



Development Services Register of Cost-recovery Fees and Commercial Charges 2022/2023

Assessment and Services for Planning, Engineering, Environment, Building and Plumbing

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1. Administration and Interpretation

1.1 General

The Development Services Register of Cost-recovery Fees and Commercial Charges includes all fees and charges relevant for planning, engineering, environment, building and plumbing assessment and services.

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.

An applicant can only apply for a single fee adjustment under Sections 2.1 to 2.5. The highest reduction will apply.

1.2 Payment of Fees and Lodgement of Applications

Applicants are encouraged to lodge their application 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.

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

1.3 Price on Application

For Material Change of Use and Reconfiguring a Lot applications with a fee calculation of \$200,000 or higher as per the fees identified in this Register – Price on Application (POA) fee to be determined by council having regard to the full details and plans of the proposal to be submitted with a written request for a fee quote prior to time of lodgement and an assessment will be undertaken to determine the applicable fee.

For other references to Price on Application (POA) in this Register - Fee to be determined by council having regard to the full details and plans of the proposal to be submitted with a written request for a fee quote prior to time of lodgement and an assessment will be undertaken to determine the applicable fee.

1.4 Undefined Use Applications

Where an application type is not specifically provided for in this register or the application could not reasonably be included in a category that is provided in this register, the applicant is to provide plans of the proposal and this will be considered on its merits by council to determine the applicable fee.

1.5 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, except where a combined application for both Material Change of Use and associated Operational Work 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 1.1 General.

1.6 Minor Changes made during Application Process

Where a minor change is made by the applicant (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 outlined in the Register below.

1.7 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 a Lot) as for a development permit.

1.8 Variation Requests

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

1.9 Impact Assessment Fees

Fees listed in the register 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.

2. Subsidies, Discounts and Refunds

2.1 Waiver of Fees

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 1.1 General.

2.2 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 75% 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 1.1 General.

2.3 Concessions for Buildings and Sites Affected by Heritage Provisions

Where a Material Change of Use or Building Work development application (excluding demolition, partial demolition or removal of a structure or place affected by the cultural heritage provisions of the *Sunshine Coast Planning Scheme 2014*) is required solely as a result of the heritage provisions of the *Sunshine Coast Planning Scheme 2014*, whether code or impact assessable, no fee shall apply to such an application.

2.4 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 fee does not apply to applications for preliminary approvals, including Variation Requests.

Conditions apply - see section 1.1 General.

2.5 Material Change of Use within an Existing Building

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

Conditions apply - see section 1.1 General.

2.6 Nambour Special Entertainment Precinct

Under the *Sunshine Coast Planning Scheme 2014*, the Nambour Special Entertainment Precinct can accommodate a range of business uses and entertainment activities. To help facilitate the music-based entertainment industry on the Sunshine Coast, if an application involves a Material Change of Use for a Theatre, Bar, Nightclub or Hotel use (as defined in the *Sunshine Coast Planning Scheme 2014*) located in the Nambour Special Entertainment Precinct, the application fee shall be discounted by 50%.

Conditions apply - see section 1.1 General.

2.7 Refund of Fees

If a Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work application is withdrawn before it is decided by council, a refund will be given depending on the application stage at the time of withdrawal as follows:

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

Where an application is changed during the assessment process, the applicable refund will be determined on its merits by council. Where a Changing a Development Approval application (minor or other change) is withdrawn before it is decided by council, the applicable refund will be determined on its merits by council. If a Concurrence Agency Referral is withdrawn before it is decided by council, a refund will be given depending on the application stage at the time of withdrawal as follows:

Relevant Period	Applicable Refund
Referral Confirmation Period	90%
Information Request Period	60%
Referral Agency Assessment Period	10%

If a Plumbing and Drainage application is withdrawn before it is decided by council or a permit cancelled, a refund will be given depending on the application stage at the time of withdrawal as follows:

Relevant Period	Applicable Refund	
	Fast Track	Standard
Application received	90%	90%
RFI Issued	60%	60%
Permit Issued	50%	POA

For any refund request due to over payment of fees by the applicant and not resulting from a fee calculation error by council, the over payment will be refunded with an administration fee of \$60 retained.

3. Development Advice Services

3.1 Pre-Advice Services

3.1.1	Written advice * (fees include GST)	\$315
3.1.2	Town Planning appraisal * (fees include GST)	\$315
3.1.3	Request for written advice of infrastructure charges/contributions estimate pre-development application stage	\$315
3.1.4	Written advice in relation to council infrastructure in Priority Development Area (PDA) under the <i>Economic Development Act 2012</i>	\$565

3.2 Pre-lodgement and pre-application meetings

3.2.1	Detailed pre-lodgement meeting – office based 1 hour meeting	\$1,030
	Additional follow up meetings – per hour	\$775

Note: The detailed pre-lodgement meeting office-based fee can be subject to consideration of a discount application fee for the subsequent application, if this application satisfies all aspects of the pre-lodgement meeting notes provided. Applicants seeking a fee refund are required to pay the full fees at the time of lodgement of the subsequent application. A written request for a fee refund can be made prior to the decision of the subsequent application and an assessment will be undertaken by council to determine if a refund is applicable. A maximum fee refund of \$990 is applicable for an office-based meeting.

3.2.2	Detailed pre-lodgement meeting – on-site meeting (including travel time)	\$2,060
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Note: The need for an on-site meeting will be required to be deemed suitable by council. The detailed pre-lodgement meeting on-site fee can be subject to consideration of a discount application fee for the subsequent application, if this application satisfies all aspects of the pre-lodgement meeting notes provided. Applicants seeking a fee refund are required to pay the full fees at the time of lodgement of the subsequent application. A written request for a fee refund can be made prior to the decision of the subsequent application and an assessment will be undertaken by council to determine if a refund is applicable. A maximum fee refund of \$990 is applicable for an on-site meeting.

3.2.3	Personalised case management pre-application services (ranging from \$5,000 to \$10,000)	POA
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3.3 Pre-assessment technical report/s

3.3.1	Minor technical report (for smaller proposals e.g. simple bushfire, engineering reports)	\$570
3.3.2	Standard technical report (for more complex proposals)	\$1,110
3.3.3	Major technical report (for highly complex, major development proposals e.g. flooding assessment, ecological assessment, infrastructure reports)	\$1,790

4. Certificates / Searches / Information

4.1 Planning and Development Certificates

4.1.1	Limited planning and development certificate	\$250
4.1.2	Standard planning and development certificate *	\$745
4.1.3	Full planning and development certificate (vacant site) *	\$1,615
4.1.4	Full planning and development certificate (built site) *	\$4,740

*Includes copy of latest planning decision or negotiated decision notice. Copies of other approvals available on request via file retrieval process

4.2 Searches and Information

4.2.1	Property development notes	\$85
4.2.2	Building records search (simple)	\$200
4.2.3	Building records search (complex or large-scale development)	POA
4.2.4	Plumbing records search (domestic)	\$90
4.2.5	Plumbing records search (commercial)	\$265
4.2.6	Charge for retrieval of file documents, which includes decision notice/permit, approved plans, referenced documents and certificates:	
	Per file and limited to A4 and A3 sized plan copies only	
	File created in 2006 or older	\$170
	File created in 2007 or newer	\$105
	Copying of plans or documents larger than A3 size	POA
4.2.7	'As Constructed' Drainage Plans for each property or for each building where multiple buildings:	
	Base fee (includes 1 by A4 plan copy only)	\$60
	Plus per additional plan copied	\$20

4.2.8	Request for Building Certificate of Occupancy	\$75
4.2.9	Request for Plumbing Inspection Certificate	\$75
4.2.10	Administration fee to be retained where cancelling a written advice, a search, or other similar service	\$200
4.2.11	Administration fee to be retained where cancelling a file retrieval requests or other similar services that have a scheduled fee of under \$200	\$60
4.2.12	All other administration fees	\$200
4.3 Other information and services		
4.3.1	Exemption Certificate:	
	Minimum fee OR	\$980
	Maximum fee (whichever is the greater)	25% of applicable fee for proposed development
4.3.2	Superseded Planning Scheme request	\$2,185
4.3.3	Preparation of an infrastructure agreement:	
	Minor infrastructure agreement (such as an adopted infrastructure charge or car parking contribution)	\$1,010
	Other infrastructure agreement and/or deed of variation	POA
4.3.4	External expert consultant fees (including any associated legal costs)	POA
	<i>Note: The cost of external expert consultant fees (including any associated legal costs) for any assessment or advice required by council in consideration of an application or submission and/or technical report and/or infrastructure agreement (including an amendment, variation, novation or similar) will be charged to the applicant, including re-submissions. The applicant will be consulted prior to engagement of an external expert. The cost for any external experts must be paid to council prior to council's final determination of the application.</i>	
4.3.5	Extracts and Visualisation of Council 3D Model	POA

5. Dwelling House and Dual Occupancy

5.1 Dwelling House

		Code Assessment Fee
5.1.1	Material Change of Use for a Dwelling house	\$940
5.1.2	Concurrence Agency Referral for Building Work associated with a Dwelling house	\$940
5.1.3	Building Work not associated with a Material Change of Use for a Dwelling house	\$940
5.1.4	Other change associated with a Dwelling house where council is either a Concurrence Agency Referral, Responsible Entity or Affected Entity	\$940
5.1.5	Minor change associated with a Dwelling house where council is either a Concurrence Agency Referral, Responsible Entity or Affected Entity	\$470
5.1.6	Extension of currency period associated with a Dwelling house	\$470

Note: Where a combined application for a Dwelling house involves two or more applications listed in 5.1.1, 5.1.2 and 5.1.3 (for example a Material Change of Use for a Dwelling house and a Concurrence Agency Referral associated with a Dwelling house) a single fee of \$900 applies.

5.2 Dual Occupancy

		Code Assessment Fee
5.2.1	Material Change of Use for a Dual occupancy	\$4,285
5.2.2	Building Work not associated with a Material Change of Use for a Dual occupancy	\$2,140
5.2.3	Other change associated with a Dual occupancy	\$4,285
5.2.4	Minor change associated with a Dual occupancy	\$1,070
5.2.5	Extension of currency period associated with a Dual occupancy	\$470

6. Material Change of Use

6.1 Minimum Fee

		Code Assessment Fee
6.1.1	The minimum 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	\$1,660
6.1.2	The minimum 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	\$1,010
6.1.3	The minimum fee to lodge an application that is identical to a lapsed application - within three months of the lapse date, otherwise full fee applies	\$1,010

6.2 Residential Uses

		Code Assessment Fee
6.2.1	<i>Caretaker's accommodation</i>	\$2,180
6.2.2	<i>Community residence</i>	\$2,180
6.2.3	<i>Dwelling unit</i>	\$1,010
6.2.4	<i>Multiple dwelling</i> *capped at 100 units	
	Base fee	\$4,285
	Plus per unit	\$635
6.2.5	<i>Nature-based tourism</i> *capped at 100 beds/sites	
	Base fee	\$2,205
	Plus per bed/camp-site	\$465
6.2.6	<i>Relocatable home park</i> *capped at 100 beds/sites	
	Base fee	\$2,300
	Plus per bed/camp-site	\$465

6.2.7	<i>Residential care facility</i> *capped at 100 beds	
	Base fee	\$5,770
	Plus per bed	\$110
6.2.8	<i>Retirement facility</i> *capped at 100 units	
	Base fee	\$2,185
	Plus per units	\$465
6.2.9	<i>Resort complex</i> *capped at 100 units	
	Base fee	\$2,300
	Plus per unit	\$465
6.2.10	<i>Rooming accommodation</i> *capped at 20 beds/sites	
	Base fee	\$2,185
	Plus per bed/camp site	\$465
6.2.11	<i>Short-term accommodation</i> *capped at 20 beds/sites	
	Base fee	\$2,185
	Plus per bed/camp-site	\$465
6.2.12	<i>Tourist park</i> *capped at 100 units	
	Base fee	\$2,320
	Plus per unit	\$465

6.3 Business and Commercial Uses

6.3.1	<i>Adult store</i> *capped at 3,000m ²	
	Base fee	\$4,040
	Plus per sqm	\$15

6.3.2	<i>Agricultural supplies store</i> *capped at 3,000m ²	
	Base fee	\$4,040
	Plus per sqm	\$10
6.3.3	<i>Bar</i> *capped at 500m ²	
	Base fee	\$11,345
	Plus per sqm	\$10
6.3.4	<i>Carwash</i>	\$6,915
6.3.5	<i>Crematorium</i> *capped at 500m ²	
	Base fee	\$5,475
	Plus per sqm	\$10
6.3.6	<i>Food and drink outlet</i> *capped at 1,000m ²	
	Base fee	\$4,320
	Plus per sqm	\$10
6.3.7	<i>Function facility</i> *capped at 2,000m ²	
	Base fee	\$4,825
	Plus per sqm	\$10
6.3.8	<i>Funeral parlour</i> *capped at 1,000m ²	
	Base fee	\$4,325
	Plus per sqm	\$15
6.3.9	<i>Garden centre</i> *capped at 2,000m ²	
	Base fee	\$4,040
	Plus per sqm	\$10

6.3.10	<i>Hardware and trade supplies</i> *capped at 3,000m ²	
	Base fee	\$4,040
	Plus per sqm	\$10
6.3.11	<i>Health care services</i> *capped at 2,000m ²	
	Base fee	\$4,895
	Plus per sqm	\$10
6.3.12	<i>Home based business</i>	\$2,590
6.3.13	<i>Hotel</i> *capped at 2,000m ²	
	Base fee	\$4,895
	Plus per sqm	\$15
6.3.16	<i>Market</i> *capped at 5 ha	
	Base fee	\$5,475
	Plus per ha	\$175
6.3.17	<i>Nightclub entertainment facility</i> *capped at 2,000m ²	
	Base fee	\$11,515
	Plus per sqm	\$10
6.3.14	<i>Office</i> *capped at 3,000m ²	
	Base fee	\$4,040
	Plus per sqm	\$15
6.3.15	<i>Outdoor sales</i> *capped at 2,000m ²	
	Base fee	\$3,170
	Plus per sqm	\$10

6.3.18	<i>Sales office</i>	\$1,270
6.3.19	<i>Service station</i>	\$17,440
6.3.20	<i>Shop</i> *capped at 3,000m ²	
	Base fee	\$4,325
	Plus per sqm	\$15
6.3.21	<i>Showroom</i> *capped at 6,000m ²	
	Base fee	\$4,325
	Plus per sqm	\$10
6.3.22	<i>Shopping centre</i> *capped at 15,000m ²	
	Base fee	\$11,515
	Plus per sqm	\$15
6.3.23	<i>Theatre</i> *capped at 3,000m ²	
	Base fee	\$2,890
	Plus per sqm	\$10
6.3.24	<i>Tourist attraction</i> *capped at 20 ha	
	Base fee	\$9,985
	Plus per ha	\$180
6.3.25	<i>Veterinary services</i> *capped at 2,000m ²	
	Base fee	\$4,325
	Plus per sqm	\$10

6.4 Industrial Uses

6.4.1	<i>Bulk landscape supplies</i> *capped at 3000m ² TUA	
	Base fee	\$4,895
	Plus per sqm total use area	\$10
6.4.2	<i>Extractive industry</i>	
	Base fee	\$23,030
	Plus per ha	\$2,880
6.4.3	<i>High impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$6,050
	Plus per sqm total use area	\$10
6.4.4	<i>Low impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,330
	Plus per sqm total use area	\$10
6.4.5	<i>Marine industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,895
	Plus per sqm total use area	\$10
6.4.6	<i>Medium impact industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,895
	Plus per sqm total use area	\$10
6.4.7	<i>Research and technology industry</i> *capped at 3,000m ² TUA	
	Base fee	\$6,050
	Plus per sqm total use area	\$10

6.4.8	<i>Service industry</i> *capped at 3,000m ² TUA	
	Base fee	\$4,330
	Plus per sqm total use area	\$10
6.4.9	<i>Special industry</i> *capped at 3,000m ² TUA	
	Base fee	\$6,050
	Plus per sqm total use area	\$10
6.4.10	<i>Transport depot</i> *capped at 3,000m ² TUA	
	Base fee	\$4,895
	Plus per sqm total use area	\$10
6.4.11	<i>Warehouse</i> *capped at 3,000m ² TUA	
	Base fee	\$4,330
	Plus per sqm total use area	\$10
6.5 Community Uses		
6.5.1	<i>Cemetery</i> *capped at 2 ha	
	Base fee	\$5,090
	Plus per ha	\$175
6.5.2	<i>Child care centre</i>	\$8,925
6.5.3	<i>Community care centre</i> *capped at 3,000m ²	
	Base fee	\$4,615
	Plus per sqm	\$10

6.5.4	<i>Community use</i> *capped at 3,000m ²	
	Base fee	\$2,970
	Plus per sqm	\$10
6.5.5	<i>Educational establishment</i> *capped at 10,000m ²	
	Base fee	\$2,970
	Plus per sqm	\$10
6.5.6	<i>Emergency services</i>	\$2,590
6.5.7	<i>Hospital</i> *capped at 10,000m ²	
	Base fee	\$580
	Plus per sqm	\$10
6.5.8	<i>Place of worship</i> *capped at 3,000m ²	
	Base fee	\$4,615
	Plus per sqm	\$10
6.6 Sport and Recreation Uses		
6.6.1	<i>Club</i> *capped at 3,000m ² TUA	
	Base fee	\$3,340
	Plus per sqm total use area	\$15
6.6.2	<i>Indoor sport and recreation</i> *capped at 3,000m ² TUA	
	Base fee	\$3,340
	Plus per sqm total use area	\$15
6.6.3	<i>Major sport, recreation and entertainment facility</i>	POA
6.6.4	<i>Motor sport facility</i>	POA

6.6.5	<i>Outdoor sport and recreation</i> *capped at 5ha	
	Base fee	\$5,065
	Plus per ha	\$230
6.7 Rural Uses		
6.7.1	<i>Animal keeping</i> (per animal)	\$230
6.7.2	<i>Animal husbandry, Cropping, Permanent plantation, Wholesale nursery,</i>	\$3,340
6.7.3	<i>Aquaculture TUA</i>	
	Base fee	\$1,445
	Plus per sqm total use area	\$10
6.7.4	<i>Intensive horticulture</i> *capped at 20ha	
	Base fee	\$2,890
	Plus per ha	\$465
6.7.5	<i>Intensive animal industry</i>	\$12,320
6.7.6	<i>Roadside stall</i>	\$1,380
6.7.7	<i>Rural workers accommodation</i> *capped at 100 beds	
	Base fee	\$2,175
	Plus per bed	\$430
6.7.8	<i>Rural industry</i> *capped at 3,000m ² TUA	
	Base fee	\$2,890
	Plus per sqm total use area	\$10

6.7.9	<i>Winery</i> *capped at 3,000m ² TUA	
	Base Fee	\$4,325
	Plus per sqm total use area	\$10
6.8 Other Uses		
6.8.1	<i>Air services</i> *capped at 2 ha TUA	
	Base fee	\$3,455
	Plus per sqm total use area	\$10
6.8.2	<i>Environment facility</i> TUA	
	Base fee	\$6,335
	Plus per sqm total use area	\$15
6.8.3	<i>Major electricity facility</i> *capped at 6,000m ² TUA	
	Base fee	\$6,335
	Plus per sqm total use area	\$15
6.8.4	<i>Port services</i> *capped at 2ha TUA	
	Base fee	\$3,460
	Plus per sqm total use area	\$10
6.8.5	<i>Parking station</i> *capped at 3,000m ²	
	Base fee	\$9,210
	Plus per sqm	\$10
6.8.6	<i>Renewable energy facility</i>	POA

6.8.7	<i>Substation</i> *capped at 6,000m ² TUA	
	Base fee	\$6,335
	Plus per sqm total use area	\$15
6.8.8	<i>Telecommunication facility</i>	\$6,335
6.8.9	<i>Utility Installation</i> *capped at 3,000m ² TUA	
	Base fee	\$6,335
	Plus per sqm total use area	\$15

7. Environmentally Relevant Activity

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

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

The Fee Payable equals:

The application fee, currently \$701⁴ for assessment of the concurrence ERA; PLUS 30% of the annual fee⁴ for the ERA environmental authority

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*.

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

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).

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>

8. Reconfiguring a Lot

8.1 Minimum Fee

8.1.1	The minimum 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	\$1,660
8.1.2	The minimum 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	\$1,010
8.1.3	The minimum fee to lodge an application that is identical to a lapsed application - within three months of the lapse date, otherwise full fee applies	\$1,010

8.2 Assessment

8.2.1	Fee is based on the total number of lots in the proposed reconfiguration, including the existing lot(s) and any balance lots, but excludes any park and drainage reserve lots	
	Base fee	\$1,615
	Plus per lot	\$925
8.2.2	Boundary realignment involving a minor adjustment	\$1,615
8.2.3	Assessment of development lease subdivision plans:	
	Base fee	\$1,615
	Plus per lot	\$925
8.2.4	Easement application fees	\$1,615
8.2.5	Reconfiguring a lot to create a Community Title Scheme and Multiple Lease where a Material Change of Use predetermines development per lot	\$1,615

9. Plan Sealing

9.1 Approval of Subdivision Plans

9.1.1	Approval of Building Format Plans, Standard Format and Volumetric Format Plans	
	Fee per lot	\$445
	Minimum fee	\$1,085
9.1.2	Endorsement of a Community Management Statement (not applicable if lodged with a subdivision plan)	\$565
9.1.3	Endorsement of legal documents, and/or the coordination of endorsement of legal documents (e.g. environmental covenants, access easements and drainage easements). Per document	\$565
9.1.4	Re-endorsement of plans after expiry. Per plan	\$355

10. Operational Work - Assessment

10.1 Minimum Fee

10.1.1	The minimum 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	\$1,660
10.1.2	The minimum 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	\$1,010
10.1.3	The minimum fee to lodge an application that is identical to a lapsed application - within three months of the lapse date, otherwise full fee applies	\$1,010

10.2 Relating to Reconfiguring a Lot

10.2.1	Operational Works relating to Reconfiguring a Lot (e.g. stormwater, roadworks, electrical reticulation, street lighting & landscaping work etc.)	
	Base fee	\$1,270
	Plus per lot	\$490
10.2.2	Subsequent Operational Works relating to a Reconfiguring a Lot	\$1,270

10.3 Relating to Material Change of Use

10.3.1	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	\$2,495
	1001-1200m ²	\$3,200
	1201-1400m ²	\$4,010
	1401m ² and above	\$4,650

10.4 Advertising Device

10.4.1	Signs – per application	\$1,335
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10.5 Operational works not relating to Reconfiguring a Lot or Material Change of Use

10.5.1	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):	
	Minimum fee (where the 0.5% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	\$1,900
	Maximum fee (whichever is the lesser)	\$25,000 or 0.5% of estimated value of work

10.6 Operational Works for Excavation and Filling

10.6.1	Carrying out Operational Works for Excavation and Filling to establish a dam and where excavated material remains on-site:	
	Where no overlays apply	\$465
	Where one or more overlays apply	\$1,010

10.7 Prescribed Tidal Works

10.7.1	Carrying out Operational Work for Prescribed Tidal Works (pontoons, decks & boat ramps for private use associated with a residential use)	\$1,285
10.7.2	Carrying out Operational Work for Prescribed Tidal Works (all other Prescribed Tidal Works)	\$2,005

10.8 Vehicle crossover

10.8.1	Vehicle crossover	\$465
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10.9 Domestic Vegetation Clearing

10.9.1	Vegetation clearing (area to be cleared – measured to the outer drip line)	
	Less than 50m ²	\$85
	Over 50m ²	\$175

11. Operational Work - Construction

11.1 Relating to Reconfiguring a Lot

11.1.1	Prestart meeting and prescribed council inspections for stormwater, roadworks, driveways, electrical reticulation, street lighting and landscaping work etc.	
	Base fee	\$810
	Plus per lot	\$115
11.1.2	Additional inspection beyond prescribed council inspections – per inspection	\$425
11.1.3	Subsequent pre-start meeting request relating to a Reconfiguring a Lot	\$810

11.2 Relating to Material Change of Use

11.2.1	Prestart meeting and prescribed council inspections for works that will become council infrastructure including roadworks, stormwater, landscaping work etc. or are required by an Operational Work approval	
	Minimum fee (where the 0.3% estimated value of work exceeds the minimum fee, the maximum fee will be applied)	\$580
	Maximum fee (whichever is the lesser)	\$5,000 or 0.3% of estimated value of work
11.2.2	Additional inspection beyond prescribed council inspections – per inspection	\$425
11.2.3	Subsequent pre-start meeting request relating to a Material Change of Use	\$580

11.3 Priority Development Area (PDA)

11.3.1	Development inspections and review	
	Minimum fee	\$935
	Plus per lot	\$260

12. Major Development Area Applications - Kawana Waters

Fees associated with Master Plan 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.

All application types not listed in the below section – please refer to other relevant sections of the fees and charges

12.1 Kawana Master Plan Applications

12.1.1	Site Development Master Plan (per plan)	\$50,950
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12.2 Kawana Design Plan Applications

12.2.1	Design Plan application fees shall be the same as the fee for a Code Assessable Reconfiguring a Lot application fee for the same number of lots.	As per code assessment
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12.3 Kawana Master Plan Amendments

12.3.1	Structure plan amendments	POA
12.3.2	Site development master plan amendment:	
	Minor	\$8,950
	Major	\$33,530
12.3.3	Other than Site Development Plan minor change (not involving changes to land use):	
	Kawana Master Plans	\$4,290

Note: The determination of the amendment as minor or major shall be made by council prior to lodgement.

12.4 Kawana Clearance to Instigate Settlement

12.4.1	Clearance to instigate settlement	
	Base fee	\$565
	Plus per lot	\$195

13. Major Development Area Applications - Palmview

All application types not listed in the below section – please refer to other relevant sections of the fees and charges

13.1 Palmview Development Applications

13.1.1	Area Development Application	POA
13.1.2	Change to an Area Development Approval	POA
13.1.3	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

13.2 Palmview Amendments

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

13.3 Contributions

Contributions are required under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2) and administration of Prescribed Notices under the Palmview Structure Plan Area

13.3.1	Infrastructure Agreement 2010 (Consolidation No. 2) (excluding Notices associated with the Palmview Prescribed Road Infrastructure)	POA
13.3.2	Administration of bank guarantees/performance securities (excluding bonds or security associated with the Palmview Prescribed Road Infrastructure)	\$565

14. Post Development Approval Processes

This section covers the general assessment of plans, documents or works (excluding Approval of Subdivision Plans, Building and Plumbing) associated a change to an approval after the decision starts to have effect, including referrals where council was not the Assessment Manager or a pre-request for a Response Notice.

Note: Refer to Section 3 of the Register for relevant fees associated with minor change, other change and extensions of approval for a Dwelling house and Dual occupancy

14.1 Changing a Development Approval

14.1.1	Minor Change involving a change to or cancelling of one condition only and not involving a change to approved plans	\$1,010
14.1.2	Minor Change involving changes to Operational Work approved plans (maximum four plans) and/or one condition	\$1,010
14.1.3	Minor Change involving changes to approved plans and/or involving a change to or cancelling up to 5 conditions	\$2,860
14.1.4	All other Minor Changes	25% of the application fee calculated as if the application were a new application or a minimum fee of \$4,390, whichever is the greater

14.1.5	Other Change (for the extent of development proposed by the change to the approval only)	100% of the application fee calculated as if the application were a new application or a minimum fee of \$4,390, whichever is the greater
14.1.6	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
14.2 Extending a Development Approval		
14.2.1	Extension of currency period in relation to the same planning scheme under which the development approval was issued (excluding Dwelling House and Dual occupancy)	25% of the application fee calculated as if the application were a new application or a minimum fee of \$2,085, whichever is the greater
14.3 Other post approval fees		
14.3.1	Generally in accordance requests following an approval	\$515
14.3.2	Submission of a Lake Management Plan as a requirement of condition of approval (including Master Plan approvals) post approval	\$9,040
14.3.3	Assessment and endorsement of plans and documents as a requirement of condition of approval post approval	\$515
14.3.4	Bond or bank guarantee relating to any development and/or approval (excluding uncompleted works bonds) Post approval	\$575
14.3.5	Uncompleted works bonds relating to any development and/or approval post approval	\$1,010

15. Building Work

15.1 Minimum Fee

15.1.1	The minimum 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	\$1,660
15.1.2	The minimum 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	\$1,010
15.1.3	The minimum fee to lodge an application that is identical to a lapsed application - within three months of the lapse date, otherwise full fee applies	\$1,010

15.2 Building Work Applications

15.2.1	Building work not associated with a Material Change of Use (excluding Dwelling house and Dual occupancy)	\$2,855
15.2.2	Where an application for demolition (including partial demolition) or removal of a structure or place affected by the cultural heritage provisions of the <i>Sunshine Coast Planning Scheme 2014</i> .	\$1,590

15.3 Building Work General

15.3.1	Building Work application (where council is the Assessment Manager)	POA
15.3.2	Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)	
	Up to 20 persons accommodated	\$795
	21 and over persons accommodated	\$1,005
15.3.3	Request for approval of longer period to comply with the Fire Safety Standard	\$335
15.3.4	Building work for residential services	
	Up to 20 persons accommodated	\$795
	21 and over persons accommodated	\$1,005
15.3.5	Building Work for Removal or Rebuilding	\$335
15.3.6	Temporary accommodation buildings	

	Up to 20 persons accommodated	\$795
	21 and over persons accommodated	\$1,005
15.3.7	Building work relating to end of trip facilities for Queensland Development Code, part 4.1	\$680
15.4 Post Building Work Approval		
15.4.1	Extension of currency period by Private Building Certifier (where extending more than once as per legislation procedure)	\$330
15.4.2	Change by Private Building Certifier to Building Work approval issued by council	\$385
15.4.3	Transfer of assessment manager functions to council to undertake building certification (including first inspection)	
	Domestic building work	\$465
	Commercial building work	POA
15.4.4	Issue of a Certificate of Occupancy where not previously issued (assessment and one inspection only)	\$1,025
15.5 Building Work Inspections		
15.5.1	Out of date Building Work final inspection request for one single Class 1a or Class 10a buildings and structures	\$645
15.5.2	Out of date Building Work final inspection request for Class 1a duplexes or Class 2-9 buildings	POA
15.6 Building Work or Rebuild Security Deposits		
15.6.1	Administration of security deposits	\$575
15.7 Private Building Certification Document Lodgement Fees		
15.7.1	Online lodgement fee for all classes of building	\$120
15.7.2	Hardcopy and e-mailed lodgement fee for single Class 1 and Class 10 buildings and structures	\$220
15.7.3	Hardcopy and e-mailed lodgement fee for multiple Class 1 and Class 2-9 buildings	\$305

15.8 Pool Fencing

15.8.1	Pool fence exemption	\$460
15.8.2	Pool fence safety inspection and pool fence safety certificate	\$495
15.8.3	Pool fence safety re-inspection	\$220

16. Plumbing and Drainage Work

16.1 Domestic – One new Class 1a or Class 10a building (does not include Dual occupancy)

For a Non-Sewered area, to calculate the combined application and inspection fee, multiply the total number of fixtures, appliances and apparatus by the fixture/appliance/apparatus fee and add the relevant base fee.

For staged development, each development stage is classed as a separate plumbing and drainage work application for fee purposes.

16.1.1	Sewered Area	
	Flat fee	\$1,400
16.1.2	Non-Sewered Area	
	Base fee	\$795
	Fixture/appliance/apparatus – each	\$70

16.2 Commercial – Class 2-9 buildings, attached Class 1 buildings (includes Dual occupancy)

To calculate the combined application and inspection fee, multiply the total number of fixtures, fittings, appliances and apparatus by the fixture/appliance/apparatus fee and add the relevant base fee.

For staged development, each development stage is classed as a separate plumbing application for fee purposes.

Note: Other fees must be added to the fee calculation such as internal water and sewer reticulation, fire services, sub meters and alternative solutions, where applicable.

Where associated with another application, fire service fees such as hydrants and hose reels etc. are to be added to the fee calculation as appliances. Similarly, backflow prevention devices and trade waste devices are to be added as apparatus.

A full list of fixtures, fittings, appliances, and apparatus is also available at <https://www.sunshinecoast.qld.gov.au/Development/Building-and-Plumbing/Lodging-Applications/Plumbing-List-of-Fixtures>.

16.2.1	Sewered Area	
	Base fee	\$425
	Fixture/appliance/apparatus – each	\$90
16.2.2	Non-Sewered Area	
	Base fee	\$795
	Fixture/appliance/apparatus – each	\$90
16.2.3	Internal water and sewer reticulation – per floor/per lot of each building or per allotment	\$270
16.2.4	Fire services per floor of each building	\$145
16.2.5	Unitywater sub meters:	
	1 – 5 Unitywater sub meters	\$335
	Additional sub meters thereafter – each	\$20

16.3 Alternative/Performance Solutions

16.3.1	Low complexity (i.e. solar hot water orientation) includes one inspection	\$280
16.3.2	Medium complexity (i.e. innovative products) includes one inspection	\$565
16.3.3	High complexity (i.e. warm water systems) includes one inspection	\$850

16.4 Amended Permits

16.4.1	Submission of amended domestic plans/amended reports	
	Base fee	\$425
	Additional fixture/appliance/apparatus – each	\$70
16.4.2	Submission of amended commercial plans/amended reports	
	Base fee	\$425
	Additional fixture/appliance/apparatus – each	\$90
16.4.3	Change to on-site sewage treatment plant (plant model only), not including any change to land application area or reduction in effluent standards/quality	\$425
16.4.4	Minor Amendment – change to Treatment Plant	\$195
16.4.5	Extension of duration of plumbing and drainage work permit	\$425

16.5 Stand-Alone Applications

16.5.1	Conversion/upgrade of existing On-site Sewerage Facility to new On-site Sewerage Facility including relocation/upgrade of Land Application Area (flat fee)	\$620
16.5.2	Decommission existing On-site Sewerage Facility (flat fee)	\$540
16.5.3	Installation of grey water treatment plant in a sewer area (flat fee)	\$620
16.5.4	Connection of existing effluent system to sewer (flat fee)	\$540

16.5.5	Connection of prefabricated building (flat fee)	\$280
16.5.6	Connection of prefabricated building in a non-sewered area (flat fee)	\$540
16.5.7	Sewer cap off (flat fee)	\$280
16.5.8	Minor alteration of drain - commercial development (includes one inspection)	\$280
16.5.9	Site Amenities and Site Sheds for the duration of the project construction	\$595
16.6 Plumbing and Drainage Work Inspections		
16.6.1	Re-inspection – per inspection	\$165
16.6.2	Off-site inspection (including inspection and certification of individual prefabricated buildings or pods) – per inspection	\$175
16.6.3	Notifiable work inspection – one inspection only	\$280
16.6.4	Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection	\$365
16.6.5	Out of date plumbing final inspection request for one single Class 1a or Class 10a building	\$645
16.6.6	Out of date plumbing final inspection request for Class 1a duplexes and Class 2-9 buildings	POA
16.7 Backflow Prevention Device Registration		
16.7.1	Backflow Prevention Device annual registration:	
	Per device	\$55
16.8 Plumbing and Drainage Work General		
16.8.1	Referral fees (plumbing) local government concurrence agency per referral	\$510
16.8.2	On-Site Sewerage Facilities hard copy administration fee	\$30

17. Historical Planning Scheme Policy Contributions

NOTE: For information regarding infrastructure charges under the current charging provisions refer to council's website Infrastructure Charges Resolution

17.1 Caloundra City Council Planning Scheme Policy

Water Supply Headworks contribution rates

17.1.1	Caloundra / Kawana:	
	Per capita	\$2,608
	Per residential allotment	\$7,820
	Per additional allotment created where subdivision is in existing industrial zone	\$3,908
17.1.2	Hinterland Towns:	
	Per capita	
	Per residential allotment	\$2,586
	Per additional allotment created where subdivision is in existing industrial zone	\$7,766
17.1.3	Maleny:	
	Per capita	\$2,450
	Per residential allotment	\$7,355
	Per additional allotment created where subdivision is in existing industrial zone	\$3,678

Sewerage Headworks Contribution Rates

17.1.4	Caloundra / Kawana:	
	Per capita	\$2,252
	Per residential allotment	\$7,355
	Per additional allotment created where subdivision is in existing industrial zone	\$3,678

17.1.5	Hinterland Towns:	
	Per capita	\$3,308
	Per residential allotment	\$9,931
	Per additional allotment created where subdivision is in existing industrial zone	\$9,931
17.1.6	Maleny:	
	Per capita	\$1,918
	Per residential allotment	\$5,755
	Per additional allotment created where subdivision is in existing industrial zone	\$5,755