



## **Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2017-2018**

Planning, Engineering and Environment Assessment



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#### **Acknowledgements**

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involved in the development of this document.

#### **Disclaimer**

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# 1 Preamble

## 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.

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

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

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

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. Visit the [properly made](#) fact sheet for further information.

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

For any further information visit [www.sunshinecoast.qld.gov.au/development](http://www.sunshinecoast.qld.gov.au/development) or phone of dedicated development counter on 07 5475 PLAN.

## 1.2 General

All Cost Recovery fees within this schedule 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 fee adjustment under Sections 1.3, 1.4, 1.8, 1.9, and 1.10. The highest reduction will apply.

## 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 application fees.

In order for the organisation to be eligible as a volunteer, community, sporting or religious organisation, at the time of lodgement of the application, the organisation must provide 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 1981* or *Corporations Act 2001*.

Conditions apply - see section 1.2 General.

## 1.4 Waiver of Development Application Charges

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

## 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:

Applications lodged under <i>Sustainable Planning Act 2009</i>	Applications lodged under <i>Planning Act 2016</i>	Applicable Refund
Application Stage	Application Part	90%
Information and Referral Stage	Information Request OR Referral Part	60%
Notification Stage	Public Notification Part	30%
Decision Stage	Decision Part	10%
Compliance Stage (prior to issue of Action Notice)		60%

No refund is applicable once a decision has been issued by council.

## 1.6 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 of Lot) as for a development permit.

## 1.7 Variation Requests

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

## 1.8 Applications involving a mixed use development

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

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

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

## 1.9 Combined Applications

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

## 1.10 Material Change of Use within an Existing Building

If an application involves an MCU within an existing building, the application shall be discounted by 25%. Conditions apply - see section 1.2 General.

## 1.11 Undefined Use Applications

Where an application involves a use that is not defined in the applicable planning scheme and the use or application could not reasonably be included in a category of the Fee Schedule, the applicant is to provide hard copies of the proposal and description of use and this will be considered on its merits by a delegated council officer to determine the appropriate fee.

### 1.12 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.

### 1.13 Minor Changes made during application process

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

### 1.14 Development Advice Services

Council offers a range of development advice services, including phone calls, face to face discussion, pre-lodgement meeting and pre design meetings to give feedback about specific development proposals and operational works applications. The type of service council provides will depend on the nature of the proposal and information provided. The purpose of this service is to identify and provide preliminary advice on major issues related to a development proposal and to explain application processes to proponents.

No fee shall apply to the above advice services.

Additional information about this service can be found on [council's website](#).

Council also provides free access to general development information for a specific site through the [Development Information Site Report](#).

Other fee paying advice services can be found under Section 10.1 of this Schedule.

### 1.15 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 \$1465.00 shall apply.

Where a development application (MCU or Building Works), 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.

### 1.16 Impact Assessment

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

### 1.17 Material Change of Use Application Fee Rebates Scheme

A 25% rebate of application fees paid for the relevant use (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 that the MCU approval takes effect. Rebate is subject only for the following uses as defined by the relevant Planning Scheme:

- Rural
  - Agriculture
  - Environment facility
  - Roadside stall
  - Winery.
- Tourism
  - Nature based tourism
  - Short term accommodation – where for a 5-star (or better) tourist facility
  - Shop – for an art and craft centre where located in a rural zone
  - Tourist attraction – where located within a rural zone.

- Health Care Services
  - Residential care facility (high care i.e. Nursing Home).

If the use has not commenced within two years from the date that the MCU approval takes effect, no rebate will apply.



## 2 Material Change of Use

### 2.1 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 ..... \$1465

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 ..... \$890

### 2.2 Residential Uses

*Caretaker's accommodation, Community residence* ..... \$1930

*Dwelling house* ..... \$600

*Dwelling unit* ..... \$890

*Dual occupancy* ..... \$3795

*Multiple dwelling*

Base fee ..... \$3795

Plus per unit capped at 100 units ..... \$560

*Relocatable home park, Resort complex, Tourist park*

Base fee ..... \$2035

Plus per unit capped at 100 units ..... \$405

*Residential care facility*

Base fee ..... \$5100

Plus per bed \* capped at 100 beds ..... \$100

*Rooming accommodation, Short-term accommodation, Nature-based tourism*

Base fee ..... \$1935

Plus per bed/camp-site capped at 20 beds/sites ..... \$405

*Retirement facility*

Base fee ..... \$1935

Plus per unit capped at 100 units ..... \$405

### 2.3 Business and Commercial Uses

*Adult store, Office*

Base fee ..... \$3570

Plus sqm \*capped at 3,000m<sup>2</sup> ..... \$10

*Agricultural supplies store and Hardware and trade supplies*

Base fee ..... \$3570

Plus sqm\* capped at 3,000m<sup>2</sup> ..... \$5

*Bar*

Base fee ..... \$10,200

Plus sqm ..... \$10

*Carwash* ..... \$6115

*Crematorium*

Base fee ..... \$4840

Plus sqm ..... \$5

*Food and drink outlet and Veterinary services*

Base fee ..... \$3820

Plus sqm ..... \$5

*Function facility*

Base fee ..... \$3820

Plus sqm \*capped at 2,000m<sup>2</sup> ..... \$5

*Funeral parlour*

Base fee ..... \$3820

Plus sqm ..... \$10

*Garden centre*

Base fee ..... \$3565

Plus sqm \*capped at 2,000m<sup>2</sup> ..... \$5

*Health care services*

Base fee ..... \$4330

Plus sqm ..... \$5

*Home based business* ..... \$2290

*Hotel*

Base fee ..... \$4330

Plus sqm \*capped at 2,000m<sup>2</sup> ..... \$10

*Market*

Base fee ..... \$4840

Plus hectare ..... \$152

*Nightclub entertainment facility*

Base fee ..... \$10,190

Plus sqm ..... \$5

*Outdoor sales*

Base fee ..... \$2800

Plus sqm \*capped at 2,000m<sup>2</sup> ..... \$5

*Service station* ..... \$15,285

*Shop*

Base fee ..... \$3820

Plus sqm ..... \$10

*Showroom*

Base fee ..... \$3820

Plus sqm ..... \$5

*Sales office* ..... \$1120

*Shopping centre*

Base fee ..... \$10,190

Plus sqm ..... \$10

### *Theatre*

Base fee .....	\$2545
Plus sqm .....	\$5

### *Tourist attraction*

Base fee .....	\$4330
Plus hectare .....	\$150

## **2.4 Industrial Uses**

### *Bulk landscape supplies & Transport depot*

Base fee .....	\$4330
Plus sqm total use area .....	\$5

### *Extractive industry*

Base fee .....	\$20,380
Plus per hectare .....	\$2545

### *High impact industry, Research and technology industry & Special industry*

Base fee .....	\$5350
Plus sqm total use area *capped at 6,000m <sup>2</sup> .....	\$5

### *Low impact industry, Service industry & Warehouse*

Base fee .....	\$3825
Plus sqm total use area *capped at 3,000m <sup>2</sup> .....	\$5

### *Marine industry & Medium impact industry*

Base fee .....	\$4330
Plus sqm total use area *capped at 3,000m <sup>2</sup> .....	\$5

## **2.5 Community Uses**

### *Cemetery*

Base fee .....	\$4585
Plus hectare .....	\$152

### *Child care centre* .....

	\$7895
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### *Community care centre, Place of worship*

Base fee .....	\$4075
Plus sqm .....	\$5

### *Community use*

Base fee .....	\$2625
Plus sqm .....	\$5

### *Emergency services* .....

	\$2290
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### *Educational establishment*

Per sqm .....	\$5
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### *Hospital*

Base fee .....	\$510
Plus sqm .....	\$5

## 2.6 Sport and Recreation Uses

### *Club*

Base fee .....	\$2955
Plus sqm total use area .....	\$10

### *Indoor sport and recreation*

Base fee .....	\$2955
Plus sqm total use area *capped at 3,000m <sup>2</sup> .....	\$10

### *Major sport, recreation and entertainment facility, Motor sport facility*

Base fee .....	POA
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### *Outdoor sport and recreation*

Base fee .....	\$4480
Plus per hectare .....	\$1000

## 2.7 Rural Uses

<i>Animal keeping</i> (per animal) capped at 20 animals .....	\$200
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### *Aquaculture*

Base fee .....	\$1275
Plus sqm total use area .....	\$5

### *Intensive horticulture*

Base fee .....	\$2550
Plus per hectare .....	\$405

<i>Intensive animal industry</i> .....	\$10,800
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<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery</i> .....	\$2955
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<i>Roadside stall</i> .....	\$1222
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### *Rural workers accommodation*

Base fee .....	\$1925
Plus per unit .....	\$380

### *Rural industry*

Base fee .....	\$2550
Plus sqm total use area *capped at 3,000m <sup>2</sup> .....	\$5

### *Winery*

Base fee .....	\$3820
Plus sqm total use area .....	\$5

## 2.8 Other Uses

### *Air services, Port services*

Base fee .....	\$3055
Plus sqm total use area .....	\$5

### *Parking station*

Base fee .....	\$8150
Plus sqm .....	\$5

**Environment facility, Major electricity facility, Substation, Utility Installation,  
Renewable energy facility**

Base fee .....	\$5605
Plus sqm total use area .....	\$10
<b>Telecommunication facility</b> .....	\$5605

### 3 Environmentally Relevant Activity

- 3.1 Material Change of Use Application<sup>1</sup> that also relates to a Prescribed Environmentally Relevant Activity<sup>2</sup> that is a concurrence ERA<sup>3</sup> administered by council, or
- 3.2 A self-assessable development<sup>1</sup> that relates to a Prescribed Environmentally Relevant Activity<sup>2</sup> that is a concurrence ERA<sup>3</sup> administered by council.

The Fee Payable equals:

- (i) The application fee, currently \$609<sup>4</sup> for assessment of the concurrence ERA; PLUS
- (ii) 30% of the annual fee for the ERA environmental authority, as set by council in the [Sunshine Coast Council Fees and Charges](#).

These fees are set in accordance with *Section 117 and Schedule 10 Part 2b* of the [Environmental Protection Regulation 2008](#). All ERAs administered by council (listed below) are concurrence ERAs.

#### 6 Asphalt Manufacturing

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

#### 12 Plastic Product Manufacturing

- Consists of: Manufacturing, in a year, a total of 50 tonnes or more of plastic products.
- Consists of: Manufacturing, in a year, a total of 5 tonnes or more of foam, composite plastics or rigid fibre-reinforced plastics.

#### 19 Metal Forming

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

#### 20 Metal Recoveries

Metal recovery consists of:

- Recovering less than 100 tonnes of metal in a day.
- Recovering 100 tonnes or more of metal in a day, or 10,000 tonnes or more of metal in a year without using a fragmentiser.

#### 38 Surface Coating

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

#### 49 Boat Maintenance or Repair

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

#### 61 Waste Incinerations and Thermal Treatment

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

1. 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) and Section 426 (1) of the Environmental Protection Act 1994*. *IDAS Form 8 - Environmentally Relevant Activity* must

be included with the development application. The ERA fee (\$609 PLUS 30% of the annual fee) 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's are 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 section 117 and Schedule 10 Part 2b of the [Environmental Protection Regulation 2008](#).

## 4 Reconfiguring of a Lot

### 4.1 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 ..... \$1465

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 ..... \$890

### 4.2 Code Assessment

Fee is based on the total number of lots in the proposed reconfiguring including the existing lot(s)

Base fee ..... \$1425

Plus per lot ..... \$815

### 4.3 Other

Boundary realignment involving a minor adjustment ..... \$1425

Lot reconfiguration involving re subdivision of existing lots ..... As per code assessment

Assessment of Development lease subdivision plans ..... As per code assessment

Easement application fees ..... \$1425

Reconfigure to create a Community Title Scheme and Multiple Lease where a

Material Change of Use pre determines development per lot ..... \$1415

### 4.4 Subdivision Plans

Endorsement of Building Format Plans (per lot up to 25 lots)

Base fee ..... \$500

Plus ..... \$175

Endorsement of Building Format Plans (per lot more than 25 lots)

Base fee ..... \$1765

Plus ..... \$122

Endorsement of Standard Format and Volumetric Format Plans (per lot)

Base fee ..... \$500

Plus ..... \$175

### 4.5 Documents – to be endorsed by council

Endorsement of a Community Management Statement (not applicable

if lodged with a subdivision plan) ..... \$500

Endorsing of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document .....	\$500
Re-endorsement of plans after expiry per plan .....	\$315

## 5 Operational Works - Assessment

### 5.1 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 ..... \$1465

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 ..... \$890

### 5.2 Relating to Reconfiguring a Lot

Works relating to reconfiguring of a Lot (e.g. drainage, stormwater, roadworks & electrical reticulation, street lighting & landscaping works etc.).

Where lodged as an integrated application Base ..... \$1120

Plus per lot ..... \$430

Where not lodged as an integrated application the above fee shall be paid for each separate application with the exception of the following:

Landscaping Works ..... \$1120

Electricity reticulation and street, outdoor lighting

Base ..... \$355

Plus per lot ..... \$50

### 5.3 Relating to Material Change of Use

External road works, stormwater drainage, landscaping, car parking and driveways within a development stage. The charge is based on the site area for each stage – this is defined as the development footprint area of the approved use.

Up to 1000m<sup>2</sup> ..... \$2185

1001-1200m<sup>2</sup> ..... \$2795

1201-1400m<sup>2</sup> ..... \$3515

1401m<sup>2</sup> and above ..... \$4075

### 5.4 Advertising Device

Signs – per application ..... \$1180

### 5.5 Other

Works not relating to reconfiguring of a lot or material change of use or other development approvals (e.g. bulk earthworks, changes to natural surface levels, bridges, other infrastructure).

Whichever is greater (Maximum fee \$25,000) ..... schedule fee or 0.5% of estimated value of work  
..... or \$1680

Carrying out Operational Works for Prescribed Tidal Works (Applications for Pontoons, decks & pontoons etc. for private use associated with a Residential Dwelling) ..... \$1135

Carrying out Operational Works for Prescribed Tidal Works (Applications for all other Prescribed Tidal Works) ..... \$1780

Vehicle crossover ..... \$405

Vegetation clearing (area to be cleared – measured to the outer drip line)

Less than 50m<sup>2</sup> ..... \$75

Over 50m<sup>2</sup> ..... \$150

## 6 Operational Works – Construction

The following fees must be paid prior to and only where a prestart meeting for the approved Operational Works is required. The fee covers Council inspections as per the Planning Scheme Policy for Development Works and/or Operational Works approval requirements

### 6.1 Works relating to Reconfiguring a Lot

Council inspections for drainage, stormwater, roadworks, driveways, electrical reticulation, streetlighting & landscaping works etc. ....	\$715
Plus per lot .....	\$105



## 6.2 Other

Council inspections for works that will either become municipal infrastructure including: roadworks, stormwater drainage, landscaping etc. or are required by an Operational Works approval whichever is greater (maximum fee \$5,000) ..... 0.2% of estimated value of work ..... or \$510  
Assessment, co-ordination of uncompleted works bonds ..... \$890

## 7 Post Approval Processes

This section covers the general assessment of plans, documents or works (excluding subdivision plans) after the decision starts to have effect.

### 7.1 Changes after Appeal Period

This section covers any request for a Change after Appeal Period, including referrals where council was not the Assessment Manager or a request for a Pre-Request Response Notice.

If the request involves an increase in development yield, the fee will be "POA". If the request for a Minor Change to an approval involves both changes to endorsed plans and conditions, the higher fee shall apply.

Minor Change associated with a Detached House ..... \$495  
Minor Change to an approval (involving a change to or cancelling of one condition only and not involving a change to approved plans) ..... \$890  
Minor Change to an approval (involving changes to approved plans only and not involving a change to or cancelling of conditions) or a Minor Change to an approval involving a change to or cancelling of two - five conditions ..... \$2530  
All other Minor Changes to an approval (involving a combination of changes to approved plans and any number of conditions or a request to change an approval involving a change to or cancelling six plus conditions) ..... \$3840  
Other Change ..... As per relevant application fee for full scope of development  
Change to a Variation Request under the *Planning Act 2016*, or a Preliminary Approval Overriding the Planning Scheme under either *Section 242* of the *Sustainable Planning Act 2009* or *Section 3.1.6* of the *Integrated Planning Act 1997* ..... POA  
Extension Application ..... \$1840

### 7.2 Miscellaneous

Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (costs include administration costs and external consultancy) ..... POA  
Assessment of Technical reports (not submitted prior to the commencement of the decision part of the Development Assessment Rules). Reports include: Stormwater Management Plan, Environmental Management Plan, Acid Sulphate Soils Management Plan, Erosion and Sediment Control Plan, Traffic Study, Geotechnical, Economic Impact, Social Impact, Flood, Noise etc. – per report ..... \$1580  
Assessment and Endorsement of Plans and Documents following an Approval and "Generally in Accordance Requests" (Including plans and documents required as a condition of approval) ..... \$455  
Reinspection fee relating to conditions of approval ..... \$685  
Priority Development Area (PDA) Development Inspections and Review (minimum fee \$875) per lot ..... \$230  
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals) ..... \$8000

## 8 Contributions

### 8.1 General

Infrastructure Unit Charges

Request for written advice of infrastructure contributions estimate

pre-development application stage .....\$230

### 8.2 Maroochy Plan 2000

#### **Infrastructure Unit Charge**

Refer to MPK2000 Planning Scheme Policy DCA Administration Section 3.5: \$C= .....\$1.5226

#### **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<sup>2</sup>.....\$2546

Lots between 501m<sup>2</sup> and 1000m<sup>2</sup>.....\$4243

Lots between 1001m<sup>2</sup> and 5000m<sup>2</sup>.....\$8486

Lots between 5001m<sup>2</sup> and 10,000m<sup>2</sup>.....\$12,728

Lots greater than 10,000m<sup>2</sup> in area .....\$16,969

For rural residential subdivision ..... \$5091

For rural excision lots whose primary purpose is for rural residential / residential use. ....\$3778

*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 .....\$525

#### **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 1985 Superseded Planning Scheme.)

Family transfer / retirement / rural home site / rural residential excision (not requiring road constructions) / per created lot .....\$24,605

Rural subdivisions for allotments fronting bitumen surfaced roads .....\$24,605

Rural subdivisions for allotments fronting gravel surfaced roads .....\$28,086

*Contributions in lieu of provision of car parking spaces*

Zone 1 as shown on Drawing 3747 .....\$38,604

Zone 2 as shown on Drawing 3747 .....\$29,033

Zone 3 as shown on Drawing 3747 .....\$19,304

Zone 4 being balance of the Shire.....\$14,424

*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).....\$1756

## 8.3 Caloundra City Plan 2004

### **Water Supply Headworks**

Caloundra / Kawana

Per capita.....	\$2564
Per residential allotment .....	\$7688
Per additional allotment created where subdivision is in existing industrial zone .....	\$3842
Hinterland Towns:	
Per capita.....	\$2543
Per residential allotment .....	\$7635
Per additional allotment created where subdivision is in existing industrial zone .....	\$3842
Maleny:	
Per capita.....	\$2409
Per residential allotment .....	\$7231
Per additional allotment created where subdivision is in existing industrial zone .....	\$3616

### **Sewerage Headworks**

Caloundra / Kawana

Per capita.....	\$2214
Per residential allotment .....	\$7231
Per additional allotment created where subdivision is in existing industrial zone .....	\$3616
Hinterland Towns:	
Per capita.....	\$3253
Per residential allotment .....	\$9764
Per additional allotment created where subdivision is in existing industrial zone .....	\$9764
Maleny:	
Per capita.....	\$1886
Per residential allotment .....	\$5658
Per additional allotment created where subdivision is in existing industrial zone .....	\$5658

### **Parks Contributions**

Residential (including Special Residential) zones per additional lot .....	\$3720
Park Residential zone per additional lot .....	\$2345
Rural/Rural Residential zone per additional lot .....	\$1870
Industrial/Commercial zone per additional lot .....	\$2808

### **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 per hectare .....	\$1677
Park/rural residential per hectare .....	\$504
Other uses – per unit .....	\$166

### **Car Parking Contributions**

Local, Central and Special Business Zones and Special Development Zone within the

CBD area per space .....\$27,322

## 9 Master Plans and Area Development 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:

- Material Change of Use, Reconfiguring, Operational Works pursuant to the *Planning Act 2016*
- Design Plan approvals pursuant to the *Land Act 1994*.

### Kawana Waters Planning Area

#### 9.1 Master Plan Applications

Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd

Other than Site Development Plan up to 1Ha ..... \$25,895  
Other than Site Development Plan between 1Ha and 5Ha per Ha ..... \$17,310  
Other than Site Development Plan over 5Ha per Ha ..... \$8650  
Site Development Master Plan (per plan) ..... \$45,085

#### 9.2 Design Plan Applications

Design Plan application fees shall be the same as the fee for a Code Assessable Reconfiguration of a Lot application fee for the same number of lots.

#### 9.3 Master Plan Amendments

Structure plan amendments ..... POA  
Site development master plan amendment ..... Minor \$7915  
..... Major \$29,670  
Other than Site Development Plan minor change (not involving changes to land use)  
Kawana Master Plans ..... \$3795  
The determination of the amendment as minor or major shall be made by the Director, Planning and Environment Department or other council delegate.

#### 9.4 Clearance to Instigate Settlement

Clearance to instigate settlement (per lot) ..... Base fee \$500  
..... plus \$170

### Palmview Master Planned Area

Fees associated with planning applications and Prescribed Notices in accordance with the Palmview Structure Plan and the Palmview Structure Plan Area Infrastructure Agreement will attract a fee.

Fees are also required for the following developments within Palmview Master Planned Area:

- Material Change of Use, Reconfiguring, Operational Works pursuant to the *Sustainable Planning Act, 2009*.

#### 9.5 Applications

Area Development Application ..... POA  
Change to an Area Development Approval ..... POA  
Assessment of Technical reports (submitted post approval of Area Development Application). Reports include: Local Ecological and Landscape Protection and Rehabilitation Plans, Biodiversity Offset Plan, Fire Management Plan, etc. per report ..... POA

## 9.6 Amendments

Palmview Structure Plan amendments .....	POA
Change to an Area Development Approval .....	POA

## 9.7 Contributions

Contributions are required under the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2)*.

Administration of Prescribed Notices under the *Palmview Structure Plan Area*

*Infrastructure Agreement 2010 (Consolidation No. 2)* (excluding Notices associated

to the Palmview Prescribed Road Infrastructure) ..... POA

Administration of bank guarantees/performance securities (excluding bonds or security associated to the Palmview Prescribed Road Infrastructure) ..... \$500

## 10 Miscellaneous Fees

### 10.1 Applications

Building Works not associated with a material change of use for a

Dwelling House or Dual Occupancy ..... \$600

Building works not associated with a material change of use ..... \$2520

Concurrence Agency Assessment associated with a Dwelling House ..... \$600

Preparation of an infrastructure agreement associated with an adopted

infrastructure charge ..... \$890

Land use written advice ..... \$280

Self-assessable review service ..... \$280

Town planning appraisals ..... \$280

Exemption Certificate..... 25% of applicable fee for proposed development (with minimum fee of \$875)

Request to apply Superseded Planning Scheme ..... \$1935

### 10.2 Administration Charges

Administrative fee to refund over payment of fee not resulting from a fee

calculation error by council (GST inclusive) ..... \$60

An administrative fee will be retained for a cancelled written advice, search, permissible

change to Development Approval, or other similar service ..... \$175

If an application/request lapses under the Development Assessment Rules process, no refund of fees is applicable, except for a not properly made application that is taken not to have been made under the Development Assessment Rules. In this circumstance 100% of the fee,

less an administrative charge of ..... \$175

Administration of a bond or bank guarantee submitted in connection

with any development (excluding uncompleted works bonds) ..... \$510

If an application is lodged that is identical to the lapsed application - within three months of

the lapsed date - new application fee ..... \$890

Charge for retrieval of development files (limited to A4 and A3 sized copies only) ..... \$150

Price on application shall apply to copying of plans or documents larger than A3 size ..... POA

Copy of other letters (per letter) ..... \$45

### 10.3 Documents

Planning Scheme (per scheme excluding maps) ..... \$585

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Postage of scheme (per scheme) .....	\$15
Coloured A4 copies (per map or page) .....	\$25
Coloured A3 copies (per map or page) .....	\$50
DVD Sunshine Coast Planning Scheme 2014 (per DVD) .....	\$30
Kawana Master Plan documents (per document excluding maps) .....	\$50
Development Control Plan 1 – Kawana (excluding maps) .....	\$50

## 11 Certificates/Searches

### 11.1 Applications

Property development notes .....	\$75
Limited planning and development certificate .....	\$220
Standard planning and development certificate .....	\$660
Full planning and development certificate (vacant site) .....	\$1425
Full planning and development certificate (built site) .....	\$4200
Precinct enquiry letter (GST inclusive) .....	\$75

## 12 Glossary

### **GFA**

Gross Floor Area – As defined by relevant Planning Scheme.

### **PDA**

Priority Development Area prescribed under the *State's Economic Development Queensland (EDQ) Act*.

### **POA**

Price on Application.

### **TUA**

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

### **Charge Calculations**

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



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