



Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2018-2019

Planning, Engineering and Environment Assessment



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Acknowledgements

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involved in the development of this document.

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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.

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 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

To be eligible, Organisations must be currently determined by the Australian Taxation office (ATO) as a charity and be listed on the Australian Charities and Not-for-profits Commission.

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

Applications lodged under Sustainable Planning Act 2009	Applications lodged under Planning Act 2016	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%

processing stage at the time of withdrawal as follows:

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.

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, prelodgement 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.

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 \$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.

1.16 Impact Assessment

Fees listed in the schedule are for code 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.

1.18 Material Change of Use and Reconfiguration of a Lot

Applications with a fee calculation of \$200,000.00 or above - will be quoted.

2 Development Advice Services

2.1 Pre-Advice Services

Written advice	\$285
Self-assessable review service	\$285

2.2 Prelodgement and Pre-application meetings

Detailed prelodgement meeting - office based (1 Hour).....	\$925
Detailed prelodgement meeting - on-site meeting.....	\$1,618
Additional follow up meetings	\$694
Personalised case management pre application services (ranging from \$5k to \$10k).....	POA

(Note: The above fees will be subject to consideration of a discounted application fee at the time of lodgement. Applications seeking a discount, will require a request for quote).

2.3 Pre-assessment technical report/s

Minor technical report (eg simple bushfire, engineering reports for smaller proposals)	\$510
Standard technical report (e.g. reports for more complex proposals)	\$1,000
Major technical report (e.g. reports that are highly complex, major development proposals inc. flooding assessment, ecological assessment, infrastructure reports etc)	\$1,610

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 the Register	\$1,495
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	\$905

3.2 Residential Uses

<i>Caretaker's accommodation</i>	\$1,965
<i>Community residence</i>	\$1,965
<i>Dual occupancy</i>	\$3,860
<i>Dwelling house</i>	\$610
<i>Dwelling unit</i>	\$905
<i>Multiple dwelling</i> *capped at 100 units	
Base fee	\$3,860
Plus per unit	\$570
<i>Nature-based tourism</i> *capped at 20 beds/sites	
Base fee	\$1,970
Plus per bed/camp-site	\$415
<i>Relocatable home park</i> *capped at 100 beds/sites	
Base fee	\$2,075
Plus per unit	\$415
<i>Residential care facility</i> *capped at 100 beds	

Base fee	\$5,195
Plus per bed	\$100
<i>Retirement facility</i> *capped at 100 units	
Base fee	\$1,970
Plus per units	\$415
<i>Resort complex</i> *capped at 100 units	
Base fee	\$2,075
Plus per unit	\$415
<i>Rooming accommodation</i> *capped at 20 beds/sites	
Base fee	\$1,970
Plus per bed/camp-site	\$415
<i>Short-term accommodation</i> *capped at 20 beds/sites	
Base fee	\$1,970
Plus per bed/camp-site	\$415
<i>Tourist park</i> *capped at 100 Units	
Base fee	\$2,075
Plus per unit	\$415
3.3 Business and Commercial Uses	
<i>Adult store</i> *capped at 3,000m ²	
Base fee	\$3,640
Plus sqm	\$10
<i>Agricultural supplies store</i> *capped at 3,000m ²	
Base fee	\$3,640
Plus sqm	\$5
<i>Bar</i> *capped at 500m ²	
Base fee	\$10,395
Plus sqm	\$10
<i>Carwash</i>	
	\$6,230
<i>Crematorium</i> *capped at 500m ²	
Base fee	\$4,930
Plus sqm	\$5
<i>Food and drink outlet</i> *capped at 1,000m ²	
Base fee	\$3,895
Plus sqm	\$5
<i>Function facility</i> *capped at 2,000m ²	
Base fee	\$3,895
Plus sqm	\$5
<i>Funeral parlour</i> *capped at 1,000m ²	
Base fee	\$3,895
Plus sqm	\$10
<i>Garden centre</i> *capped at 2,000m ²	
Base fee	\$3,635

Plus sqm	\$5
<i>Hardware and trade supplies</i> *capped at 3,000m ²	
Base fee	\$3,640
Plus sqm	\$5
<i>Health care services</i> *capped at 2,000m ²	
Base fee	\$4,410
Plus sqm	\$5
<i>Home based business</i>	\$2335
<i>Hotel</i> *capped at 2,000m ²	
Base fee	\$4,410
Plus sqm	\$10
<i>Office</i> *capped at 3,000m ²	
Base fee	\$3,640
Plus sqm	\$10
<i>Market</i> *capped at 5Ha	
Base fee	\$4,930
Plus hectare	\$155
<i>Nightclub entertainment facility</i> *capped at 2,000m ²	
Base fee	\$10,385
Plus sqm	\$5
<i>Outdoor sales</i> *capped at 2,000m ²	
Base fee	\$2,855
Plus sqm	\$5
<i>Sales office</i>	\$1,140
<i>Service station</i>	\$15,575
<i>Shop</i> *capped at 3,000m ²	
Base fee	\$3,895
Plus sqm	\$10
<i>Showroom</i> *capped at 6,000m ²	
Base fee	\$3,895
Plus sqm	\$5
<i>Shopping centre</i> *capped at 15,000m ²	
Base fee	\$10,385
Plus sqm	\$10
<i>Theatre</i> *capped at 3,000m ²	
Base fee	\$2,595
Plus sqm	\$5
<i>Tourist attraction</i> *capped at 20Ha	
Base fee	\$4,410
Plus hectare	\$155
<i>Veterinary services</i> *capped at 2,000m ²	
Base fee	\$3,895

Plus sqm \$5

3.4 Industrial Uses

Bulk landscape supplies *capped at 3000m² TUA

Base fee \$4,410

Plus sqm total use area \$5

Extractive industry

Base fee \$20,765

Plus per hectare \$2,595

High impact industry *capped at 6,000m²

Base fee \$5,450

Plus sqm total use area \$5

Low impact industry *capped at 3,000m²

Base fee \$3,900

Plus sqm total use area \$5

Marine industry *capped at 3,000m²

Base fee \$4,410

Plus sqm total use area \$5

Medium impact industry *capped at 3,000m²

Base fee \$4,410

Plus sqm total use area \$5

Research and technology industry *capped at 6,000m²

Base fee \$5,450

Plus sqm total use area \$5

Service industry *capped at 3,000m²

Base fee \$3,900

Plus sqm total use area \$5

Special industry *capped at 6,000m²

Base fee \$5,450

Plus sqm total use area \$5

Transport depot *capped at 3,000m²

Base fee \$4,410

Plus sqm total use area \$5

Warehouse *capped at 3,000m²

Base fee \$3,900

Plus sqm total use area \$5

3.5 Community Uses

Cemetery *capped at 2 Ha

Base fee \$4,670

Plus hectare \$155

Child care centre \$8,045

Community care centre *capped at 3,000m²

Base fee \$4,150

Plus sqm	\$5
<i>Community use</i> *capped at 3,000m ²	
Base fee	\$2,675
Plus sqm	\$5
<i>Educational establishment</i> *capped at 10,000m ²	
Base fee	\$2,675
Per sqm	\$5
<i>Emergency services</i>	\$2,335
<i>Hospital</i> *capped at 10,000m ²	
Base fee	\$520
Plus sqm	\$5
<i>Place of worship</i> *capped at 3,000m ²	
Base fee	\$4,150
Plus sqm	\$5
3.6 Sport and Recreation Uses	
<i>Club</i> *capped at 3,000m ²	
Base fee	\$3,010
Plus sqm total use area	\$10
<i>Indoor sport and recreation</i> *capped at 3,000m ²	
Base fee	\$3,010
Plus sqm total use area	\$10
<i>Major sport, recreation and entertainment facility</i>	
Base fee	POA
<i>Motor sport facility</i>	
Base fee	POA
<i>Outdoor sport and recreation</i> *capped at 5Ha	
Base fee	\$4,565
Plus per hectare	\$1,000
3.7 Rural Uses	
<i>Animal keeping</i> (per animal) capped at 20 animals	\$205
<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery</i>	\$3,010
<i>Aquaculture</i>	
Base fee	\$1,300
Plus sqm total use area	\$5
<i>Intensive horticulture</i> *capped at 20Ha	
Base fee	\$2,600
Plus per hectare	\$415
<i>Intensive animal industry</i>	\$11,005
<i>Roadside stall</i>	\$1,245
<i>Rural workers accommodation</i> *capped at 100 Beds	
Base fee	\$1,960

Plus per unit	\$385
<i>Rural industry</i> *capped at 3,000m ²	
Base fee	\$2600
Plus sqm total use area	\$5
<i>Winery</i> *capped at 3,000m ²	
Base fee	\$3895
Plus sqm total use area	\$5
3.8 Other Uses	
<i>Air services</i> *capped at 2 Ha	
Base fee	\$3115
Plus sqm total use area	\$5
<i>Environment facility</i>	
Base fee	\$5710
Plus sqm total use area	\$10
<i>Major electricity facility</i> *capped at 6,000m ²	
Base fee	\$5710
Plus sqm total use area	\$10
<i>Port services</i> *capped at 2Ha	
Base fee	\$3115
Plus sqm total use area	\$5
<i>Parking station</i> *capped at 3,000m ²	
Base fee	\$8305
Plus sqm	\$5
<i>Renewable energy facility</i>	
Base fee	POA
<i>Substation</i> *capped at 6,000m ²	
Base fee	\$5710
Plus sqm total use area	\$10
<i>Telecommunication facility</i>	\$5710
<i>Utility Installation</i> *capped at 3,000m ²	
Base fee	\$5710
Plus sqm total use area	\$10

4 Environmentally Relevant Activity

- 4.1 Material Change of Use Application¹ that also relates to a Prescribed Environmentally Relevant Activity² that is a concurrence ERA³ administered by council, or
- 4.2 A self-assessable development¹ that relates to a Prescribed Environmentally Relevant Activity² that is a concurrence ERA³ administered by council.

The Fee Payable equals:

- (i) The application fee, currently \$609⁴ 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](#).

5 Reconfiguring of 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

\$1495

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 \$905

5.2 Code Assessment

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

Base fee \$1450

Plus per lot \$830

5.3 Other

Boundary realignment involving a minor adjustment \$1450

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 \$1450

Reconfigure to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot \$1440

5.4 Subdivision Plans

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

Base fee \$510

Plus \$180

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

Base fee \$1800

Plus \$125

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

Base fee \$510

Plus \$180

5.5 Documents – to be endorsed by council

Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan) \$510

Endorsing of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document \$510

Re-endorsement of plans after expiry per plan \$320

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 the Register \$1495

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 \$905

6.2 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 \$1140

Plus per lot \$440

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 \$1140

Electricity reticulation and street, outdoor lighting

Base	\$360
Plus per lot	\$50

6.3 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 the defined as the development footprint area of the approved use.

Up to 1000m ²	\$2225
1001-1200m ²	\$2850
1201-1400m ²	\$3580
1401m ² and above	\$4150

6.4 Advertising Device

Signs – per application	\$1200
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6.5 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 \$1710

Carrying out Operational Works for Excavation and Filling (to establish a dam and where excavated material remains on-site)

No overlays apply	\$415
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Where one or more overlays apply	\$905
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Carrying out Operational Works for Prescribed Tidal Works (Applications for Pontoons, decks & pontoons etc. for private use associated with a Residential Dwelling)	\$1155
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Carrying out Operational Works for Prescribed Tidal Works (Applications for all other Prescribed Tidal Works)	\$1815
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Vehicle crossover	\$415
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Vegetation clearing (area to be cleared – measured to the outer drip line)

Less than 50m ²	\$75
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Over 50m ²	\$155
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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 Works relating to Reconfiguring a Lot

Council inspections for drainage, stormwater, roadworks, driveways, electrical reticulation, streetlighting & landscaping works etc.	\$730
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Plus per lot	\$105
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Separate prestart: where a separate prestart meeting is conducted for a component of the work after civil works prestart has been held eg: landscaping	\$520
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7.2 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)	schedule fee or 0.2% of estimated value of work
.....	or \$520

Assessment, co-ordination of uncompleted works bonds\$905

8 Post Approval Processes

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

8.1 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 Dwelling House	\$505
Minor Change to an approval (involving a change to or cancelling of one condition only and not involving a change to approved plans)	\$905
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	\$2580
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)	\$3915
Other Change	As per relevant application fee for full scope of development
Change to a Variation Request under the <i>Planning Act 2016</i> , or a Preliminary Approval Overriding the Planning Scheme under either <i>Section 242</i> of the <i>Sustainable Planning Act 2009</i> or <i>Section 3.1.6</i> of the <i>Integrated Planning Act 1997</i>	POA
Extension Application	\$1875

8.2 Miscellaneous

Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (costs include administration costs and external consultancy)	POA
Assessment of Minor technical report (eg simple bushfire, engineering reports for smaller proposals)	\$510
Assessment of Standard technical report (e.g. reports for more complex proposals)	\$1,000
Assessment of Major technical report (e.g. reports that are highly complex, major development proposals inc. flooding assessment, ecological assessment, infrastructure reports etc)	\$1,610
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)	\$465
Reinspection fee relating to conditions of approval	\$700
Priority Development Area (PDA) Development Inspections and Review (minimum fee \$875) per lot	\$235
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals)	\$8150

9 Contributions

9.1 General

Infrastructure Unit Charges

Request for written advice of infrastructure contributions estimate

pre-development application stage	\$230
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9.2 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 ²	\$2546
Lots between 501m ² and 1000m ²	\$4243
Lots between 1001m ² and 5000m ²	\$8486
Lots between 5001m ² and 10,000m ²	\$12,728
Lots greater than 10,000m ² 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
<i>Contributions in lieu of provision of car parking spaces</i>	
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

9.3 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
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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, Operational Works pursuant to the *Planning Act 2016*
- Design Plan approvals pursuant to the *Land Act 1994*.

Kawana Waters Planning Area

10.1 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	\$29,385
Other than Site Development Plan between 1Ha and 5Ha per Ha	\$17,640
Other than Site Development Plan over 5Ha per Ha	\$8815
Site Development Master Plan (per plan)	\$45,940

10.2 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.

10.3 Master Plan Amendments

Structure plan amendments	POA
Site development master plan amendment	Minor \$8065
.....	Major \$30,235
Other than Site Development Plan minor change (not involving changes to land use)	
Kawana Master Plans	\$3865

The determination of the amendment as minor or major shall be made by the Director, Planning and Environment Department or other council delegate.

10.4 Clearance to Instigate Settlement

Clearance to instigate settlement

Base fee	\$510
Plus per lot	\$170

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, Operational Works pursuant to the *Sustainable Planning Act, 2009*.

10.6 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 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

to the Palmview Prescribed Road Infrastructure)	POA
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Administration of bank guarantees/performance securities (excluding bonds or security associated to the Palmview Prescribed Road Infrastructure) \$510

11 Miscellaneous Fees

11.1 Applications

Building Works not associated with a material change of use for a Dwelling House or Dual Occupancy	\$610
Building works not associated with a material change of use	\$2,570
Concurrence Agency Assessment associated with a Dwelling House	\$610
Preparation of an infrastructure agreement associated with an adopted infrastructure charge	\$905
Town planning appraisals	\$285
Exemption Certificate..... 25% of applicable fee for proposed development (with minimum fee of \$875)	
Request to apply Superseded Planning Scheme	\$1,970

11.2 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 cancelled written advice, search, permissible change to Development Approval, or other similar service	\$180
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	\$180
Administration of a bond or bank guarantee submitted in connection with any development (excluding uncompleted works bonds)	\$520
If an application is lodged that is identical to the lapsed application - within three months of the lapsed date - new application fee	\$905
Charge for retrieval of development files (limited to A4 and A3 sized copies only)	\$155
Price on application shall apply to copying of plans or documents larger than A3 size	POA
Copy of other letters (per letter)	\$45

11.3 Documents

Planning Scheme (per scheme excluding maps)	\$595
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

12.1 Requests

Property development notes	\$75
Limited planning and development certificate	\$225
Standard planning and development certificate	\$670

Full planning and development certificate (vacant site)	\$1450
Full planning and development certificate (built site)	\$4280
Precinct enquiry letter (GST inclusive)	\$75

13 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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