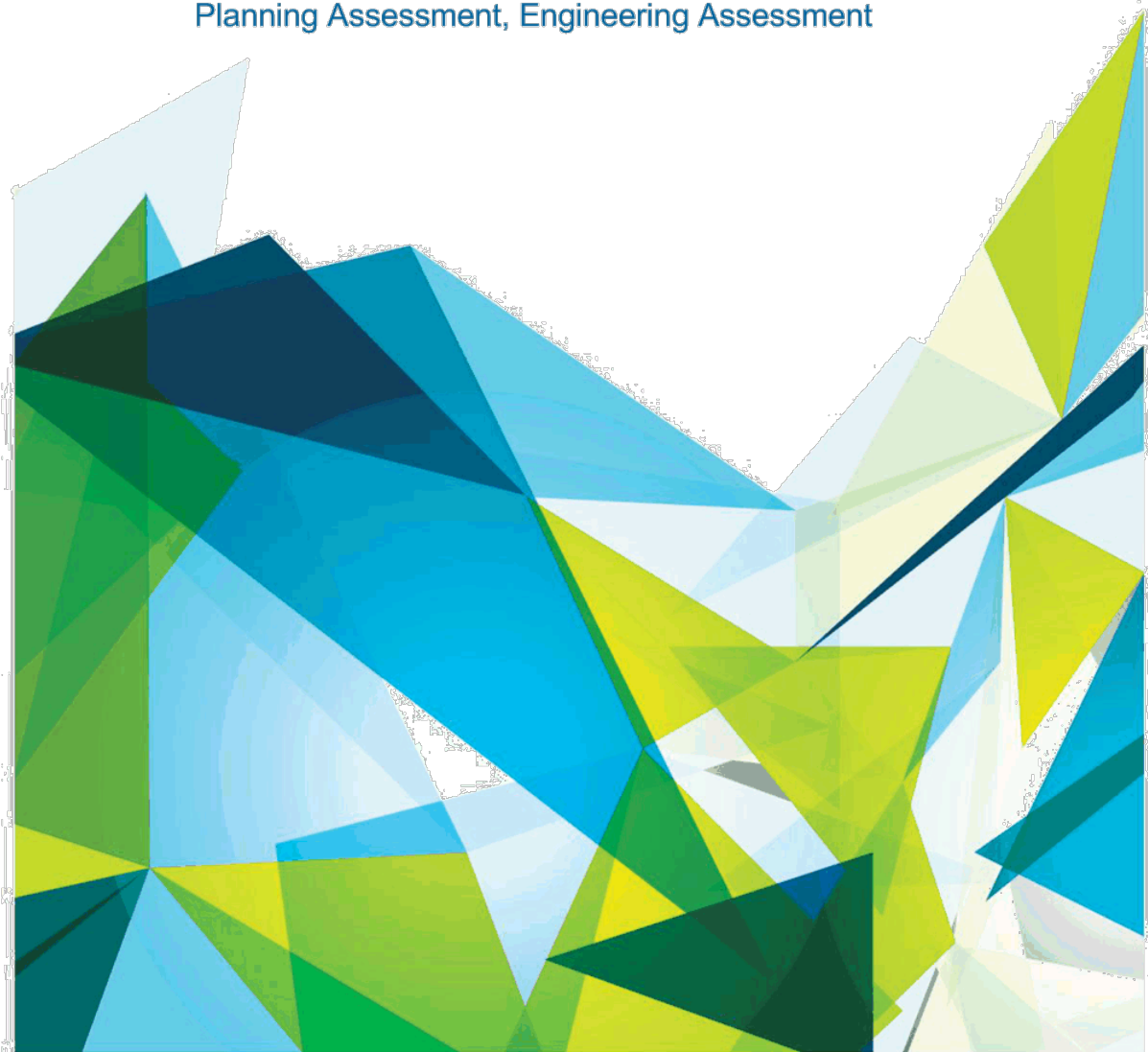




## **Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2016-2017**

Planning Assessment, Engineering Assessment



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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. If you are applying for a concession as outlined below, submit the reduced fee with your application and a written explanation stating why you are applying to pay the reduced fee.

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 *Sustainable Planning Act (SPA)* requires that development applications lodged under the Integrated Development Assessment System be "properly made".

The receipting of an application does not signify acceptance of the application as being properly made. To be "properly made", an application must be in accordance with Section 260(1) and (3) of SPA. In particular, the following requirements must be met:

1. Relevant IDAS forms completed
2. Relevant fees paid, and
3. Mandatory supporting information provided

Upon receipt of an application, council will notify an applicant within 10 business days if the application is "not properly made" and what must be done to the application to make it "properly made". If the applicant fails to rectify the deficiency within 20 business days of receipt of the notice, the development application lapses and council will as soon as practical return the application and refund the fee, less an administration fee noted below.

Council has a range of development information tools including an online fee calculator available from 1<sup>st</sup> July 2016.

### 1.2 General

All Cost Recovery fees for applications and related functions and for giving of information kept by council have been adopted by council under Section 97 of the *Local Government Act 2009*. All commercial fees for the provision of services which require a GST payment have been adopted by council under Section 262(3)(c) of the *Local Government Act 2009*

All fees, unless otherwise specified, are GST- exempt.

Unless otherwise specified, fees include compliance stage of approvals.

**An applicant can only apply for a single discount, subsidy under Sections 1.3, 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 or Corporations Act.

Conditions apply see section 1.2 General

#### 1.4 Waiver of Development Application Charges

The Chief Executive Officer, Director, Planning and Environment Department, Manager, Development Services and/or the Co-Ordinator, Engineering & Environmental Assessment, Co-Ordinator, Planning Assessment, Co-Ordinator, Master Planning Projects and Co-Ordinator, Building & Plumbing have delegated authority to determine to partially or wholly waive a Development Application Fee where strict application of the scheduled fee is obviously unreasonable for the type of application being received.

#### 1.5 Refunds

If an Application is withdrawn before it is decided by council, a refund will be given depending on the processing stage at the time of withdrawal as follows:

- Application Stage 90%
  - Information and Referral Stage 60%
  - Notification Stage 30%
  - Decision Stage 10%
  - Compliance Stage 60%
- (prior to issue of action notice)

No refund is applicable once a decision and/or Action Notice have been issued by council.

#### 1.6 Operational Works Applications

Where an Operational Works application is made by an approved consultant in accordance with a council endorsed Decision ready program, a 20% discount on the respective assessment fee will apply.

#### 1.7 Preliminary Approvals

Applications involving a Preliminary Approval under s241 of SPA shall attract a fee based on the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit.

Applications under s242 of SPA shall be 100% of the fees for the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit. Where the s242 application also includes a development permit component (i.e. a Development Permit for a Land Use and/or Reconfiguration of a Lot), a fee of 125% of the fees for the applicable use/s or types of development applies.

#### 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 uses (e.g. Multiple Dwelling, Restaurant, Shops = Fee for Multiple Dwelling plus 50% of the fees for the Restaurant and Shops). Only applicable if uses are on the same site.

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

This mixed use fee does not apply to applications for preliminary approvals lodged under s241 and/or s242 of SPA.

#### 1.9 Development requiring Compliance Assessment

Any development requiring a Compliance Permit in accordance with s232 the SPA will be charged 70% of the code fee for the relevant application type. The assessment of plans, documents or works (excluding subdivision plans) which may or may not require a Compliance Certificate under s397 of the SPA are subject to the fees set out in the section on Post Approval Process Subdivision. Plans lodged in accordance with Schedule 19 of the SPA are subject to the fees set out in the section on Subdivision Plans and Related Documents. Conditions apply see section 1.2 General.

#### 1.10 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 work). Full fees are payable for each development type included in an application unless the application comprises of a combined Duplex Dwelling/Dual Occupancy FastTrack MCU and Operational Works application. In this instance the fee shall be the MCU fee for the Duplex Dwelling/Dual Occupancy and the Operational Works fee will be waived



### 1.11 Material Change of Use within an Existing Building

If an application involves a Material Change of Use within an existing building, the application shall be discounted by 25%.

Conditions apply see section 1.2 General.

### 1.12 Applications Involving Implied Material Change of Use of Premises

Any application for development which, pursuant to s265 of the SPA, implies that the application is to be taken as an application for material change of use of premises must pay, in addition to the fee for the application, the fee for the material change of use of premises.

### 1.13 Undefined Use Applications

Where an application involves a use that is not defined in the applicable planning scheme or is not specifically provided for in the Schedule of Fees and the use or application could not reasonably be included in a category that is provided in the Schedule of Fees, the Manager, Development Services and/or the Co-Ordinator, Engineering & Environment Assessment, Co-Ordinator, Planning Assessment and Co-Ordinator, Master Planning Projects shall determine the fee.

### 1.14 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, (e.g. development that involves a water body).

### 1.15 Appointment for Operational Works Pre-Design Services

This service is to assist proponents in getting integrated specialist advice from the various disciplines involved in development assessment. The purpose is to identify and provide preliminary advice on major issues related to a development proposal and to explain application processes to proponents. The appointment will be booked upon lodgement of an application form. Pre-Lodgement meetings are designed to provide the customer with detailed advice on proposals that are more complex, complicated and generally at a significant stage of their project/application development.

### 1.16 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 Preliminary Building Approval), other than referred to above, is required solely as a result of the heritage provisions of the planning scheme, whether code or impact assessable, NO fee shall apply to such an application.

### 1.17 Impact Assessment

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

### 1.18 Material change of use application fee rebates scheme

A 25% rebate of application fees paid (not including Unitywater fees) at the lodgement of an application can be applied for in writing by the applicant if the use commences within two years from the date of approval. Rebate is subject only for the following uses as defined by the relevant Planning Scheme:

- 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 approval date, 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 .....\$1,440.00

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.....\$875.00

### 2.2 Residential Uses

*Caretaker's accommodation, Community residence* .....\$1895.00

*Dwelling house*.....\$1,125.00

*Dwelling unit* .....\$875.00

*Dual occupancy*.....\$3725.00

#### *Multiple dwelling*

Base fee.....\$3,725.00

Plus per unit capped at 100 units .....\$550.00

#### *Relocatable home park, Resort complex, Tourist park*

Base fee.....\$2,000.00

Plus per unit capped at 100 units .....\$400.00

#### *Residential care facility*

Base fee.....\$5,000.00

Plus per bed.....\$100.00

#### *Rooming accommodation, Short-term accommodation*

Base fee.....\$1,900.00

Plus per bed capped at 20 beds .....\$400.00

#### *Retirement facility*

Base fee.....\$1,900.00

Plus per units capped at 100 units .....\$400.00

### 2.3 Business & Commercial Uses

#### *Adult store, Office*

Base fee.....\$3,500.00

Plus sqm .....\$10.00

#### *Agricultural supplies store, Hardware and trade supplies, Garden centre*

Base fee.....\$3,500.00

Plus sqm .....\$5.00

#### *Shop*

Base fee.....\$3,750.00

Plus sqm .....\$10.00

#### *Bar*



Base fee.....	\$10,000.00
Plus sqm .....	\$10.00
<i>Nightclub entertainment facility</i>	
Base fee.....	\$10,000.00
Plus sqm .....	\$5.00
<i>Food and drink outlet, Showroom, Function facility &amp; Veterinary services</i>	
Base fee.....	\$3,750.00
Plus sqm .....	\$5.00
<i>Hotel</i>	
Base fee.....	\$4,250.00
Plus sqm .....	\$10.00
<i>Market</i>	
Base fee.....	\$4,750.00
Plus hectare.....	\$150.00
<i>Outdoor sales</i>	
Base fee.....	\$2,750.00
Plus sqm .....	\$5.00
<i>Theatre</i>	
Base fee.....	\$2,500.00
Plus sqm .....	\$5.00
<i>Carwash</i> .....	
\$6,000.00	
<i>Service station</i> .....	
\$15,000.00	
<i>Funeral parlour</i>	
Base fee.....	\$3,750.00
Plus sqm .....	\$10.00
<i>Health care services</i>	
Base fee.....	\$4,250.00
Plus sqm .....	\$5.00
<i>Crematorium</i>	
Base fee.....	\$4,750.00
Plus sqm .....	\$5.00
<i>Home based business</i> .....	
\$2,250.00	
<i>Sales office</i> .....	
\$1,100.00	
<i>Shopping centre</i>	
Base fee.....	\$10,000.00
Plus sqm .....	\$10.00
<i>Tourist attraction</i>	
Base fee.....	\$4,250.00
Plus hectare.....	\$150.00

**2.4 Industrial Uses**

*Extractive industry*

Base fee.....	\$20,000.00
Plus per hectare.....	\$2,500.00
<i>Low impact industry, Service industry, Warehouse</i>	
Base fee.....	\$3,750.00
Plus sqm total use area .....	\$5.00
<i>Bulk landscape supplies, Marine industry, Medium impact industry, Transport depot</i>	
Base fee.....	\$4,250.00
Plus sqm total use area .....	\$5.00
<i>High impact industry, Research and technology industry, Special industry</i>	
Base fee.....	\$5,250.00
Plus sqm total use area .....	\$5.00

**2.5 Community Uses**

*Cemetery*

Base fee.....	\$4,500.00
Plus hectare.....	\$150.00
<i>Child care centre</i> .....	\$7,750.00

*Community care centre, Place of worship*

Base fee.....	\$4,000.00
Plus sqm .....	\$5.00

*Community use*

Base fee.....	\$2,575.00
Plus sqm .....	\$5.00

<i>Emergency services</i> .....	\$2,250.00
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*Educational establishment*

Per sqm.....	\$5.00
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*Place of worship*

Base fee.....	\$4,000.00
Plus sqm .....	\$5.00

*Hospital*

Base fee.....	\$500.00
Plus sqm .....	\$5.00

**2.6 Sport and Recreation Uses**

*Club, Indoor sport and recreation*

Base fee.....	\$2,900.00
Plus sqm total use area .....	\$10.00

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

*Outdoor sport and recreation*

Base fee.....	\$4,400.00
Plus sqm total use area .....	\$200.00

## 2.7 Rural Uses

<i>Animal keeping</i> (per animal) capped at 20 animals .....	\$200.00
<i>Aquaculture</i>	
Base fee.....	\$1,250.00
Plus sqm total use area .....	\$5.00
<i>Intensive horticulture</i>	
Base fee.....	\$2,500.00
Plus per hectare.....	\$400.00
<i>Intensive animal industry</i> .....	\$10,600.00
<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery</i> .....	\$2,900.00
<i>Roadside stall</i> .....	\$1,200.00
<i>Rural workers accommodation</i>	
Base fee.....	\$1,890.00
Plus per unit.....	\$375.00
<i>Rural industry</i>	
Base fee.....	\$2,500.00
Plus sqm total use area .....	\$5.00
<i>Winery</i>	
Base fee.....	\$3,750.00
Plus sqm total use area .....	\$5.00

## 2.8 Other Uses

<i>Air services, Port services</i>	
Base fee.....	\$3,000.00
Plus sqm total use area .....	\$5.00
<i>Parking station</i>	
Base fee.....	\$8,000.00
Plus sqm .....	\$5.00
<i>Environment facility, Major electricity facility, Substation, Utility installation</i>	
Base fee.....	\$5,500.00
Plus sqm total use area .....	\$10.00
<i>Telecommunication facility</i> .....	\$5500.00

## 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> and the ERA is a concurrence ERA<sup>3</sup>

The Fee Payable equals:

- (i) The applicable MCU fee for the defined use against the planning scheme; PLUS
- (ii) The application fee, currently \$570<sup>4</sup> for assessment of the concurrence ERA; PLUS
- (iii) The application fee, currently 30% of the annual fee for the ERA environmental authority.

1. Where a development application for a Material Change of Use of premises also relates to a Prescribed Environmentally Relevant Activity then the application is taken to also be an application for an Environmental Authority (approval) for the prescribed ERA, *Section 115 (2) of the Environmental Protection Act 1994*. IDAS form 8 - *Environmentally Relevant Activity* must be included with the development application. The ERA fee (\$570 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 is identified by a 'C' in *Schedule 2 of the Environmental Protection Regulation 2008*.  
*Note: All ERAs administered by Council (listed below) are concurrence ERAs.*  
*ERA No. 6 (Asphalt manufacturing), 12 (Plastic product manufacturing), 19 (Metal forming), 20 (Metal recovery), 38 (Surface coating), 49 (Boat maintenance or repair) and 61(Waste incineration and thermal treatment)*
4. These are Statutory Application Fees (adjusted annually) in accordance with *section 120 & Schedule 10 of the Environmental Protection Regulation 2008*. [Department of Environment and Heritage Protection Information Sheet](#) for summary of fees.

### 6 Asphalt Manufacturing

Asphalt manufacturing consists of manufacturing in a year 1000 tonnes or more of asphalt.....\$2,840.00

### 12 Plastic Product Manufacturing

- consists of:- Manufacturing, in a year, a total of 50 tonnes or more of plastic products .....\$2,556.00
- consists of:- Manufacturing, in a year, a total of 5 tonnes or more of foam, composite plastics or rigid fibre-reinforced plastics .....\$4,401.00

### 19 Metal Forming

Metal forming consists of forming a total of 10,000 tonnes or more of metal in a year using hot processes .....\$746.00

### 20 Metal Recoveries

Metal recovery consists of:

- Recovering less than 100 tonnes of metal in a day.....\$746.00
- Recovering 100 tonnes or more of metal in a day, or 10,000 tonnes or more of metal in a year without using a fragmentiser.....\$1,918.00

### 38 Surface Coating

- consists of:- Anodising, electroplating, enamelling or galvanising by using 1 to 100 tonnes of surface coating materials in a year.....\$1,279.00

### 49 Boat Maintenance or Repair

Boat maintenance or repair consists of conducting on a commercial basis a boat repair facility being carried out within 50 metres of natural waters.....\$1,776.00

### 61 Waste Incinerations and Thermal Treatment

- consists of:- Incinerating waste vegetation, clean paper or cardboard .....\$746.00

## 4 Reconfiguration 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 .....\$1,440.00

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 .....\$875.00

### 4.2 Code Assessment

Fee is based on the total number of lots in the proposed reconfiguring including

the existing lot(s)	
Base fee.....	\$1,400.00
Plus per lot.....	\$800.00

#### 4.3 Other

Boundary realignment involving a minor adjustment .....	\$1,400.00
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 .....	\$3,745.00
Reconfigure to create a Community Title Scheme and Multiple Lease where a Material Change of Use pre determines development per lot.....	\$1,390.00

#### 4.4 Subdivision Plans & Related Documents

These fees apply to subdivision plans lodged under Chapter 3 Part 7 IPA or as a request for Compliance Assessment under SPA

Building Format Plans (per lot up to 25 lots) .....	Base \$490.00
.....	plus \$170.00
Building Format Plans (per lot more than 25 lots).....	Base \$1,735.00
.....	plus \$120.00
Endorsement of subdivision plans and clearance statement (per lot).....	Base \$490.00
.....	plus \$170.00
Sealing or endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan).....	\$490.00
Sealing or endorsing of legal documents, and/or the coordination of sealing or endorsement of legal documents (e.g. environmental covenants, access easements, drainage easements or water and sewerage easements). Per document.....	\$490.00
Re-endorsement of plans after expiry per plan .....	\$310.00
Assessment, co-ordination of uncompleted works bonds .....	\$875.00

### 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 .....

	\$1,440.00
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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 .....

	\$875.00
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#### 5.2 Relating to Reconfiguration of a Lot

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

Where lodged as an integrated application Base.....	\$1,775.00
Plus per lot.....	\$530.00
Where not lodged as an integrated application above fee shall be paid for each separate application.	
Electricity reticulation and street, outdoor lighting base .....	\$350.00
Plus per lot.....	\$50.00
Vehicle crossover .....	\$400.00

#### 5.3 Relating to Material Change of Use

External road works, stormwater drainage, landscaping, car parking and driveways

\*capped at 5000m<sup>2</sup> works area

Up to 1000m <sup>2</sup> .....	\$2,545.00
1001-1200m <sup>2</sup> .....	\$3,245.00
1201-1400m <sup>2</sup> .....	\$3,950.00
1401-5000m <sup>2</sup> .....	\$4,500.00

#### 5.4 Advertising Device

Signs – per application

Code .....	\$1,160.00
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#### 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 \$25000.00) .....	0.5% of estimated value of work
.....	or \$1,655.00

Carrying out Operational Works for Prescribed Tidal Works (Applications for pontoons & decks & pontoons for private use associated with a Single Residential Dwelling - canals, tidal waters) .....

\$1,115.00

Carrying out Operational Works for Prescribed Tidal Works (Applications for all other Prescribed Tidal Works, applications for pontoons & decks for private use associated with single res dwelling – canals, tidal waters or seawater lake systems).....

\$1,750.00

### 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 not relating to reconfiguring of a lot

Council inspections for drainage, stormwater, roadworks, driveways, electrical reticulation,

streetlighting & landscaping works etc .....

\$700.00

Plus per lot.....

\$105.00

#### 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 \$5,000.00) .....

0.2% of estimated value of work

.....

or \$500.00

### 7 Post approval processes

This section covers the general assessment of plans, documents or works (excluding subdivision plans) and requests for "Generally In Accordance With" which may or may not require Compliance Assessment under s397 of the Sustainable Planning Act.

#### 7.1 Miscellaneous

Assessment of Environmental Management (EMS) or Environmental Management Program (EMP) (Costs include administration costs and external consultancy) .....

\$POA

Change to Development Application (prior to Decision stage, and not as a result of an Information Request) to increase the size or scale of the development (e.g. total use area, number of lots or Gross Floor Area).

(Sustainable Planning Act 2009 s351) .....

\$POA

Assessment of Technical reports (not submitted prior to the commencement of the decision period of IDAS). Reports include: Stormwater Management Plan, Environmental Management Plan, Acid Sulphate Soils Management Plan, Erosion



& Sediment Control Plan, Traffic Study, Geotechnical, Economic Impact, Social Impact, Flood, Noise etc – per report .....	\$1,550.00
Assessment & Endorsement of Plans & Documents following an Approval and "Generally in Accordance Requests" (Including plans & documents required as a condition of approval) .....	\$450.00
Reinspection fee relating to conditions of approval .....	\$675.00
Priority Development Area (PDA) Development Inspections and Review (minimum fee \$875.00) per lot.....	\$225.00
Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals) .....	\$7,850.00
Request for a permissible change to a development approval under Section 242 of the <i>Sustainable Planning Act</i> or Section 3.1.6 of the <i>Integrated Planning Act</i> .....	\$POA

## 7.2 Request for a Permissible Change

Request for a permissible change to a development approval under s369 (including Compliance Permit/Certificates) and/or Extension to Relevant Period. Request for a Pre-Request Response Notice under s368. Referrals to council under s372 of the Sustainable Planning Act. If the request involves an increase in development yield, the fee will be "POA" If the request to change an approval involves both changes to endorsed plans and conditions, the higher fee shall apply.

Request to Change an Approval (involving a change to or cancelling of 1 condition only and not involving a change to approved plans) .....	\$875.00
Request to Change an Approval (involving changes to approved plans only and not involving a change to or cancelling of conditions) or a Request to Change an Approval involving a change to or cancelling of 2-5 conditions.....	\$2,485.00
All other Requests to Change an Approval (request to change 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 6+ conditions) .....	\$3,770.00
Detached House - Change to Development Approval and/or a change to conditions for a Detached House.....	\$485.00
Extension of Relevant Period .....	\$1,810.00

## 8 Contributions

### 8.1 General

#### Infrastructure Unit Charges

Request for written advice of infrastructure contributions estimate

pre-development application stage .....	\$225.00
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### 8.2 Maroochy Plan 2000

#### Infrastructure Unit Charges

Refer to MPK2000 Planning Scheme Policy DCA Administration Section 3.5 : \$C= .....	\$1.4496
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#### 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> .....	\$2496.00
Lots between 501m <sup>2</sup> and 1000m <sup>2</sup> .....	\$4161.00
Lots between 1001m <sup>2</sup> and 5000m <sup>2</sup> .....	\$8322.00
Lots between 5001m <sup>2</sup> and 10,000m <sup>2</sup> .....	\$12481.00
Lots greater than 10,000m <sup>2</sup> in area .....	\$16640.00
For rural residential subdivision.....	\$4993.00
For rural excision lots whose primary purpose is for rural residential / residential use.....	\$3705.00

**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 .....\$516.00

**Roadworks Contribution Fee**

(Fees are calculated on total number of lots on survey plan less original and park lots)  
 (This contribution only applies to development applications assessed under the Superseded Planning Scheme.)

Family transfer / retirement / rural home site / rural residential excision (not requiring road constructions) / per created lot .....\$24128.00  
 Rural subdivisions for allotments fronting bitumen surfaced roads .....\$24128.00  
 Rural subdivisions for allotments fronting gravel surfaced roads .....\$27542.00  
 Zone 1 as shown on Drawing  
 3747 .....\$37856.00  
 0 .....  
 Zone 2 as shown on Drawing 3747 .....\$28471.00  
 Zone 3 as shown on Drawing 3747 .....\$18930.00  
 Zone 4 being balance of the Shire.....\$14144.00

**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.)

.....\$1723.00

**8.3 Caloundra City Plan 2004**

**Water Supply Headworks**

Caloundra / Kawana

Per capita.....\$2442.00  
 Per residential allotment .....\$7320.00  
 Per additional allotment created where subdivision is in existing industrial zone .....\$3659.00

Hinterland Towns:

Per capita.....\$2421.00  
 Per residential allotment .....\$7269.00  
 Per additional allotment created where subdivision is in existing industrial zone .....\$3659.00

Maleny:

Per capita.....\$2294.00  
 Per residential allotment .....\$6886.00  
 Per additional allotment created where subdivision is in existing industrial zone .....\$3444.00

**Sewerage Headworks**

Caloundra / Kawana

Per capita.....\$2108.00  
 Per residential allotment .....\$6330.00  
 Per additional allotment created where subdivision is in existing industrial zone .....\$6330.00

Hinterland Towns:	
Per capita.....	\$3098.00
Per residential allotment .....	\$9296.00
Per additional allotment created where subdivision is in existing industrial zone .....	\$9296.00
Maleny:	
Per capita.....	\$1796.00
Per residential allotment .....	\$5387.00
Per additional allotment created where subdivision is in existing industrial zone .....	\$5387.00

### **Parks Contributions**

Residential (including Special Residential) zones per additional lot .....	\$3542.00
Park Residential zone per additional lot .....	\$2233.00
Rural / Rural Residential zone per additional lot .....	\$1782.00
Industrial / Commercial zone per additional lot .....	\$2675.00

### **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 .....	\$1597.00
Park / rural residential per hectare .....	\$480.00
Other uses – per unit .....	\$159.00

### **Car Parking Contributions**

Local, Central & Special Business Zones and Special Development Zone within the CBD area per space .....	\$26012.00
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## **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 *Sustainable Planning Act, 2009*
- Design Plan approvals pursuant to the *Land Act 1994*

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 *Sustainable Planning Act, 2009*
- Design Plan approvals pursuant to the *Land Act 1994*

### **9.1 Applications**

Fees associated with Kawana Master Planning Applications and not in the Ownership of Stockland Pty Ltd	
Up to 1Ha.....	\$25,410.00
Between 1Ha and 5Ha per Ha.....	\$16,985.00
Over 5Ha per Ha.....	\$8,490.00
Minor Change (not involving changes to land use) Kawana Master Plans .....	\$3,725.00

**9.2 Fees associated with Plans**

District strategy master plan .....	fee as determined by CEO
Site development master plan (per plan).....	\$45,085.00
Site development master plan for industry and enterprise areas .....	\$POA
Local area development application .....	\$POA
Area development application .....	\$POA

**9.3 Amendments**

Structure plan amendments .....	\$POA
District strategy master plan amendments .....	Minor \$48,530.00
.....	Major \$291,195.00
Local development master plan amendments.....	Minor \$19,410.00
.....	Major \$97,065.00
Site development master plan amendment.....	Minor \$7,765.00
.....	Major \$29,115.00

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

**10 Miscellaneous Fees**

**10.1 Applications**

Building works not associated with a material change of use .....	\$2,475.00
Concurrence Agency Assessment (RAP) Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1a and 10 (as classified by BCA) ..	\$725.00
Concurrence Agency Assessment (RAP) (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1(a)(ii) and 9b (as classified by BCA) (i.e. Duplex).....	\$2,450.00
Preparation of an infrastructure agreement associated with an adopted infrastructure charge .....	\$875.00
Land use written advice .....	\$275.00
Self-assessable review service .....	\$275.00
Town planning appraisals .....	\$275.00
Pre-lodgement service panel .....	\$0.00
A request for an application to be considered under the superseded planning scheme is to be accompanied by an application fee of .....	\$1,900.00

**10.2 Administration charges**

Administrative fee to refund over payment of fee not resulting from a fee calculation error by council (GST inclusive) .....	\$60.00
An administrative fee will be retained for written advice, search, permissible change to Development Approval, or other similar service. ....	\$175.00
If an application / request lapses during the IDAS process, no refund of fees is applicable, except for a not properly made application that lapses (s266 of the SPA). In this circumstance 100% of the fee, less an administrative charge of.....	\$175.00
Administration of a bond or bank guarantee submitted in connection with any development (excluding uncompleted works bonds) .....	\$500.00
A request to revive a lapsed application under s 274, 280 & 303 of the SPA shall be accompanied by a payment of .....	\$70.00
If an application is lodged that is identical to the lapsed application to the lapsed application within three months of the lapsed date new application fee .....	\$875.00
Charge for retrieval of development files (if file is unavailable, there is no refund)	

Price on application shall apply to copying of plans or documents larger than A3 size .....	\$275.00
Copy of development permit and associated materials subject to electronic recovery only and limited to A4 and A3 sized printed copies .....	\$75.00
Copy of other letters (per letter) .....	\$45.00

### 10.3 Documents

Planning Scheme (per scheme excluding maps) .....	\$575.00
Postage of scheme (per scheme) .....	\$15.00
Coloured A4 copies (per map or page) .....	\$25.00
Coloured A3 copies (per map or page) .....	\$50.00
DVD Sunshine Coast Planning Scheme 2014 (per DVD) .....	\$30.00
Kawana Master Plan documents (per document excluding maps) .....	\$50.00
Development control plan 1 – Kawana (excluding maps) .....	\$50.00

## 11 Certificates / Searches

### 11.1 Applications

Property development notes .....	\$75.00
Limited planning and development certificate .....	\$215.00
Standard planning and development certificate .....	\$650.00
Full planning and development certificate (vacant site) .....	\$1,400.00
Full planning and development certificate (built site) .....	\$4,125.00
Precinct enquiry letter (GST inclusive) .....	\$75.00

## 12 Glossary

### GFA

Gross Floor Area – As defined by relevant Planning Scheme

### TUA

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

### PDA

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

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Fee capped at relevant level.



