

“APPENDIX C”

**DEVELOPMENT SERVICES
REGISTER OF COST RECOVERY FEES AND
COMMERCIAL CHARGES FOR
SUNSHINE COAST REGION
2013-14**

**“PLANNING ASSESSMENT, ENGINEERING &
ENVIRONMENT ASSESSMENT & MISCELLANEOUS”**

2013-14 REGISTER OF COST RECOVERY FEES AND COMMERCIAL CHARGES FOR DEVELOPMENT SERVICES

“APPENDIX C – PLANNING ASSESSMENT & ENGINEERING & ENVIRONMENT ASSESSMENT”

DEVELOPMENT SERVICES - PLANNING ASSESSMENT & ENGINEERING & ENVIRONMENT ASSESSMENT FEE INFORMATION

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 follow IDAS Counter Locations:

- Level 2 Counter at Pelican Street, Tewantin
- 1 Omrah Avenue, Caloundra
- Ground floor, Eddie de Vere Building, corner of Currie and Bury Streets, Nambour
- Maroochy On First, 10 First Avenue, Maroochydore

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.

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

[Unitywater application may be required for Material Change of Use, Reconfiguration & Operational Work applications. Please refer to section 1.19 of Development Notes](#)

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DEVELOPMENT SERVICES - PLANNING ASSESSMENT & ENGINEERING & ENVIRONMENT ASSESSMENT FEE INFORMATION

Unless otherwise specified, fees include compliance stage of approvals.

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 Engineering & Environment Assessment Manager has 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.

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 Sustainable Planning Act). In this circumstance 100% of the fee, less an administrative charge of \$162.00, 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 \$813.00 will be charged to lodge the new application.

An Administrative fee of \$162.00 will be retained for written advice, search, permissible change to Development Approval, or other similar service.

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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 Sustainable Planning Act shall be accompanied by a payment of \$61.00

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 the fee as set out below:

Base Fee of \$1294.00 plus:-

Fee	Construction Costs
\$500.00	Under \$1 million
\$5,000.00	\$1 million to \$20 million
\$10,000.00	Over \$20 million

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.

DEVELOPMENT SERVICES - PLANNING ASSESSMENT & ENGINEERING & ENVIRONMENT ASSESSMENT FEE INFORMATION

1.11 Development Requiring Compliance Assessment

Any development requiring a Compliance Permit in accordance with s232 the Sustainable Planning Act 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 Sustainable Planning Act are subject to the fees set out in the section on Post Approval Process.

Subdivision plans lodged in accordance with Schedule 19 of the Sustainable Planning Regulations 2009 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 Sustainable Planning Act, 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 Manager 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 \$551⁴ for assessment of the concurrence ERA; PLUS
 - (iii) The application fee, currently \$551⁴ 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 (\$551 PLUS \$551) total of \$1,102 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 (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*.

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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.

1.19 Unitywater

Where there is a service provided by Unitywater, the applicable fee will be charged. Please use the following link to Unitywater Fees & Charges:-

<http://www.unitywater.com/fees-and-charges>

Where an Infrastructure Deed/Agreement is silent with respect to cost recovery, costs associated with an assessment of the impact/s of an amendment to an/or deed of variation of an existing Infrastructure Deed/Agreement a price on application shall apply.

The Noosa Plan

Building Affected by Heritage Code overlay

Where building works are affected by the Heritage Overlay, a fee of \$813.00 applies.

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 \$845.00 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

DEVELOPMENT SERVICES - PLANNING ASSESSMENT & ENGINEERING & ENVIRONMENT ASSESSMENT FEE INFORMATION

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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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee		SCRC IMPACT Fee	
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	\$1,335			
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	\$813			
Residential Use				
Accommodation Building - Backpackers Accommodation - Beds 1-5	\$3,525		\$4,583	
Beds 6-20	\$6,233		\$8,102	
Beds 21+	\$8,939		\$11,622	
Annexed Unit - (Note: Concurrence Agency Assessment may apply in some circumstances - Refer to MISC section)	\$753		\$980	
Bed & Breakfast	\$2,497		\$3,247	
Caretaker's Residence	\$1,754		\$2,105	
Detached House - (NB: Concurrence Agency Assessment may apply in some circumstances-Refer to MISC section)	\$1,049		\$1,365	
Display Home	\$1,023		\$1,431	
Per House thereafter	\$113		\$158	
Duplex Dwelling/Dual occupancy	\$3,455		\$4,838	
Home Based Business	\$2,082		\$2,811	
	Base Fee	Increment (Plus per unit additional to base)	Base Fee	Increment (Plus per unit additional to base)
Multiple Dwelling Units and Motel and Retirement Community - Note:- maximum fee capped at 100 units				
1-3 Units (Per unit)	\$0	\$1,704	\$0	\$2,802
4-20 Units (per unit)	\$5,112	\$689	\$8,406	\$1,309
21-50 Units (per unit)	\$16,825	\$393	\$30,659	\$707
51-100 Units (per unit) *	\$28,615	\$226	\$51,869	\$384
Relocatable & Caravan Park	\$3,450		\$5,520	
Plus per site maximum fee capped at 60 sites	\$372		\$558	

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Nursing Home, Aged Care, Residential Care & Special Needs and Accommodation Building (the Noosa Plan) up to 5 beds Note:- Increment is not a sliding scale, maximum fee capped at 100 beds	\$5,113	\$7,158
plus per beds fee 6 to 25	\$161	\$226
plus per beds fee 26 to 100	\$108	\$151
Business & Commercial Use		
Function Room up to 100m2 (GFA)	\$4,139	\$8,279
plus m2 thereafter *Capped at 2,000m2	\$5.34	\$9.60
Funeral Parlour & Crematorium	\$4,351	\$7,381
Adult Product Shop (Up to 200m2 GFA)	\$5,029	\$10,057
plus m2 thereafter *Capped at 3,000m2	\$7.21	\$13.00
Hotel up to 100m2 (GFA)	\$5,789	\$11,579
plus m2 thereafter *Capped at 2,000m2	\$8.40	\$15.11
Art & Craft Centre (up to 100m2 GFA)	\$3,694	\$6,651
per m2 thereafter	\$4.35	\$7.81
Visitor Accommodation - Home Hosted, Farmstay, Home Stays	\$2,292	\$2,980
Restaurant & Fast Food Store & Convenience Restaurant up to 100m2 (GFA)	\$3,887	\$7,776
plus m2 thereafter	\$5.28	\$9.52
Medical Centre up to 100m2 (GFA)	\$3,887	\$7,776
plus m2 thereafter	\$5.28	\$9.52
Veterinary up to 100m2 (GFA)	\$3,887	\$7,776
plus m2 thereafter	\$5.28	\$9.52
Office up to 100m2 (GFA)	\$4,845	\$9,690
plus m2 thereafter *Capped at 3,000m2	\$6.08	\$10.93
Shop up to 200m2 (GFA)	\$5,214	\$10,418
plus m2 thereafter *Capped at 3,000m2 GFA	\$11.27	\$20.30

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Shopping Complex up to 200m2 (GFA)	\$5,214	\$10,418
plus m2 thereafter	\$11.27	\$20.30
Showroom & Hardware Store up to 450m2 (GFA)	\$5,271	\$10,542
plus m2 thereafter *Capped at 3,000m2 GFA	\$5.53	\$9.96
Nightclub/Bar up to 100m2 (GFA)	\$9,445	\$18,891
plus m2 thereafter	\$8.49	\$15.30
Garden Centre up to 1000m2 (GFA)	\$3,078	\$6,155
plus m2 thereafter *Capped at 2,000m2 (GFA)	\$4.54	\$6.82
Market (less than 1 Ha)	\$4,614	\$8,616
Plus per/or part Ha greater than 1 Ha	\$142	\$256
Industrial Use		
Warehouse up to 500m2 (GFA)	\$3,912	\$7,042
plus m2 thereafter *Capped at 3,000m2	\$5.28	\$8.46
Industry – High Impact & Environmentally Assessable Industry up to 100m2 (**Total Use Area)	\$4,708	\$9,415
Plus m2 thereafter *Capped at 3,000m2 (TUA)	\$6.22	\$11.20
Production, alteration, re-packaging & repairing up to 500m2 GFA (The Noosa Plan)	\$3,695	\$6,651
Plus m2 thereafter *Capped at 3,000m2	\$5.68	\$9.09
General Industry up to 100m2 (GFA)	\$3,048	\$5,486
plus m2 thereafter *Capped at 3,000m2	\$5.78	\$9.24
Light Industry, Service & Local Service Industry up to 100m2 (GFA)	\$4,033	\$7,260
plus m2 thereafter *Capped at 3,000m2	\$4.54	\$7.27
Extractive Industry (not exceeding 1 Hectare use and affected area)	\$20,650	\$41,298
Plus per/or part Ha thereafter	\$1,976	\$3,952
Landscape & Rural Supplies & Garden & Lifestyle Centre up to 10,000m2	\$4,797	\$8,635
plus m2 thereafter	\$3.80	\$6.09
Salvage Yard not exceeding 1000m2 (**Total Use Area)	\$7,913	\$15,828
plus m2 thereafter *Capped at 4,000m2 (TUA)	\$9.29	\$16.72

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Service Station	\$13,872	\$21,781
Outdoor Sales & Hire Yard & Storage Yard up to 1000m2 (**Total Use Area) plus m2 thereafter *Capped at 2,000m2 (TUA)	\$3,523 \$8.30	\$6,340 \$13.28
Vehicle Depot up to 1,000m2 (**Total Use Area) plus m2 thereafter *Capped at 3,000m2 (TUA)	\$3,523 \$8.30	\$6,340 \$13.28
Vehicle Repair Centre (up to 200m2) (GFA) plus m2 thereafter *Capped at 3,000m2 GFA	\$4,292 \$5.78	\$7,725 \$9.24
Vehicle Uses up to 100m2 (The Noosa Plan) plus m2 thereafter	\$4,258 \$4.35	\$6,684 \$6.82
Carwash	\$5,562	\$10,012
Transport Station up to 1,000m2 (GFA) plus m2 thereafter	\$4,836 \$6.13	\$8,705 \$9.80
Rural Use		
Agriculture & Traditional Cultivation up to 5Ha Plus per/or part Ha thereafter	\$2,659 \$1,125	\$3,191 \$1,350
Rural Produce & Roadside Stall up to 100m2 (GFA) Rural Produce & Roadside Stall over 100m2 (GFA)	\$1,125 \$3,412	\$2,024 \$5,460
Rural Holiday Accommodation - Holiday Cabins, up to 3 cabins Plus per cabin thereafter	\$2,992 \$360	\$5,984 \$576
Forestry, Plantation & Native Forest Harvesting	\$2,325	\$2,790
Aquaculture up to 500m2 Aquaculture over 500m2	\$1,125 \$4,892	\$2,024 \$7,828
Stable up to 6 horses plus per horse thereafter	\$2,641 \$7.00	\$4,755 \$11.00
Animal Keeping and extension to existing uses (ie Cattery, Kennel, breeding) under 6 animals Animal Keeping and extension to existing uses (ie Cattery, Kennel, breeding) over 6 animals	\$1,076 \$4,241	\$2,153 \$6,785

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Animal Husbandry - Low Impact	\$2,696	\$4,314
Animal Husbandry - High Impact & Intensive	\$9,725	\$19,451

SCRC MATERIAL CHANGE OF USE - CODE	SCRC CODE Fee		
Free Range Poultry (ie chickens, emus & ostriches)	51 – 200	201 - 1000	1001 plus
Less than 1 Ha	\$269	\$538	\$1,076
1 - 5 Ha	N/A	\$538	\$1,076
5 Ha plus	N/A	N/A	\$1,076
Battery Poultry Production (ie chickens, ducks, geese)	200 – 1000	1001 - 5000	5001 plus
Less than 1 Ha	\$1,076	\$4,306	\$8,611
1 - 5 Ha	N/A	\$4,306	\$8,611
5 Ha plus	N/A	N/A	\$8,611

SCRC MATERIAL CHANGE OF USE - IMPACT	SCRC IMPACT Fee		
Free Range Poultry (ie chickens, emus & ostriches)	51 – 200	201 - 1000	1001 plus
Less than 1 Ha	\$323	\$646	\$1,615
1 - 5 Ha	N/A	\$646	\$1,615
5 Ha plus	N/A	N/A	\$1,615
Battery Poultry Production (ie chickens, ducks, geese)	200 - 1000	1001 - 5000	5001 plus
Less than 1 Ha	\$1,292	\$6,458	\$17,222
1 - 5 Ha	N/A	\$6,458	\$17,222
5 Ha plus	N/A	N/A	\$17,222

SCRC MATERIAL CHANGE OF USE - CODE	SCRC CODE Fee		
Pig Keeping* (ie piggeries)	21 - 40	41 - 400	400 plus
Less than 1 Ha	\$3,229	\$6,458	\$17,222
1 - 5 Ha	\$2,153	\$4,306	\$8,611
5 Ha plus	\$1,076	\$4,306	\$8,611

*Standard Pig units as calculated under Environmental Protection Regulation 2008

SCRC MATERIAL CHANGE OF USE - IMPACT	SCRC IMPACT Fee		
Pig Keeping* (ie piggeries)	21 - 40	41 - 400	400 plus
Less than 1 Ha	\$4,306	\$8,611	\$17,222
1 - 5 Ha	\$3,229	\$6,458	\$17,222
5 Ha plus	\$2,153	\$6,458	\$17,222

*Standard Pig units as calculated under Environmental Protection Regulation 2008

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Winery up to 2,000m2 (GFA) (Maroochy Plan)	\$6,517	\$11,742
plus m2 thereafter	\$4.09	\$6.54
Rural Service Industry up to 500m2 GFA	\$4,069	\$7,324
plus m2 thereafter *Capped at 3,000m2	\$5.75	\$9.21
Community Use		
Telecommunications Facility	\$5,129	\$8,207
Place of Worship, Church up to 500m2 GFA	\$3,041	\$4,866
per m2 GFA thereafter	\$3.28	\$4.60
Community Centre & Hall up to 200m2 GFA	\$3,870	\$6,191
per m2 GFA thereafter	\$3.00	\$4.22
Emergency Use & Emergency Services - Shed	\$2,077	\$2,908
Hospital & Institutional Residence & Residential Care Facility & Health up to 10 beds	\$1,443	\$2,596
Plus per 5 beds thereafter	\$656	\$1,051
Child Care Centre	\$7,148	\$12,865
School & Educational Establishment & Information up to 200 m2 GFA (minor)	\$1,297	\$2,075
Plus per m2 GFA thereafter to 550 m2	\$3.23	\$5.82
School & Educational Establishment & Information greater than 550 m2 GFA (major)	\$2,277	\$4,553
Plus per m2 GFA thereafter	\$3.23	\$5.16
Recreation Use		
Indoor Sport, Recreation & Entertainment up to 200m2 GFA	\$2,708	\$4,892
Plus per m2 GFA thereafter	\$6.46	\$10.33
Indoor Sport, Recreation & Entertainment (Licensed Club) up to 200m2 GFA	\$2,718	\$5,414
Plus per m2 GFA thereafter*	\$6.46	\$11.62
*Capped at 3000m2 GFA		
Outdoor Sport, Recreation & Entertainment up to 1ha	\$4,047	\$6,476
Plus per/or part Ha thereafter	\$178	\$249

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SCRC MATERIAL CHANGE OF USE – CODE & IMPACT	SCRC CODE Fee	SCRC IMPACT Fee
Marina up to 50 berths (Caloundra City Plan)	\$5,479	\$9,861
Plus per 20 berths thereafter	\$646	\$1,033
Other Use		
Carpark up to 10 spaces	\$1,448	\$2,606
Plus per 10 spaces thereafter	\$624	\$999
Camping Ground up to 10 sites	\$474	\$568
Plus per site thereafter	\$48	\$58
Cemetery up to 1ha	\$4,188	\$6,280
Plus per/or part Ha thereafter	\$5.65	\$6.78
Local Utility & Information & Installation & Depot	\$3,714	\$5,199
Major Utility & Treatment, recycling & disposal up to 100m2 GFA	\$5,129	\$9,232
Plus per m2 GFA thereafter	\$6.78	\$10.85
Aeronautical - Minor Development (The Noosa Plan)	\$11,642	\$23,282
Aeronautical - Major Development (The Noosa Plan)	\$96,499	\$241,248
Brothel - 1-100m2 GFA	\$1,749	\$3,498
Brothel - 101-250m2 GFA	\$4,311	\$8,622
Brothel - >250m2	\$5,587	\$11,173
Integrated Tourist Facility	Refer to Impact	Price on Application
Advertising Signs	CODE	IMPACT
Sign – fronting State Controlled Road (Maroochy Plan 2000)	\$722	\$1,511
Illuminated sign (not on State Controlled Road) (Maroochy Plan 2000)	\$722	\$1,511
Non Illuminated sign (not on State Controlled Road) (Maroochy Plan 2000)	\$722	\$1,511
OPW Advertising Device (Caloundra City Plan)	\$722	\$1,511
General Sign & Low/Medium Impact Sign (The Noosa Plan)	\$722	
High Visual Impact Sign (The Noosa Plan)		\$1,511
Major Developments 5% of the applicable fee for MCU as determined by the relevant Manager (The Noosa Plan)		
Minimum (The Noosa Plan)	\$1,511	
Maximum (The Noosa Plan)	\$21,388	
Impounded Signs (per sign)	\$114	

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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.	\$1,102
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	\$1,102
2) manufacturing, in a year, a total of 5 tonnes or more of foam, composite plastics or rigid fibre-reinforced plastics.	\$1,102
19 Metal Forming	
Metal forming consists of forming a total of 10,000 tonnes or more of metal in a year using hot processes.	\$1,102
20 Metal Recovery	
Metal recovery consists of:	
1) recovering less than 100 tonnes of metal in a day	\$1,102
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.	\$1,102
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.	\$1,102
2)	
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.	\$1,102
61 Waste Incineration and Thermal Treatment	
Waste Incineration and Thermal Treatment consists of:	
1) incinerating waste vegetation, clean paper or cardboard.	\$1,102

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.		\$1,335	
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.		\$813	
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	\$1,289	1-5 per lot
	\$6,445	\$1,040	6-20 per lot*
	\$22,045	\$466	21-50 per lot*
	\$36,025	\$262	51-100 per lot*
	\$49,125	\$252	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	\$1,714	1-5 per lot
	\$8,570	\$1,382	6-20 per lot*
	\$29,300	\$619	21-50 per lot*
	\$47,870	\$348	51-100 per lot*
	\$65,270	\$335	101+ per lot*

Application Fee	\$ Base Fee		
Boundary Realignment involving a minor adjustment	\$2,017		
Lot Reconfiguration involving re subdivision of existing lots	\$3,470		
Assessment of Development Lease Subdivision Plans	As for Application Fee-Code		
Easement Application Fees	\$3,470		
Application Fee	\$ Base Fee	Increment Scale	
Reconfigure to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development	\$275	per lot	
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)	\$456	\$159	per lot
Building Format Plans (more than 25 lots)	\$1,609	\$113	per lot
Endorsement of Subdivision Plans	\$456	\$159	per lot
Sealing or endorsement of a Community Management Statement (not applicable if lodged with a Subdivision Plan)	\$456		
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	\$456		Per document
Re-endorsement of plans after expiry	\$286		Per plan
Assessment, co-ordination of uncompleted works bonds	\$813		

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SCRC– 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	\$1,335		
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	\$813		
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 an integrated application shall pay the application fee for each separate application	\$1,645	\$492	Plus per Lot
Electricity Reticulation and Street, Outdoor Lighting	\$323	\$37	Plus per Lot
Vehicle Crossover	\$375		
Works relating to Landscaping for which a higher order approval or Operational Works Approval is current	\$1,645		
External Roadworks, Stormwater Drainage, Landscaping, Car Parking and Driveways (relating to Material Change of Use Approvals) *Capped at 5000m2 Site Area	\$2,361		up to 1000m2
	\$3,009		1001-1200m2
	\$3,660		1201-1400m2
	\$4,174		1401-5000m2
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	\$1,535 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, Noosa Waters canals)	\$1,035		
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)	\$1,623		
Unitywater Fee			
Water Supply - external works first 500m	\$500		per metre
Water Supply - external works after 500m		\$10.00	per metre
Sewerage - external works first 500m	\$500		per metre
Sewerage - external works after 500m		\$10.00	per metre
On/Off maintenance re-inspection - after 2 failed inspections	\$361		
Sewerage – Sewerage Pump Station (motor power rating less than or equal to 50 kW)	\$3,618		
Sewerage – Sewerage Pump Station (motor power rating greater than 50 kW)	\$4,356		
Building over or adjacent to sewer	\$480		

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MISCELLANEOUS	\$ Base Fee	Increment Scale
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)	\$414	
Reinspection fee relating to conditions of approval	\$619	
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$7,184	
Request for a permissible change to a development approval under Section 240 or Section 242 of the <i>Sustainable Planning Act</i> or Section 316 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 \$3,496.00		
Request to change an Approval (not involving a change to or cancelling of conditions)	\$2,303	
Request to Change an Approval (involving a change to or cancelling of conditions)		
Base Fee 1 condition	\$812	1 condition
2-5 conditions per condition \$227 plus base fee	\$218.50	2-5 conditions
6+ conditions	\$3,362	6+ conditions
Detached House - Change to Development Approval and/or a change to conditions for a Detached House.	\$450	
Extension of Relevant Period	\$1,681	
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	\$1,437	per report
Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1a and 10 (as classified by BCA)	\$664	
Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1(a)(ii) and 9b (as classified by BCA) (ie. Duplex)	\$2,244	

OTHER CONTRIBUTIONS	\$ Fee	Increment Scale
Infrastructure Unit Charge		
Refer to MPK2000 Planning Scheme Policy DCA – Administration Section 3.5 : \$C =		\$1.3766
Request for written advice of infrastructure contributions estimate (pre – development application stage)	\$211	
Refer to Planning Scheme Policies for Caloundra City Plan		
Water Supply Headworks		
Caloundra / Kawana:-		
Per capita	\$2,319	

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OTHER CONTRIBUTIONS	\$ Fee	Increment Scale
Per residential allotment	\$6,951	
Per additional allotment created where subdivision is in existing industrial zone	\$3,475	
Hinterland Towns:		
Per Capita	\$2,299	
Per residential allotment	\$6,903	
per additional allotment created where subdivision is in existing industrial zone	\$3,475	
Maleny		
Per capita	\$2,178	
Per residential allotment	\$6,540	
per additional allotment created where subdivision is in existing industrial zone	\$3,270	
Sewerage Headworks		
Caloundra/Kawana:		
Per capita	\$2,002	
per residential allotment	\$6,011	
per additional allotment created where subdivision is in existing industrial zone	\$6,011	
Hinterland Towns:		
Per capita	\$2,942	
per residential allotment	\$8,827	
per additional allotment created where subdivision is in existing industrial zone	\$8,827	
Maleny:		
Per capita	\$1,705	
per residential allotment	\$5,115	
per additional allotment created where subdivision is in existing industrial zone	\$5,115	
Parks Contribution		
Residential (including Special Residential) zones	\$3,363	Per add lot
Park Residential Zone	\$2,120	Per add lot
Rural/Rural Residential Zone	\$1,692	Per add lot
Industrial/Commercial Zone	\$2,541	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	\$1,516	Per hectare
Park/Rural Residential	\$455	Per hectare
Other Uses	\$151	Per unit
Car Parking Contributions		
Local, Central & Special Business Zones and Special Development Zone within the CBD area	\$24,702	Per Space
Superseded for prior Maroochy Shire Council Planning Scheme (1985)		

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OTHER CONTRIBUTIONS	\$ Fee	Increment Scale
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 500m2	\$2,302	
Lots between 501m2 and 1000m2	\$3,836	
Lots between 1001m2 and 5000m2	\$7,673	
Lots between 5001m2 and 10,000m2	\$11,507	
Lots greater than 10,000m2 in area	\$15,342	
For rural residential subdivision:	\$4,604	
For rural excision lots whose primary purpose is for rural residential / residential use.	\$3,417	
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	\$476	
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.	\$22,245	
Rural subdivisions for allotments fronting bitumen surfaced roads	\$22,245	
Rural subdivisions for allotments fronting gravel surfaced roads	\$25,393	
Zone 1 as shown on Drawing 3747	\$34,902	
Zone 2 as shown on Drawing 3747	\$26,249	
Zone 3 as shown on Drawing 3747	\$17,453	
Zone 4 being balance of the Shire	\$13,041	
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.)	\$1,589	
Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (Costs include administration costs and external consultancy)	Price on Application	

STRATEGIC APPLICATIONS	\$ Fee	Increment Scale
Master Plan Assessments		
Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd		
Up to 1 Ha	\$14,090	
1 – 5 Ha	\$9,418	Per Ha
Over 5 Ha	\$4,709	Per Ha
Minor Change (Not involving changes to land Use) Kawana Master Plans	\$2,067	
Fees associated with Master Plans in declared Master Plan Area		
District Strategy Master Plan	Fee as determined by the CEO	
Local Development Master Plan	Fee as determined by the CEO	
Site Development Master Plan	\$25,000	Per SDMP
Site Development Master Plan for Industry and Enterprise Areas	POA	
Amendments	\$ base fee	Increment Scale
Structure Plan Amendments*	POA	
District Strategy Master Plan Amendments*	\$26,910	Minor
	\$161,460	Major
Local Development Master Plan Amendment*	\$10,764	Minor
	\$53,820	Major
Site Development Master Plan Amendment*	\$4,306	Minor
	\$16,146	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 Scale
Copy of 2004 Caloundra City Plan	\$532.00	Scheme
Development Control Plan 1 – Kawana	\$47.00	
Copy of Kawana Master Plan documents	\$44.10	
City Plan Coloured A3 Maps	\$20.45	Per page
City Plan Coloured A4 Maps	\$7.55	Per page
Copies of Codes	\$1.10	Per page
Copy of Superseded 1996 Planning Scheme	\$532.00	Scheme
Hard copy of superseded Development Control Plans (1996 Planning Scheme)	\$47.30	Per DCP
CD of superseded Development Control Plans (1996 Planning Scheme)	\$16.15	Per CD

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STRATEGIC DOCUMENTS	\$ Fee	Increment Scale
Caloundra City Local Growth Management Strategy	\$33.20	CD
Caloundra City Superseded Planning Scheme Documents	\$25.00	CD
Maroochy Plan 2000	\$320.00	Scheme
Postage and Handling of above documents	\$10.90	
sale of printed materials & maps, standard documents - MPK 2000	\$56.40	Per CD
Noosa Shire Business Centre Master Plan 2	\$30.00	Document
The Noosa Plan	\$296.00	Scheme

OTHER / MISCELLANEOUS	\$ Base Fee	GST Included
Building Works not associated with a MCU	\$2,266	
Preparation of an Infrastructure Agreement associated with an Adopted Infrastructure Charge	\$813	
Administration of a Bond or Bank Guarantee submitted in connection with any development (excluding uncompleted works bonds)	\$457	
Land Use written advice	\$253	Yes
Administrative fee to refund over payment of fee not resulting from a fee calculation error by council	\$57	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.	\$247	
Copy of Development Permit and associated materials subject to electronic recovery only and limited to A4 and A3 sized printed copies	\$65	
Copy of other letters (per Letter)	\$42	
Certificates / Searches / Town Planning Appraisals		
Town Planning Appraisals - Class 1a & 10	\$323	Yes
Town Planning Appraisals - Class 1b, 2-9	\$441	Yes
Property Development Notes	\$65	
Limited Planning & Development Certificate	\$198	
Standard Planning & Development Certificate	\$591	
Full Planning & Development Certificate (Vacant Site)	\$1,292	
Full Planning & Development Certificate (built Site)	\$3,767	
Precinct Enquiry Letter	\$98	Yes
Application for attendance at Pre-Lodgement Service Panel	\$0	
Coloured A4 copies	\$7.85	Per page
Coloured A3 copies	\$21.25	Per page
CD burning (CD of 1 per superseded Planning Scheme publication)	\$22.60	

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