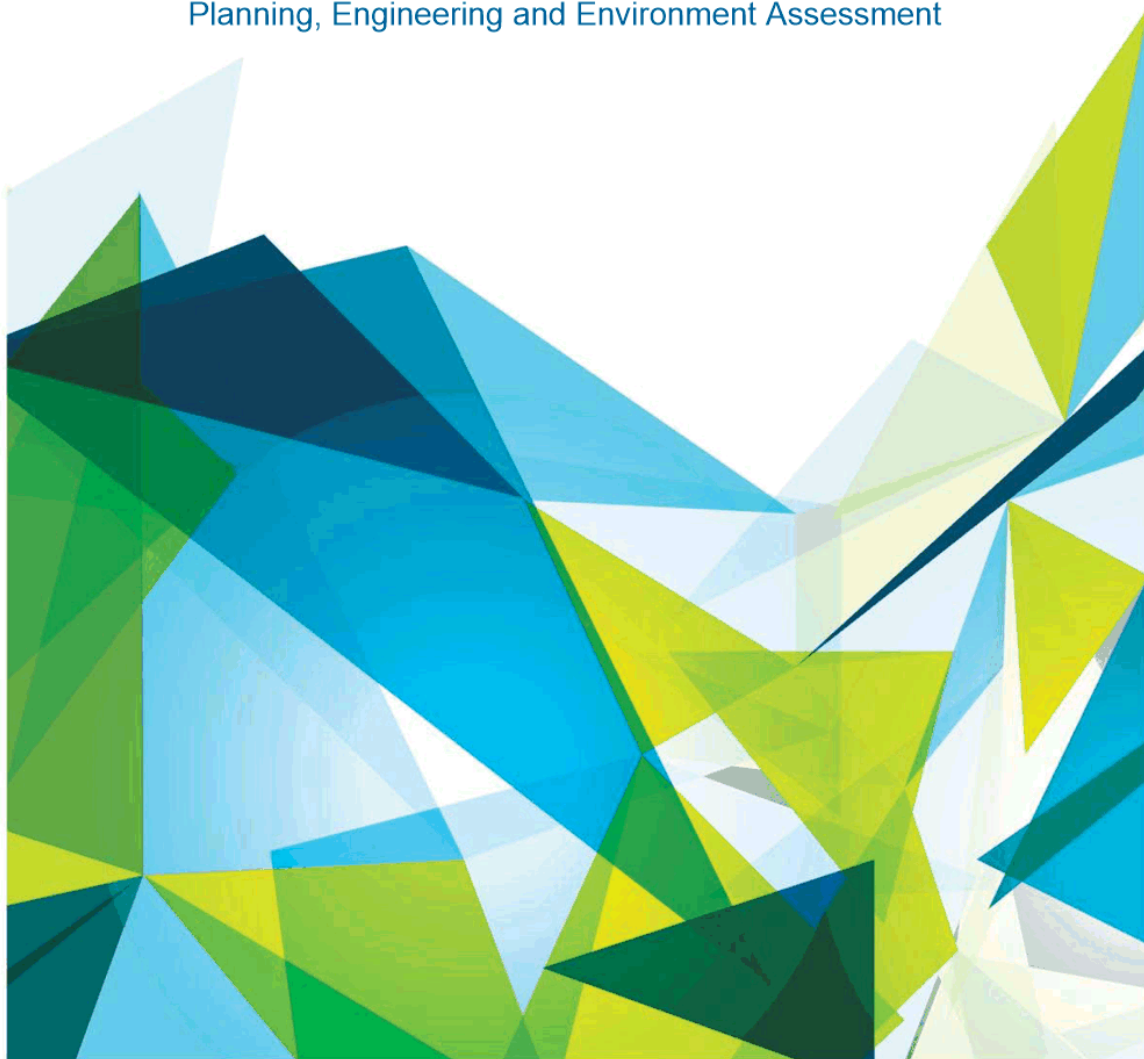




Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2019-2020

Planning, Engineering and Environment Assessment



© Sunshine Coast Regional Council 2009-current.
Sunshine Coast Council™ is a registered trademark
of Sunshine Coast Regional Council.

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Acknowledgements

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

Disclaimer

Information contained in this document is based on
available information at the time of writing. All figures and
diagrams are indicative only and should be referred to as
such. While the Sunshine Coast Regional Council has
exercised reasonable care in preparing this document it
does not warrant or represent that it is accurate or
complete. Council or its officers accept no responsibility
for any loss occasioned to any person acting or refraining
from acting in reliance upon any material contained in this
document.

Contents

1 Preamble.....	5
1.1 Payment of Fees and Lodgement of Applications	5
1.2 General.....	5
1.3 Subsidy for Community, Sporting and Religious Organisations	5
1.4 Waiver of Charges.....	5
1.5 Refunds	6
1.6 Preliminary Approvals	6
1.7 Variation Requests	6
1.8 Applications involving a mixed use development	6
1.9 Combined Applications.....	6
1.10 Material Change of Use within an Existing Building	6
1.11 Undefined Use Applications	6
1.12 Consultants Costs	7
1.13 Minor Changes made during application process	7
1.14 Concessions for Buildings and Sites Affected by Heritage Provisions	7
1.15 Impact Assessment.....	7
1.16 Material Change of Use Application Fee Rebates Scheme	7
2 Development Advice Services	8
Refer to the Glossary in Section 13 for more detail on Development Advice Services.....	8
2.1 Pre-Advice Services	8
2.2 Prelodgement and Pre-application meetings	8
2.3 Pre-assessment technical report/s	8
3 Material Change of Use.....	8
3.1 Minimum Fee.....	8
3.2 Residential Uses	8
3.3 Business and Commercial Uses	9
3.4 Industrial Uses.....	11
3.5 Community Uses.....	12
3.6 Sport and Recreation Uses	13
3.7 Rural Uses.....	13
3.8 Other Uses	14
4 Environmentally Relevant Activity	15
4.1 Material Change of Use Application ¹ that also relates to a Prescribed Environmentally Relevant Activity ² that is an ERA administered by council ³ , or	15
4.2 A self-assessable development ¹ that relates to a Prescribed Environmentally Relevant Activity ² that is an ERA ³ administered by council.....	15
5 Reconfiguring a Lot	15
5.1 Minimum Fee.....	15
5.2 Code Assessment	15

5.3	Other	15
5.4	Approval of Subdivision Plans	16
5.5	Endorsement of Other Documents	16
6	Operational Works - Assessment	16
6.1	Minimum Fee	16
6.2	Relating to Reconfiguring a Lot	16
6.3	Relating to Material Change of Use	16
6.4	Advertising Device	17
6.5	Other	17
7	Operational Works – Construction	17
7.1	Relating to Reconfiguring a Lot	17
7.2	Relating to Material Change of Use	17
7.2	Relating to Reinspections	17
8	Post Approval Processes	18
8.1	Changes after Appeal Period	18
8.2	Miscellaneous	18
9	Contributions	18
9.1	General	18
9.2	Maroochy Plan 2000	18
9.3	Caloundra City Plan 2004	19
10	Master Plans and Area Development Applications	20
	Kawana Waters Planning Area	20
10.1	Kawana Master Plan Applications	20
10.2	Kawana Design Plan Applications	21
10.3	Kawana Master Plan Amendments	21
10.4	Kawana Clearance to Instigate Settlement	21
	Palmview Planning Area	21
10.5	Palmview Master Planned Area	21
10.6	Palmview Development Applications	21
10.7	Palmview Amendments	21
10.8	Contributions	21
11	Miscellaneous Fees	22
11.1	Application Charges	22
11.2	Administration Charges	22
11.3	Documents	22
12	Certificates/Searches/Information	23
12.1	Requests	23
13	Glossary	23

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 <https://mycouncil.sunshinecoast.qld.gov.au/>.

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

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

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

1.2 General

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.

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

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

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

Conditions apply - see section 1.2 General.

1.4 Waiver of 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.

Conditions apply - see section 1.2 General.

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:

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

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

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.

Conditions apply - see section 1.2 General.

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.

Conditions apply - see section 1.2 General.

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 type is not specifically provided for in this schedule or the application could not reasonably be included in a category that is provided in this schedule, the applicant is to provide plans of the proposal 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 (that is not a result of an Information Request) prior to the application being decided and the change results in an increase in the size or scale of the development or it increases the development yield (i.e. total use area, number of lots or Gross Floor Area), additional fees will be payable in accordance with the Fees and Charges Register below.

1.14 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 \$1,465.00 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.

1.15 Impact Assessment Fees

Fees listed in the schedule are for code assessment only.

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

1.16 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.

1.17 Material Change of Use and Reconfiguring a Lot

Applications with a fee calculation of \$200,000 or above - will be quoted prior to lodgement of the application. Full details and plans of the proposal must be submitted to Council to support a fee quote request.

2 Development Advice Services

Refer to the Glossary in Section 13 for more detail on Development Advice Services.

2.1 Pre-Advice Services

Written advice	\$295
Self-assessable review service	\$295
Town planning appraisal	\$295

2.2 Prelodgement and Pre-application meetings

Detailed prelodgement meeting - office based 1 hour meeting	\$945
Detailed prelodgement meeting - on-site meeting	\$1,650
Additional follow up meetings	\$710
Personalised case management pre-application services (ranging from \$5k to \$10k)	POA

Note: The above fees will be subject to consideration of a discount application fee at the time of lodgement of the subsequent and related application, if this application satisfies all aspects of the prelodgement meeting notes provided. Applicants seeking a discount, are required to pay the full fees at the time of lodgement. A written request for a fee quote must also be made at the time of lodgement of the application and an assessment will be made to determine if a discount is applicable.

2.3 Pre-assessment technical report/s

Minor technical report (for smaller proposals e.g. simple bushfire, engineering reports)	\$520
Standard technical report (for more complex proposals)	\$1,020
Major technical report (for highly complex, major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,640

3 Material Change of Use

3.1 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 this Register	\$1,525
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	\$925

3.2 Residential Uses

<i>Caretaker's accommodation</i>	\$2,005
<i>Community residence</i>	\$2,005
<i>Dual occupancy</i>	\$3,940
<i>Dwelling house</i>	\$620
<i>Dwelling unit</i>	\$925
<i>Multiple dwelling</i> *capped at 100 units	
Base fee	\$3,940
Plus per unit	\$585

Nature-based tourism *capped at 20 beds/sites

Base fee	\$2,010
Plus per bed/camp-site	\$425

Relocatable home park *capped at 100 beds/sites

Base fee	\$2,115
Plus per bed/camp-site	\$425

Residential care facility *capped at 100 beds

Base fee	\$5,300
Plus per bed	\$105

Retirement facility *capped at 100 units

Base fee	\$2,010
Plus per units	\$425

Resort complex *capped at 100 units

Base fee	\$2,115
Plus per unit	\$425

Rooming accommodation *capped at 20 beds/sites

Base fee	\$2,010
Plus per bed/camp-site	\$425

Short-term accommodation *capped at 20 beds/sites

Base fee	\$2,010
Plus per bed/camp-site	\$425

Tourist park *capped at 100 Units

Base fee	\$2,115
Plus per unit	\$425

3.3 Business and Commercial Uses*Adult store* *capped at 3,000m²

Base fee	\$3,710
Plus per sqm	\$15

Agricultural supplies store *capped at 3,000m²

Base fee	\$3,710
Plus per sqm	\$10

Bar *capped at 500m²

Base fee	\$10,605
----------	----------

Plus per sqm	\$15
<i>Carwash</i>	\$6,355
<i>Crematorium</i> *capped at 500m ²	
Base fee	\$5,030
Plus per sqm	\$10
<i>Food and drink outlet</i> *capped at 1,000m ²	
Base fee	\$3,975
Plus per sqm	\$10
<i>Function facility</i> *capped at 2,000m ²	
Base fee	\$3,975
Plus per sqm	\$10
<i>Funeral parlour</i> *capped at 1,000m ²	
Base fee	\$3,975
Plus per sqm	\$15
<i>Garden centre</i> *capped at 2,000m ²	
Base fee	\$3,710
Plus per sqm	\$10
<i>Hardware and trade supplies</i> *capped at 3,000m ²	
Base fee	\$3,715
Plus per sqm	\$10
<i>Health care services</i> *capped at 2,000m ²	
Base fee	\$4,500
Plus per sqm	\$10
<i>Home based business</i>	\$2,380
<i>Hotel</i> *capped at 2,000m	
Base fee	\$4,500
Plus per sqm	\$15
<i>Office</i> *capped at 3,000m ²	
Base fee	\$3,710
Plus per sqm	\$15
<i>Market</i> *capped at 5ha	
Base fee	\$5,030
Plus per hectare	\$160
<i>Nightclub entertainment facility</i> *capped at 2,000m ²	

Base fee	\$10,590
Plus per sqm	\$10
<i>Outdoor sales</i> *capped at 2,000m ²	
Base fee	\$2,910
Plus per sqm	\$10
<i>Sales office</i>	\$1,165
<i>Service station</i>	\$15,885
<i>Shop</i> *capped at 3,000m ²	
Base fee	\$3,975
Plus per sqm	\$15
<i>Showroom</i> *capped at 6,000m ²	
Base fee	\$3,975
Plus per sqm	\$10
<i>Shopping centre</i> *capped at 15,000m ²	
Base fee	\$10,590
Plus per sqm	\$15
<i>Theatre</i> *capped at 3,000m ²	
Base fee	\$2,650
Plus per sqm	\$10
<i>Tourist attraction</i> *capped at 20ha	
Base fee	\$4,500
Plus per hectare	\$160
<i>Veterinary services</i> *capped at 2,000m ²	
Base fee	\$3,975
Plus per sqm	\$10
3.4 Industrial Uses	
<i>Bulk landscape supplies</i> *capped at 3000m ² TUA	
Base fee	\$4,500
Plus per sqm total use area	\$10
<i>Extractive industry</i>	
Base fee	\$21,180
Plus per hectare	\$2,645
<i>High impact industry</i> *capped at 6,000m ² TUA	
Base fee	\$5,560

Plus per sqm total use area	\$10
<i>Low impact industry</i> *capped at 3,000m ² TUA	
Base fee	\$3,980
Plus per sqm total use area	\$10
<i>Marine industry</i> *capped at 3,000m ² TUA	
Base fee	\$4,500
Plus per sqm total use area	\$10
<i>Medium impact industry</i> *capped at 3,000m ² TUA	
Base fee	\$4,500
Plus per sqm total use area	\$10
<i>Research and technology industry</i> *capped at 6,000m ² TUA	
Base fee	\$5,560
Plus per sqm total use area	\$10
<i>Service industry</i> *capped at 3,000m ² TUA	
Base fee	\$3,980
Plus per sqm total use area	\$10
<i>Special industry</i> *capped at 6,000m ² TUA	
Base fee	\$5,560
Plus per sqm total use area	\$10
<i>Transport depot</i> *capped at 3,000m ² TUA	
Base fee	\$4,500
Plus per sqm total use area	\$10
<i>Warehouse</i> *capped at 3,000m ² TUA	
Base fee	\$3,980
Plus per sqm total use area	\$10

3.5 Community Uses

<i>Cemetery</i> *capped at 2 ha	
Base fee	\$4,765
Plus per hectare	\$160
<i>Child care centre</i>	\$8,205
<i>Community care centre</i> *capped at 3,000m ²	
Base fee	\$4,235
Plus per sqm	\$10

Community use *capped at 3,000m²

Base fee	\$2,730
Plus per sqm	\$10

Educational establishment *capped at 10,000m²

Base fee	\$2,730
Plus per sqm	\$10

Emergency services

\$2,380

Hospital *capped at 10,000m²

Base fee	\$530
Plus per sqm	\$10

Place of worship *capped at 3,000m²

Base fee	\$4,235
Plus per sqm	\$10

3.6 Sport and Recreation Uses*Club* *capped at 3,000m² TUA

Base fee	\$3,070
Plus per sqm total use area	\$15

Indoor sport and recreation *capped at 3,000m² TUA

Base fee	\$3,070
Plus per sqm total use area	\$15

Major sport, recreation and entertainment facility

POA

Motor sport facility

POA

Outdoor sport and recreation *capped at 5ha

Base fee	\$4,655
Plus per hectare	\$210

3.7 Rural Uses*Animal keeping* (per animal) capped at 20 animals \$210*Animal husbandry, Cropping, Permanent plantation, Wholesale nursery* \$3,070*Aquaculture* TUA

Base fee	\$1,325
Plus per sqm total use area	\$10

Intensive horticulture *capped at 20ha

Base fee	\$2,650
Plus per hectare	\$425
<i>Intensive animal industry</i>	\$11,225
<i>Roadside stall</i>	\$1,270
<i>Rural workers accommodation</i> *capped at 100 Beds	
Base fee	\$2,000
Plus per unit	\$395
<i>Rural industry</i> *capped at 3,000m ² TUA	
Base fee	\$2,650
Plus per sqm total use area	\$10
<i>Winery</i> *capped at 3,000m ² TUA	
Base fee	\$3,975
Plus per sqm total use area	\$10
3.8 Other Uses	
<i>Air services</i> *capped at 2 ha TUA	
Base fee	\$3,180
Plus per sqm total use area	\$10
<i>Environment facility</i> TUA	
Base fee	\$5,825
Plus per sqm total use area	\$15
<i>Major electricity facility</i> *capped at 6,000m ² TUA	
Base fee	\$5,825
Plus per sqm total use area	\$15
<i>Port services</i> *capped at 2ha TUA	
Base fee	\$,3180
Plus per sqm total use area	\$10
<i>Parking station</i> *capped at 3,000m ²	
Base fee	\$8,470
Plus per sqm	\$10
<i>Renewable energy facility</i>	POA
<i>Substation</i> *capped at 6,000m ² TUA	
Base fee	\$5,825
Plus per sqm total use area	\$15
<i>Telecommunication facility</i>	\$5,825

Utility Installation *capped at 3,000m² TUA

Base fee	\$5,825
Plus per sqm total use area	\$15

4 Environmentally Relevant Activity

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

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

The Fee Payable equals:

- (i) The application fee, currently \$652⁴ for assessment of the concurrence ERA; PLUS
- (ii) 30% of the annual fee⁴ for the ERA environmental authority

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) of the Environmental Protection Act 1994*.

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

3. ERAs administered by council.

ERA No. 6 (Asphalt manufacturing), 12 (Plastic product manufacturing), 19 (Metal forming), 20 (Metal recovery), 38 (Surface coating), 49 (Boat maintenance or repair) and 61 (Waste incineration and thermal treatment). Refer to Section 13 Glossary for further details on these ERAs.

4. These fees are set in accordance with *Section 120 and Schedule 10 Part 2b of the Environmental Protection Regulation 2008* and <https://environment.des.qld.gov.au/assets/documents/regulation/era-is-summary-annual-fees.pdf>

5 Reconfiguring a Lot

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	\$1,525
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	\$925

5.2 Code Assessment

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

Base fee	\$1,480
Plus per lot	\$850

5.3 Other

Boundary realignment involving a minor adjustment	\$1,480
Reconfiguring a lot involving re subdivision of existing lots	As per code assessment

Assessment of Development lease subdivision plans	As per code assessment
Easement application fees	\$1,480
Reconfiguring a lot to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot	\$1,470

5.4 Approval of Subdivision Plans

Approval of Building Format Plans, Standard Format and Volumetric Format Plans

Fee per lot	\$410
Minimum fee	\$995

5.5 Endorsement of Other Documents

Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan)	\$520
Endorsement of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document	\$520
Re-endorsement of plans after expiry. Per plan	\$325

6 Operational Works - Assessment

6.1 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 this Register	\$1,525
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	\$925

6.2 Relating to Reconfiguring a Lot

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

Where lodged as an integrated application

Base Fee	\$1,165
Plus per lot	\$450

Where not lodged as an integrated application, the above fee shall be paid for each separate application with the exception of landscaping work

Electricity reticulation and street or outdoor lighting	
Base Fee	\$370
Plus per lot	\$55

6.3 Relating to Material Change of Use

Works relating to external road works, stormwater, landscaping work, car parking and driveways within a development stage. The charge is based on the site area for each stage, which is the defined as the development footprint area of the approved use.

Up to 1000m ²	\$2,270
1001-1200m ²	\$2,910
1201-1400m ²	\$3,650

1401m ² and above	\$4,235
6.4 Advertising Device	
Signs – per application	\$1,225
6.5 Other	
Works not relating to reconfiguring a lot or material change of use or other development approvals (e.g. bulk earthworks, changes to natural surface levels, bridges, other infrastructure).	
Whichever is greater - maximum fee of \$25,000 or 0.5% of estimated value of work or	\$1,745
Carrying out Operational Works for Excavation and Filling to establish a dam and where excavated material remains on-site	
No overlays apply	\$425
Where one or more overlays apply	\$925
Carrying out Operational Works for Prescribed Tidal Works (pontoons, decks & boat ramps for private use associated with a residential use)	\$1,180
Carrying out Operational Works for Prescribed Tidal Works (all other Prescribed Tidal Works)	\$1,850
Vehicle crossover	\$425
Vegetation clearing (area to be cleared – measured to the outer drip line)	
Less than 50m ²	\$80
Over 50m ²	\$160

7 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

7.1 Relating to Reconfiguring a Lot

Council inspections for stormwater, roadworks, driveways, electrical reticulation, street lighting & landscaping work etc.	\$745
Plus per lot	\$110
Separate prestart: where a separate prestart meeting is conducted for a component of the work after civil works prestart has been held e.g.: landscaping work	\$530

7.2 Relating to Material Change of Use

Council inspections for works that will either become municipal infrastructure including roadworks, stormwater, landscaping work etc. or are required by an Operational Works approval	
Whichever is greater - maximum fee of \$5,000 or 0.2% of estimated value of work or	\$530

7.2 Relating to Reinspections

All reinspections – per inspection	\$715
------------------------------------	-------

8 Post Approval Processes

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

8.1 Changes after Appeal Period

This section covers any request for a Change after an approval takes effect, 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 dwelling (i.e. a dwelling house or a dwelling unit)	\$515
Minor Change involving a change to or cancelling of one condition only and not involving a change to approved plans	\$925
Minor Change involving changes to approved plans only and/or involving a change to or cancelling up to 5 conditions.	\$2,630
All other Minor Changes involving a combination of changes to approved plans only and/or a change to or cancelling 6 conditions and over	\$3,995
Other Change - fee as per relevant application fee for full scope of development	Full Fee
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
Extension of currency period	\$1,915

8.2 Miscellaneous

Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (costs include administration and external consultancy costs)	POA
Assessment of Minor technical report (reports for smaller proposals e.g. simple bushfire, engineering)	\$520
Assessment of Standard technical report (reports for more complex proposals)	\$1,020
Assessment of Major technical report (reports that are highly complex or are for major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,640
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$8,315
Assessment and Endorsement of Plans and Documents following an Approval	\$475
Generally in Accordance Requests	\$475
Priority Development Area (PDA) Development Inspections and Review (minimum fee \$875) per lot	\$240

9 Contributions

9.1 General

Infrastructure Unit Charges

Request for written advice of infrastructure contributions estimate

pre-development application stage \$235

9.2 Maroochy Plan 2000

Infrastructure Unit Charge

Refer to MPK2000 Planning Scheme Policy DCA Administration Section 3.5: \$C= \$1,5488

Parks Contributions

(Fees are calculated on total number of lots on survey plan less original and balance lots)

For residential, commercial and industrial subdivision as follows:

Lots up to 500m ²	\$2589
Lots between 501m ² and 1000m ²	\$4315
Lots between 1001m ² and 5000m ²	\$8631
Lots between 5001m ² and 10,000m ²	\$12,946
Lots greater than 10,000m ² in area.....	\$17,260
For rural residential subdivision.....	\$5178
For rural excision lots whose primary purpose is for rural residential / residential use.....	\$3842

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.....	\$534
----------------------	-------

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.....	\$25,028
Rural subdivisions for allotments fronting bitumen surfaced roads.....	\$25,028
Rural subdivisions for allotments fronting gravel surfaced roads.....	\$28,568

Contributions in lieu of provision of car parking spaces

Zone 1 as shown on Drawing 3747.....	\$39,267
Zone 2 as shown on Drawing 3747.....	\$29,532
Zone 3 as shown on Drawing 3747.....	\$19,635
Zone 4 being balance of the Shire.....	\$14,672

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).....	\$1786
--	--------

9.3 Caloundra City Plan 2004

Water Supply Headworks

Caloundra / Kawana

Per capita.....	\$2608
Per residential allotment.....	\$7820
Per additional allotment created where subdivision is in existing industrial zone.....	\$3908

Hinterland Towns:

Per capita.....	\$2586
Per residential allotment.....	\$7766
Per additional allotment created where subdivision is in existing industrial zone.....	\$3908

Maleny:

Per capita.....	\$2450
Per residential allotment.....	\$7355
Per additional allotment created where subdivision is in existing industrial zone.....	\$3678

Sewerage Headworks

Caloundra / Kawana

Per capita.....	\$2252
Per residential allotment.....	\$7355
Per additional allotment created where subdivision is in existing industrial zone.....	\$3678

Hinterland Towns:

Per capita.....	\$3308
Per residential allotment.....	\$9931
Per additional allotment created where subdivision is in existing industrial zone.....	\$9931

Maleny:

Per capita.....	\$1918
Per residential allotment.....	\$5755
Per additional allotment created where subdivision is in existing industrial zone.....	\$5755

Parks Contributions

Residential (including Special Residential) zones per additional lot.....	\$3783
Park Residential zone per additional lot.....	\$2385
Rural/Rural Residential zone per additional lot.....	\$1902
Industrial/Commercial zone per additional lot.....	\$2856

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.....	\$1705
Park/rural residential per hectare.....	\$512
Other uses – per unit.....	\$168

Car Parking Contributions

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

CBD area per space.....	\$27,791
-------------------------	----------

10 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 a lot, Operational Works pursuant to the *Planning Act 2016*
- Design Plan approvals pursuant to the *Land Act 1994*.

Kawana Waters Planning Area

10.1 Kawana Master Plan Applications

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

POA

Other than Site Development Plan up to 1 ha	\$26,915
Other than Site Development Plan between 1 ha and 5 ha per ha	\$17,995
Other than Site Development Plan over 5 ha per ha	\$8,995
Site Development Master Plan (per plan)	\$46,860

10.2 Kawana 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.

10.3 Kawana Master Plan Amendments

Structure plan amendments	POA
Site development master plan amendment	
Minor	\$8,230
Major	\$30,840
Other than Site Development Plan minor change (not involving changes to land use)	
Kawana Master Plans	\$3,945

* The determination of the amendment as minor or major shall be made by a delegated council officer.

10.4 Kawana Clearance to Instigate Settlement

Clearance to instigate settlement	
Base fee	\$520
Plus per lot	\$180

Palmview Planning Area

10.5 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 a Lot, Operational Works pursuant to the *Planning Act 2016*.

10.6 Palmview Development 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

10.7 Palmview Amendments

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

10.8 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 with the Palmview Prescribed Road Infrastructure)	POA
Administration of bank guarantees/performance securities (excluding bonds or security associated with the Palmview Prescribed Road Infrastructure)	\$520

11 Miscellaneous Fees

11.1 Application Charges

Building Works not associated with a material change of use for a Dwelling House or Dual Occupancy	\$625
Building works not associated with a material change of use	\$2,625
Concurrence Agency Assessment associated with a Dwelling House	\$625
Lodgement of an application that is identical to the lapsed application - within three months of the lapse date, otherwise full fee applies	\$925
Exemption Certificate - whichever is greater	
25% of applicable fee for proposed development or	
Minimum fee	\$895
Superseded Planning Scheme Request	\$2,010

11.2 Administration Charges

Administration fee to refund over payment of fee not resulting from a fee calculation error by council (GST inclusive)	\$60
Administration fee will be retained for cancelled written advice, search, change to Development Approval, or other similar service	\$185
Administration fee will be retained for cancelled file retrieval requests or other similar services that have a scheduled fee of under \$180	\$65
All other administration fees	\$185
Lapsed application/request under the Development Assessment Rules 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 is refunded, less an administrative charge of	\$185
Preparation of an infrastructure agreement associated with an adopted infrastructure charge	\$925
Processing a deed of agreement or a deed of variation associated with an existing infrastructure agreement	\$925
Administration of a bond or bank guarantee submitted in connection with any development (excluding uncompleted works bonds)	\$530
Assessment and co-ordination of uncompleted works bonds	\$925
Copy of other letters (per letter)	\$45

11.3 Documents

Planning Scheme (per scheme excluding maps)	\$605
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

12 Certificates/Searches/Information

12.1 Requests

Property development notes	\$80
Limited planning and development certificate	\$230
Standard planning and development certificate	\$685
Full planning and development certificate (vacant site)	\$1,480
Full planning and development certificate (built site)	\$4,365
Charge for retrieval of development files for plans only	\$160
Per file & limited to A4 and A3 sized copies only	
Copying of plans or documents larger than A3 size	POA

13 Glossary

ERA

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

6 Asphalt Manufacturing

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

12 Plastic Product Manufacturing

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

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

19 Metal Forming

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

20 Metal Recoveries

Metal recovery consists of:

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

38 Surface Coating

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

49 Boat Maintenance or Repair

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

61 Waste Incinerations and Thermal Treatment

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

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.



www.sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
T 07 5475 7272 F 07 5475 7277
Locked Bag 72 Sunshine Coast Mail Centre Qld 4560