building records search (simple)	\$225
4.2.3	Building records search (complex or large-scale development)	POA
4.2.4	Plumbing records search (simple)	\$225
4.2.5	Plumbing records search (complex or large-scale development)	POA
4.2.6	Copy of 'As Constructed' Plumbing and Drainage Work Plan/s for each property or for each building where multiple buildings (does not include Effluent Report)	\$95
4.2.7	Copy of Building Certificate of Occupancy	\$95
4.2.8	Copy of Plumbing Inspection Certificate/s	\$95
4.2.9	Copy of Property development notes	\$95

4.3 Other Information and Services

4.3.1	Request for draft conditions associated with an anticipated approval for Material Change of Use, Reconfiguring a Lot, Building Work, Operational Work and/or Change applications (fee includes GST) <i>Note: This service cannot be applied to applications being presented to a Council Ordinary Meeting for a decision by Council</i>	\$640
4.3.2	Request for an on-site meeting associated with a current development application (fee includes GST)	\$480
4.3.3	Exemption Certificate: Minimum fee OR Maximum fee (whichever is the greater)	\$1,100 25% of applicable fee for proposed development
4.3.4	Superseded Planning Scheme request	\$2,460

4.3.5	Preparation of an infrastructure agreement:	
	Minor infrastructure agreement (such as an adopted infrastructure charge or car parking contribution)	\$1,135
	Other infrastructure agreement and/or deed of variation	POA
4.3.6	External expert consultant fees (including any associated legal costs)	POA
	<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>	
4.3.7	Extracts and Visualisation of Council 3D Model	POA
4.4 Administration and Other Fees		
4.4.1	Administration fee to be retained where cancelling a search, or other similar service that has a scheduled fee of greater than \$225	\$225
4.4.2	Administration fee to be retained where cancelling a service that have a scheduled fee of up to and including \$225	\$75
4.4.3	All other administration fees	\$225
4.4.4	The fee for any matter relating to a decision for a Material Change of Use, Reconfiguring a Lot, Building Work and/or Operational Work application, or other matter not listed in the Register	POA
4.4.5	The fee to lodge an application that is identical to a lapsed Material Change of Use, Reconfiguring a Lot, Building Work and/or Operational Work application within three months of the lapse date, otherwise full fee applies	\$1,135

5. Dwelling House and Dual Occupancy

5.1 Dwelling House

5.1.1	Material Change of Use for a Dwelling House	\$1,395
5.1.2	Concurrence Agency Referral for Building Work associated with a Dwelling House	
	1 non-compliance request	\$730
	2 or more non-compliance requests	\$1,395
5.1.3	Building Work for a Dwelling House not associated with a Material Change of Use	\$1,395
5.1.4	Operational Work associated with a Dwelling House	\$530
5.1.5	Change to a development application for a Dwelling House made by the applicant prior to an application being decided and is not a result of an Information Request	\$530
5.1.6	Request for a Negotiated Decision Notice for a Dwelling House	\$530
5.1.7	Other change to a development approval associated with a Dwelling House where council is either a Concurrence Agency Referral, Responsible Entity or Affected Entity	
	1 non-compliance request	\$730
	2 or more non-compliance requests	\$1,395
5.1.8	Minor change to a development approval associated with a Dwelling House where council is either a Concurrence Agency Referral, Responsible Entity or Affected Entity	\$530
5.1.9	Minor change to a development approval relating to a building envelope for a single dwelling	\$530
5.1.10	Extension of currency period for a development approval associated with a Dwelling House	\$530

Note: Where a combined application for a Dwelling House involves two or more applications listed in 5.1.1, 5.1.2, 5.1.3 and 5.1.4, a single fee of \$1,395 applies.

5.2 Dual Occupancy

5.2.1	Material Change of Use for a Dual Occupancy	\$4,820
5.2.2	Building Work for a Dual Occupancy not associated with a Material Change of Use	\$2,400
5.2.3	Operational Work associated with a Dual Occupancy	\$530
5.2.4	Change to a development application for a Dual Occupancy made by the applicant prior to an application being decided and is not a result of an Information Request	\$530
5.2.5	Request for a Negotiated Decision Notice for a Dual Occupancy	\$530
5.2.6	Other change to a development approval associated with a Dual Occupancy	\$4,820
5.2.7	Minor change to a development approval associated with a Dual Occupancy	\$1,205
5.2.8	Extension of currency period for a development approval associated with a Dual Occupancy	\$530

Note: Where a combined application for a Dual Occupancy involves two or more applications listed in 5.2.1 and 5.2.3, a single fee of \$4,820 applies.

6. Material Change of Use

Note: Where m², this refers to GFA and any part of the site used for external display/use, storage and activities/operations associated with the use but excluding car parking, landscaping and vehicle manoeuvring area.

6.1 Residential Uses

6.1.1	<i>Caretaker's accommodation, Community residence</i>	\$2,455
6.1.2	<i>Dwelling unit</i>	\$1,395
6.1.3	<i>Multiple dwelling</i>	
	Base fee	\$4,820
	Plus per unit	\$690

6.1.4	<i>Nature-based tourism (per unit/cabin/camp-site), Relocatable home park (per site/unit/dwelling), Residential care facility (per bed), Retirement facility (per unit), Resort complex (per unit), Rooming accommodation (per bed), Short-term accommodation (per bed/cabin/unit), Tourist park (per cabin/camp-site) * all capped at 100 units/cabins/beds/sites/camp-sites for each use</i>	
	Base fee	\$4,820
	Plus per unit/cabin/bed/site/camp-site	\$525

6.2 Business and Commercial Uses

6.2.1	<i>Adult store, Agricultural supplies store, Crematorium, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care services, Office, Outdoor sales, Theatre, Veterinary services * all capped at 3,000m² for each use</i>	
	Base fee	\$4,820
	Plus per sqm	\$15
6.2.2	<i>Bar, Hotel, Nightclub entertainment facility *all capped at 3,000m²</i>	
	Base fee	\$12,950
	Plus per sqm	\$15
6.2.3	<i>Carwash</i>	\$7,780
6.2.4	<i>Home based business</i>	\$2,910
6.2.5	<i>Market *capped at 5 hectares</i>	
	Base fee	\$4,820
	Plus per hectare	\$200
6.2.6	<i>Sales office</i>	\$1,430
6.2.7	<i>Service station</i>	\$26,780

6.2.8	<i>Shop</i> *capped at 1,000m ² and <i>Shopping Centre</i> *capped at 15,000m ²	
	Base fee	\$4,820
	Plus per sqm	\$15
6.2.9	<i>Showroom</i> *capped at 6,000m ²	
	Base fee	\$4,820
	Plus per sqm	\$10
6.2.10	<i>Tourist attraction</i>	POA
6.3 Industrial Uses		
6.3.1	<i>Bulk landscape supplies, Low impact industry, Marine industry, Medium impact industry, Research and technology industry, Service industry, Special industry, Transport depot, Warehouse</i> *all capped at 3,000m ² for each use	
	Base fee	\$4,820
	Plus per sqm total use area	\$5
6.3.2	<i>Extractive industry</i>	
	Base fee	\$25,900
	Plus per hectare	\$3,240
6.3.3	<i>High impact industry</i> *capped at 3,000m ²	
	Base fee	\$7,125
	Plus per sqm total use area	\$10
6.4 Community Uses		
6.4.1	<i>Cemetery</i> *capped at 2 hectares	
	Base fee	\$4,820

	Plus per hectare	\$200
6.4.2	<i>Child care centre, Community care centre, Community use, Place of worship</i> *all capped at 2,000m ² for each use	
	Base fee	\$4,820
	Plus per sqm	\$15
6.4.3	<i>Educational establishment, Emergency services, Hospital</i> *all capped at 10,000m ² for each use	
	Base fee	\$4,820
	Plus per sqm	\$15
6.5 Sport and Recreation Uses		
6.5.1	<i>Club, Indoor sport and recreation</i> *all capped at 3,000m ² for each use	
	Base fee	\$4,820
	Plus per sqm total use area	\$15
6.5.2	<i>Major sport, recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation</i>	POA
6.6 Rural Uses		
6.6.1	<i>Animal keeping</i> (per animal)	\$260
6.6.2	<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery</i>	\$3,755
6.6.3	<i>Roadside stall</i>	\$1,555
6.6.4	<i>Rural workers accommodation</i> *capped at 100 beds	
	Base fee	\$4,820
	Plus per bed	\$525
6.6.5	<i>Rural industry, Winery</i> *capped at 3,000m ² for each use	
	Base fee	\$4,820

	Plus per sqm total use area	\$15
6.6.6	<i>Aquaculture, Intensive animal industry, Intensive horticulture</i>	POA
6.7 Other Uses		
6.7.1	<i>Air services, Port services</i> *all capped at 2 hectares for each use	
	Base fee	\$4,820
	Plus per sqm total use area	\$15
6.7.2	<i>Environment facility, Major electricity facility, Substation</i>	
	Base fee	\$7,125
	Plus per sqm total use area	\$15
6.7.3	<i>Parking station, Utility installation</i> *all capped at 3,000m ² for each use	
	Base fee	\$7,125
	Plus per sqm	\$15
6.7.4	<i>Renewable energy facility</i>	POA
6.7.5	<i>Telecommunication facility</i>	\$7,125

7. Environmentally Relevant Activity

7.1 Material Change of Use Application¹ that also relates to a Prescribed Environmentally Relevant Activity² that is an ERA administered by council³, or

7.2 A self-assessable development¹ that relates to a Prescribed Environmentally Relevant Activity² that is an ERA³ administered by council.

The Fee Payable equals the application fee, currently \$754⁴ for assessment of the concurrence ERA; PLUS 30% of the annual fee⁴ 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, *Section 115 (2) of the Environmental Protection Act 1994*.

Prescribed Environmentally Relevant Activities (includes definition and ERA trigger threshold) are listed in *Section 101 and Schedule 2 of the [Environmental Protection Regulation 2008](#)*.

ERAs administered by council include: 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).

These fees are set in accordance with Section 120 and Schedule 10 Part 2b of the *Environmental Protection Regulation 2008* and https://www.des.qld.gov.au/policies?a=272936:policy_registry/era-is-summary-annual-fees.pdf

8. Reconfiguring a Lot

8.1 Assessment

8.1.1 Fee is based on the total number of lots in the proposed reconfiguration, including the existing lot(s) and any balance lots, but excludes any park and drainage reserve lots

Reconfiguring a lot up to and including a total of 5 lots:

Base fee	\$2,600
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Plus per lot	\$1,040
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Reconfiguring a lot of 6 lots or more:

Base fee	\$1,815
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Plus per lot	\$1,040
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8.1.2	Boundary realignment involving a minor adjustment	\$1,815
8.1.3	Assessment of development lease subdivision plans:	
	Base fee	\$1,815
	Plus per lot	\$1,040
8.1.4	Easement application fees	\$1,815
8.1.5	Reconfiguring a lot to create a Community Title Scheme and Multiple Lease where a Material Change of Use predetermines development per lot	\$1,815

9. Plan Sealing

Note: Non-standard legal documents incur additional fees for review by Council's Legal Services Branch, in accordance with Council's Register of General Cost-recovery Fees and Commercial Charges.

9.1 Subdivision Plans

9.1.1	Approval of Building Format Plans, Standard Format and Volumetric Format Plans	
	Fee per lot	\$640
	Minimum fee	\$1,220
	Additional fee to request early release of a Building Format Plan. Note: Additional fees are required for uncompleted conditions bonds in accordance with Section 15.4.4 of this register.	\$1,220
9.1.2	Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan)	\$640
9.1.3	Endorsement of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document	\$640
9.1.4	Re-endorsement of plans after expiry – per plan	\$400

10. Operational Work - Assessment

Note: For relevant Operational Work applications associated with a Dwelling House or Dual Occupancy use, refer to Section 5 of this Register for the applicable fees.

10.1 Relating to Reconfiguring a Lot

10.1.1 Operational Work relating to Reconfiguring a Lot calculated per component outlined below:

- Earthwork (including retaining walls)
- Stormwater work
- Roadwork (including construction or reconstruction of road pavements)
- Streetscape work (including footpaths, vehicle crossover, street trees and other works in the road verge)
- Landscape / rehabilitation work (including parks, open space, drainage/water quality treatment and conservation land)
- Vegetation clearing

1-5 lots – fee per component	\$1,200
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6-10 lots – fee per component	\$2,200
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11-20 lots – fee per component	\$3,000
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21-30 lots – fee per component	\$3,800
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31-40 lots – fee per component	\$4,400
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41-50 lots – fee per component	\$5,200
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51 lots or more – fee per component	POA
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10.1.2 Electrical Operational Work relating to a Reconfiguring a Lot (no charge where include in combined Operational Work application with components outlined in Section 10.1.1)	\$1,560
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10.2 Relating to Material Change of Use

10.2.1 Operational Work relating to a combined application for multiple internal works associated with a Material Change of Use (e.g. earthwork, stormwater, landscaping, car parking, driveways, minor verge work and infrastructure connections).

Note: Where a staged development, the fee is based on the site area for each stage, which is defined as the development footprint area of the approved use

Up to 1,000m ²	\$2,910
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1,001-1,250m ²	\$3,745
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	1,251-1,500m ²	\$4,575
	1,501m ² and above	\$5,410
	Additional fee where the approved development requires external Operational Work (that is not minor verge work or connections to infrastructure directly fronting the site)	Fee calculated as per Section 10.4.1
10.2.2	Operational Work relating to an application for only one specific internal work associated with a Material Change of Use (e.g. earthwork, stormwater, landscaping, car parking, driveways, minor verge work and infrastructure connections). <i>Note: Where a staged development, the fee is required for each stage.</i>	\$1,250

10.3 Advertising Device

10.3.1	Signs – per application	\$1,500
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10.4 Operational Work not relating to Reconfiguring a Lot or Material Change of Use

10.4.1	Work 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 1% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	\$2,290
	Maximum fee (whichever is the lesser)	\$30,000 or 1.0% of estimated value of work

10.5 Excavation and Filling for a Dam

10.5.1	Carrying out Operational Work for Excavation and Filling to establish a dam and where excavated material remains on-site:	
	Where no overlays apply	\$640
	Where one or more overlays apply	\$1,350

10.6 Prescribed Tidal Works

10.6.1	Carrying out Operational Work for Prescribed Tidal Works relating to pontoons, decks and boat ramps for private use associated with a residential use	\$1,560
10.6.2	Carrying out Operational Work for Prescribed Tidal Works for all other Prescribed Tidal Works	\$2,600

10.7 Vehicle crossover

10.7.1	Vehicle crossover (not related to Reconfiguring a Lot or Material Change of Use)	\$640
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10.8 Domestic Vegetation Clearing

10.8.1	Vegetation clearing (area to be cleared – measured to the outer drip line)	
	Less than 50m ²	\$100
	Over 50m ²	\$205

11. Operational Work - Construction

11.1 Relating to Reconfiguring a Lot

11.1.1	Prestart meeting and prescribed Council inspections for council infrastructure such as stormwater, roadworks, driveways, electrical reticulation, street lighting and landscaping	
	Base fee	\$1,050
	Plus per lot	\$295
11.1.2	Pre-construction inspection, additional pre-start meeting, and/or additional inspection beyond prescribed Council inspections – per inspection	\$640

11.2 Relating to Material Change of Use

11.2.1	Prestart meeting and prescribed Council inspections for council infrastructure such as roadwork, stormwater, landscaping or as required by an Operational Work approval	
	Minimum fee (where the 0.3% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	\$885
	Maximum fee (whichever is the lesser)	\$5,000 or 0.3% of estimated value of work
11.2.2	Pre-construction inspection, additional pre-start meeting, and/or additional inspection beyond prescribed Council inspections – per inspection	\$640

11.3 Priority Development Area (PDA)

11.3.1 Development inspections and review

Base fee	\$1,050
Plus per lot	\$295

12. 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.

All application types not listed in the below section – please refer to other relevant sections of the fees and charges.

12.1 Kawana Master Plan Applications

12.1.1 Site Development Master Plan (per plan)	\$57,310
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12.2 Kawana Design Plan Applications

12.2.1 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
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12.3 Kawana Master Plan Amendments

12.3.1 Structure plan amendments	POA
12.3.2 Site development master plan amendment:	
Minor	\$10,065
Major	\$37,710
12.3.3 Other than Site Development Plan minor change (not involving changes to land use):	
Kawana Master Plans	\$4,825

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

12.4 Kawana Clearance to Instigate Settlement

12.4.1	Clearance to instigate settlement	
	Base fee	\$640
	Plus per lot	\$220

13. Major Development Area Applications - Palmview

All application types not listed in the below section – please refer to other relevant sections of the fees and charges

13.1 Palmview Development Applications

13.1.1	Area Development Application	POA
13.1.2	Change to an Area Development Approval	POA
13.1.3	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

13.2 Palmview Amendments

13.2.1	Palmview Structure Plan amendments	POA
13.2.2	Change to an Area Development Approval	POA

13.3 Contributions

Contributions are required under the Palmview Structure Plan Area Infrastructure Agreement 2010 and administration of Prescribed Notices under the Palmview Structure Plan Area

13.3.1	Infrastructure Agreement 2010 (excluding Notices associated with the Palmview Prescribed Road Infrastructure)	POA
13.3.2	Administration of bank guarantees/performance securities (excluding bonds or security associated with the Palmview Prescribed Road Infrastructure)	\$640

14. Changes to a Development Application

Where a change is made by the applicant prior to a development application being decided and is not a result of an Information Request. Changes to a development application is in reference to a Material Change of Use, Reconfiguring a Lot, Building Work and/or Operational Work (excluding a Dwelling House and Dual Occupancy).

	Minor Change to a development application	
14.1	Base Fee	\$1,135
	Plus per additional unit/s, lots, beds, hectare, m ² or GFA	As per the fees identified in this Register
14.2	A Change to a development application that is not a Minor Change	100% of the application fee calculated as if the application were a new application

15. Post Development Approval Processes

15.1 Negotiated Decision

Note: For a negotiated decision associated with a Dwelling House or Dual Occupancy use, refer to Section 5 of this Register for the applicable fees.

15.1.1	Request for a Negotiated Decision Notice	\$1,135
15.1.2	Request for a Negotiated Infrastructure Charges Notice	\$1,135

15.2 Changing a Development Approval

Note: For changing a development approval associated with a Dwelling House or Dual Occupancy use, refer to Section 5 of this Register for the applicable fees.

15.2.1	Minor Change of a development approval involving a change to or cancelling of one condition only and not involving a change to approved plans	\$1,135
15.2.2	Minor Change of a development approval involving changes to Operational Work approved plans (maximum four plans) and/or one condition	\$1,135
15.2.3	Minor Change to a development approval involving changes to approved plans and/or involving a change to or cancelling up to 5 conditions	\$3,220

15.2.4	All other Minor Changes of a development approval	25% of the application fee calculated as if the application were a new application or a minimum fee of \$4,935, whichever is the greater
15.2.5	Other Change of a development approval (for the extent of development proposed by the change to the approval only)	100% of the application fee calculated as if the application were a new application or a minimum fee of \$4,935, whichever is the greater
15.2.6	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
15.2.7	Change to Concurrence Agency Response when Council is an affected entity under s80 <i>Planning Act 2016</i>	\$640
15.2.8	Cancellation of development approval under s84 <i>Planning Act 2016</i>	
	For Dwelling House and Dual Occupancy uses	\$530
	For other uses	\$1,140

15.3 Extending a Development Approval

Note: For extending a development approval associated with a Dwelling House or Dual Occupancy use, refer to Section 5 of this Register for the applicable fees.

15.3.1	Extension of currency period for a development approval requiring assessment against the same planning scheme under which the approval was issued	\$2,355
15.3.2	Extension of currency period for a development approval requiring assessment against a different planning scheme under which the approval was issued	25% of the application fee calculated as if the application were a new application or a minimum fee of \$4,935, whichever is the greater

15.4 Other post approval fees

15.4.1	Generally in accordance requests following an approval	\$640
15.4.2	Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$10,165
15.4.3	Assessment and endorsement of plans and documents as a requirement of condition of approval	\$575
15.4.4	Bond or bank guarantee relating to any development and/or approval (excluding uncompleted works bonds)	\$640
15.4.5	Uncompleted works bonds relating to any development and/or approval	\$1,135

16. Building Work

16.1 Building Work Applications assessable against the Planning Scheme

16.1.1	Building Work not associated with a Material Change of Use (excluding Dwelling House and Dual Occupancy)	\$3,215
16.1.2	Where an application for demolition (including partial demolition) or removal of a structure or place affected by the cultural heritage provisions of the <i>Sunshine Coast Planning Scheme 2014</i>	\$1,790

16.2 Building Work Applications assessable under the Building Act

16.2.1	Building Work application (where council is the Assessment Manager)	POA
16.2.2	Concurrence Agency Referral for Building Work to remove or rebuild a building	\$530
16.2.3	Concurrence Agency Referral for other Building Work not associated with a Material Change of Use (excluding a Dwelling House and Dual Occupancy)	\$1,395

16.3 Post Building Work Approval

16.3.1	Extension of currency period by Private Building Certifier (where extending more than once under s97 of the <i>Building Act 1975</i>)	\$370
16.3.2	Change by Private Building Certifier to Building Work approval issued by Council	\$730
16.3.3	Transfer of private certifier assessment manager functions to Council to undertake building certification	POA

16.4 Building Work Inspections

16.4.1	Out of date Building Work final inspection request of unfinalised Council issued Building Work approval for one single detached Class 1a or Class 10a buildings and structures	\$730
16.4.2	Out of date Building Work final inspection request of unfinalised Council issued Building Work approval for Class 1a duplexes or Class 2-9 buildings	POA

16.5 Building Work or Rebuild Security Deposits

16.5.1	Administration of security deposits	\$640
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16.6 Private Building Certification Document Lodgement Fees

16.6.1	Online lodgement fee for all classes of building	\$135
16.6.2	Hardcopy and e-mailed lodgement fee for single Class 1 and Class 10 buildings and structures	\$245
16.6.3	Hardcopy and e-mailed lodgement fee for multiple Class 1 and Class 2-9 buildings	\$345

16.7 Pool Fencing

16.7.1	Pool fence exemption	\$520
16.7.2	Pool fence safety inspection and pool fence safety certificate	\$555
16.3.3	Pool fence safety re-inspection	\$245

17. Plumbing and Drainage Work

To calculate the combined application and inspection fee, multiply the total number of fixtures, fittings, appliances and apparatus by the fixture/appliance/apparatus fee and add the relevant base fee. For staged development, each development stage is classed as a separate plumbing and drainage work 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/plumbing/plumbing-work/plumbing-list-of-fixtures>

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

17.1.1	Sewered Area	
	Flat fee	\$1,575
17.1.2	Non-Sewered Area	
	Flat Fee	\$1,945

17.2 Commercial – Class 2-9 buildings, attached Class 1 buildings (includes Dual Occupancy)

17.2.1	Sewered Area	
	Base fee	\$480
	Fixture/appliance/apparatus – each	\$105

17.2.2	Non-Sewered Area	
	Base fee	\$895
	Fixture/appliance/apparatus – each	\$105
17.2.3	Internal water and sewer reticulation – per floor/per lot of each building or per allotment	\$305
17.2.4	Fire services per floor of each building	\$160
17.3 Alternative/Performance Solutions		
17.3.1	Low complexity (i.e. solar hot water orientation) includes one inspection	\$315
17.3.2	Medium complexity (i.e. innovative products) includes one inspection	\$640
17.3.3	High complexity (i.e. warm water systems) includes one inspection	\$955
17.4 Amended Permits		
17.4.1	Submission of amended domestic plans	
	Sewered Area	\$225
	Non-sewered Area (including amended report)	\$480
17.4.2	Submission of amended commercial plans	
	Base fee	\$480
	Additional fixture/appliance/apparatus – each	\$105
17.4.3	Minor Amendment - Change to on-site sewage treatment plant (plant model only), not including any change to land application area or reduction in effluent standards/quality	\$225
17.4.4	Extension of duration of plumbing and drainage work permit	\$225
17.5 Stand-Alone Applications		
17.5.1	Conversion/upgrade of existing On-site Sewerage Facility to new On-site Sewerage Facility including relocation/upgrade of Land Application Area (flat fee)	\$695

17.5.2	Decommission existing On-site Sewerage Facility (flat fee)	\$605
17.5.3	Installation of grey water treatment plant in a sewered area (flat fee)	\$695
17.5.4	Connection of existing effluent system to sewer (flat fee)	\$605
17.5.5	Construction of prefabricated building off-site (flat fee)	\$315
17.5.6	Sewer cap off (flat fee)	\$315
17.5.7	Minor alteration of drain - commercial development (includes one inspection)	\$315
17.5.8	Site Amenities and Site Sheds for the duration of the project construction	\$670
17.6 Plumbing and Drainage Work Inspections		
17.6.1	Re-inspection – per inspection	\$190
17.6.2	Notifiable work site inspection – one inspection only	\$315
17.6.3	Site inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection	\$410
17.6.4	Site inspection (including out of date final inspection requests for one single Class 1a or Class 10a building post 2012) – per inspection	\$200
17.6.5	Site inspection of out of date plumbing final inspection request for one single Class 1a or Class 10a building pre-2012	\$725
17.6.6	Site inspection of out of date plumbing final inspection request for Class 1a duplexes and Class 2-9 buildings	POA
17.7 Backflow Prevention Device Registration		
17.7.1	Backflow Prevention Device annual registration:	
	Per device	\$75

17.8 Plumbing and Drainage Work General

17.8.1	Referral fees (plumbing) local government concurrence agency per referral	\$570
17.8.2	On-Site Sewerage Facilities hard copy administration fee	\$75
17.8.3	Request for Plumbing and Drainage Work Part Final Certificate or Fit for Use Certificate	\$225

18. Historical Planning Scheme Policy Contributions

Note: For information regarding infrastructure charges under the current charging provisions refer to council's website Infrastructure Charges Resolution

18.1 Caloundra City Council Planning Scheme Policy

Water Supply Headworks contribution rates

18.1.1	Caloundra / Kawana:	
	Per capita	\$3,311
	Per residential allotment	\$9,938
	Per additional allotment created where subdivision is in existing industrial zone	\$4,965
18.1.2	Hinterland Towns:	
	Per capita	\$3,285
	Per residential allotment	\$9,870
	Per additional allotment created where subdivision is in existing industrial zone	\$4,965
18.1.3	Maleny:	
	Per capita	\$3,111
	Per residential allotment	\$9,347
	Per additional allotment created where subdivision is in existing industrial zone	\$4,672

Sewerage Headworks Contribution Rates

18.1.4	Caloundra / Kawana:	
	Per capita	\$2,862
	Per residential allotment	\$9,347
	Per additional allotment created where subdivision is in existing industrial zone	\$9,347
18.1.5	Hinterland Towns:	
	Per capita	\$4,201
	Per residential allotment	\$12,622
	Per additional allotment created where subdivision is in existing industrial zone	\$12,622
18.1.6	Maleny:	
	Per capita	\$2,436
	Per residential allotment	\$7,314
	Per additional allotment created where subdivision is in existing industrial zone	\$7,314