

## **5.1. 2017-2018 FEES AND CHARGES DEVELOPMENT ASSESSMENT - SUSTAINABLE COMMUNITIES**

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<b>DEPARTMENT</b>	Sustainable Communities

### **RECOMMENDATION**

**That Council:**

- 1. Adopts the new Schedule of Fees and Charges for the 2017/18 financial year for Development Assessment – Sustainable Communities; and**
- 2. Commences the new Schedule of Fees and Charges for Development Assessment – Sustainable Communities on 2 January 2018 to align with the commencement of the Douglas Shire Planning Scheme 2018; and**
- 3. Delegates authority to the Chief Executive Officer in accordance with Section 257 of the Local Government Act 2009 to negotiate fees and charges where circumstances warrant and to make minor administrative amendments to the Schedule.**

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### **EXECUTIVE SUMMARY**

The new Douglas Shire Planning Scheme 2018 ('the new planning scheme') will commence on 2 January 2018. The new planning scheme introduces new development concepts, process and land use definitions that do not align with the existing Douglas Shire Planning Scheme 2006. Accordingly, the fee schedule needs to be amended to reflect these new concepts, processes and land use definitions.

The new fee schedule is based on the current fee schedule with minor rounding of fees to eliminate odd charging figures. The fee schedule is also re-ordered to make the document easier to use.

The schedule of fees and charges strives to achieve an equitable 'user pays' system for services provided that will continue to assist Council in becoming a long-term, financially sustainable organisation.

### **BACKGROUND**

New fees and charges are required to accompany the new Douglas Shire Planning Scheme 2018 ('the new planning scheme') that will commence on 2 January 2018.

### **COMMENT**

The new planning scheme introduces new development concepts, process and land use definitions that do not align with the existing Douglas Shire Planning Scheme 2006. Accordingly, the fee schedule needs to be amended to reflect these new concepts, processes and land use definitions.

Key points taken into consideration in the preparation of the new fee schedule:

1. All fees have been kept as closely aligned to the current 2017/18 fee schedule as possible. No increases have been proposed. However, rounding of some charges (both up and down) has occurred where odd figures are charged within the current fee schedule (e.g. \$317.95 becomes \$320.00).
2. Sales for town planning signs have been removed as this is a service that Council can no longer provide under the Planning Act 2016.
3. Material change of use applications have been grouped according to type, rather than listing 90 individual land uses as separate line items.

## PROPOSAL

The new Schedule of Fees and Charges for Development Assessment – Sustainable Communities is presented to Council for adoption. The fees and charges will commence on 2 January 2018 to align with the commencement of the new planning scheme.

## FINANCIAL/RESOURCE IMPLICATIONS

Fees and charges are an integral component of Council's revenue stream. Wherever possible, Council aims to recover the cost of providing the service. In other cases, Council subsidises the service in recognition of the broader community interest.

## RISK MANAGEMENT IMPLICATIONS

Obtaining appropriate fees for services provided will assist Council in its long term objective of delivering balanced budgets and mitigates the risk of financial constraints restricting Council's capacity to perform on Council operations.

## CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

### Corporate Plan 2014-2019 Initiatives:

#### Theme 5 – Governance

5.2.1 – Provide Councillors and community with accurate, unbiased and factual reporting to enable accountable and transparent decision-making.

## COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

<b>Fully responsible</b>	Funding the cost of a program or activity
<b>Regulator</b>	Meeting the responsibilities associated with regulating activities through legislation or local law.

## CONSULTATION

**Internal:** Relevant officers have been involved in the review of the fees and charges.

**External:** Nil

## ATTACHMENTS

1. Attachment 1 - 2017-18 Fees and Charges Development Assessment **[5.1.1]**

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<b>General Notes:</b> <i>The cost of external consultant's fees for any further assessment or advice required by the assessment manager in consideration of any application or submission and/or technical report may be charged to the applicant. The applicant will be notified of Council's intention to refer the application to a consultant following receipt of a response to an information request (or earlier). If Council elects to recover the consultant's costs, the consultant's costs must be paid prior to the final determination of the application.</i>					
<i>Applications involving inconsistent uses in the respective zones shall be accompanied by the fee prescribed in the fee schedule, plus and additional 50% of that prescribed fee.</i>					
<i>Where a fee is calculated on area (e.g. Industrial uses), the fee is calculated on Gross Floor Area (GFA) as defined in the planning scheme. If GFA, is not relevant (e.g. some outdoor entertainment uses), the area will be calculated by the use area containing activities integral to the development. The use area can include unenclosed structures, decks, outdoor storage/stockpiling areas, ancillary outdoor areas used by the development (e.g. outdoor play area for a child care centre) and footpath dining. Use area does not include landscape or car parking areas, unless the car parking area is a Parking station.</i>					
<b>7.1 SITING DISPENSATIONS / BUILDING WORKS / COMPLIANCE CHECK</b>					
<b>Siting dispensations as a referral agency for building work</b>	Application	320.00	Y	BA75	97(2)(a)
<b>Compliance Check against assessable provisions in the Planning Scheme</b>	Application	320.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2 MATERIAL CHANGE OF USE / COMPLIANCE CHECKS</b>					
<i>If an application involves a Material change of use within an existing building and the level of assessment is code assessable, the application shall be discounted by 25%.</i>					
<i>Where an application involves a use that is undefined in the applicable planning scheme or is not specifically provided for in the fee schedule, the fee will be set as the use most similar by the Manager Sustainable Communities.</i>					
<b>7.2.1 Domestic and Minor Development</b>					
<ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Dwelling house, including any secondary dwelling (class 1 and class 10a buildings)</li> <li>• Dwelling unit</li> <li>• Environment facility, if considered to be minor</li> <li>• Home based business</li> <li>• Landing, if considered to be minor</li> <li>• Roadside stall</li> <li>• Any other minor scale development as determined by Council / Council's delegate</li> </ul>	Application	320.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.2 Demolition (or partial demolition)</b>					
<b>Structure or place identified in the Places of Significance Overlay</b>	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017	
<b>7.2.3 Accommodation (Self-contained) Uses</b>					

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees & Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<ul style="list-style-type: none"> <li>• Dual occupancy</li> <li>• Multiple dwelling</li> <li>• Short term accommodation</li> </ul>					
Base fee for 2 units	Application	1,370.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee, per unit above 2 units, up to 50 units	Application	400.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee, per unit above 50 units	Application	200.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.4 Accommodation (Not Self Contained) Uses</b>					
<ul style="list-style-type: none"> <li>• Community care centre</li> <li>• Community residence</li> <li>• Nature based tourism</li> <li>• Non-resident workforce accommodation</li> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Rural worker's accommodation</li> <li>• Short-term accommodation</li> <li>• Tourist park</li> </ul>					
Base fee up to 50m <sup>2</sup>	Application	1,370.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, up to 2000m <sup>2</sup>	Application	400.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, above 2000m <sup>2</sup>	Application	200.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.5 Area Charge Uses</b>					

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Bar/Hotel/Night club entertainment facility</li> <li>• Car wash</li> <li>• Child Care Centre</li> <li>• Club</li> <li>• Crematorium/Funeral parlour</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Detention facility</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Health care services</li> <li>• Indoor Sport and Recreation</li> <li>• Place of Worship</li> <li>• Office/Sales office</li> <li>• Service station</li> <li>• Shop, not defined within the Large format activities category</li> <li>• Shopping centre, not defined within the Large format activities category</li> <li>• Theatre</li> <li>• Veterinary services</li> </ul>					
Base fee up to 100m <sup>2</sup>	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, up to 2000m <sup>2</sup>	Application	350.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, above 2000m <sup>2</sup>	Application	125.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.6 Industry Uses</b>					
<ul style="list-style-type: none"> <li>• Low impact industry</li> <li>• High impact industry</li> <li>• Marine industry</li> <li>• Medium impact industry</li> <li>• Research and technology industry</li> <li>• Service industry</li> <li>• Special industry</li> <li>• Transport depot</li> <li>• Warehouse</li> </ul>					
Base fee up to 100m <sup>2</sup>	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, up to 2000m <sup>2</sup>	Application	350.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, above 2000m <sup>2</sup>	Application	75.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.7 Large Format Uses</b>					

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Bulk landscape supplies</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Outdoor sales</li> <li>• Shop (with a minimum gross floor area of 1000m<sup>2</sup>)</li> <li>• Shopping centre (with a minimum gross floor area of 1000m<sup>2</sup>)</li> <li>• Showroom</li> </ul>					
Base fee up to 1000m <sup>2</sup>	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, up to 3000m <sup>2</sup>	Application	500.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 100m <sup>2</sup> , or part thereof, above 3000m <sup>2</sup>	Application	250.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.8 Rural Uses</b>					
<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Cropping</li> <li>• Intensive animal husbandry</li> <li>• Intensive horticulture</li> <li>• Permanent plantation</li> <li>• Rural industry</li> <li>• Wholesale nursery</li> </ul>					
Base fee up to 1000m <sup>2</sup>	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 500m <sup>2</sup> , or part thereof, above 1000m <sup>2</sup>	Application	75.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.9 Telecommunications</b>					
Telecommunication facility	Application	6,470.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.10 Extractive Industry</b>					
<ul style="list-style-type: none"> <li>• Extractive industry</li> </ul>					
Base fee up to 1 hectare	Application	9,550.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee for each hectare or part thereof, exceed 1 hectare	Application	215.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For temporary and minor extractive operations involving an area no greater than 4000m <sup>2</sup> and/or extracting a volume of material no greater than 4000m <sup>3</sup> for a duration of no greater than 6 months	Application	6,470.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.2.11 Miscellaneous Uses</b>					

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<ul style="list-style-type: none"> <li>• Air services</li> <li>• Cemetery</li> <li>• Environment facility, not considered to be minor</li> <li>• Hospital</li> <li>• Landing, not considered to be minor</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Market</li> <li>• Motor sport facility</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> <li>• Park</li> <li>• Parking station</li> <li>• Port services</li> <li>• Renewable energy facility</li> <li>• Substation</li> <li>• Tourist attraction</li> <li>• Utility installation</li> <li>• Winery</li> </ul>					
Base fee up to 1000m <sup>2</sup>	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Plus additional fee per 500m <sup>2</sup> or part thereof, above 1000m <sup>2</sup>	Application	250.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.3 RECONFIGURING A LOT</b>					
<i>Re-signing and dating of Survey Plan incurs the relevant fees below.</i>					
<b>7.3.1 Reconfiguration</b>					
<ul style="list-style-type: none"> <li>• Two or more resulting lots</li> <li>• Subdivision under the Body Corporate and Community Management Act 1997</li> </ul>					
Base fee (up to 2 lots)	Application	1,365.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee per each lot above 2 lots (excluding park lots)	Application	510.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<ul style="list-style-type: none"> <li>• Boundary realignment</li> <li>• Reconfiguration by lease (exceeding 10 years)</li> <li>• Creation of access easement</li> <li>• Proposed road closure in strata</li> </ul>	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.3.2 Survey Plans (Compliance Assessment)</b>					
<ul style="list-style-type: none"> <li>• Standard format plan</li> </ul>					
Base fee (up to 2 lots)	Application	520.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee per each lot above 2 lots (excluding park lots)	Application	95.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)



## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<b>• Early Plan Sealing</b>					
Base fee (up to 2 lots)	Application	4,120.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee per each lot above 2 lots (excluding park / drainage reserve lots)	Application	95.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>• Building format plan / Volumetric format plan (includes notation on Community Management Statement)</b>					
Base fee (up to 2 lots)	Application	340.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee per lot above two lots	Application	95.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4 OPERATIONAL WORKS</b>					
<i>Operational works for excavation and filling is not required where authorised by a Development Permit for Building Work.</i>					
<b>7.4.1 Lot Reconfiguration</b>					
Lot Reconfiguration - base fee (up to 2 lots)	Application	3,820.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee per lot (excluding park / drainage reserve lots)	Application	510.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Re-inspection fee applies where inspections are requested and subsequently fail	Application	1,500.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Assessment of amended drawings where not of a minor nature	Application	900.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4.2 Vegetation Damage</b>					
1- 10 trees	Application	320.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
11 trees or more	Application	1,625.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4.3 Works on Local Government Roads</b>					
<i>Minimum fee \$900.00</i>					
5% of the estimated costs of the works (minimum fee)	Application	900.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Domestic and commercial crossovers which are non-standard or secondary access	Application	250.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4.4 Excavation and Filling of Land (Bulk Earthworks)</b>					
<i>Maximum fee \$14,900.00</i>					
Up to 1000m <sup>3</sup>	Application	770.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
1000m <sup>3</sup> to 10000m <sup>3</sup>	Application	1,500.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
More than 10000m <sup>3</sup> Base Fee	Application	1,500.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Additional fee over 10000m <sup>3</sup> (per 10000m <sup>3</sup> )	Per 10000m <sup>3</sup>	500.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4.5 Prescribed Tidal Works</b>					
<i>Minimum fee \$1,680.00</i>					
<i>Maximum fee \$14,900.00</i>					
2.5% of estimated cost of the work (minimum fee)	Application	1,680.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.4.6 Advertising Devices</b>					
On-premises advertising device	Per sign	320.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Third party advertising device	Per sign	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.5 CHANGES OR EXTENSIONS TO APPLICATIONS / APPROVALS</b>					
<b>7.5.1 Changes to Applications / Approvals</b>					
Development applications prior to decision	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Negotiated Decisions	Application	FREE	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Decision Notice (25% of current prescribed fee, except for domestic and minor development (minimum fee))	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Consent Order (25% of current prescribed fee plus any legal costs incurred by Council (minimum fee))	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.5.2 Extensions to Applications / Approvals</b>					
<i>Minimum fee = \$950.00 (except for domestic and minor development)</i>					
Relevant period: 25% of current prescribed fee (minimum fee)	Application	950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.6 PLANNING AND DEVELOPMENT CERTIFICATES</b>					
<i>Note: Compliance check against assessable provisions in the Planning Scheme incurs a fee (see 7.1)</i>					
<b>7.6.1 Certificates</b>					
Limited	Application	240.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Standard	Application	780.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
Full	Application	1,600.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.6.2 Letters</b>					
Informal Prelodgement Enquiry (no report to Council)	Application	FREE	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Formal prelodgement enquiry (including any matter that requires a report to Council) - 30% of the prescribed fee under this fee schedule	Application		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Planning history check (not a Planning Certificate)	Application	280.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.6.3 Exemption Certificate</b>					
Exemption certificate	Application	80.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<b>7.7 SALES</b>					
<i>Note: Planning schemes are available at <a href="https://douglas.qld.gov.au">https://douglas.qld.gov.au</a></i>					
<b>7.7.1 Planning Schemes</b>					
Hard Copy Gazetted Planning Scheme	Each	675.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )
Superseded Planning Schemes (on a USB stick only)	Each	50.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )
<b>7.7.2 Applications</b>					
Copy of application (on a USB stick only)	Each	20.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )
<b>7.8 MISCELLANEOUS</b>					
<i>Note: Landscaping fees are only applicable when the landscaping plan is not submitted with the development application or subsequent operational works application.</i>					
<b>7.8.1 Landscaping Plans</b>					
Submitted by Landscape Architect / Designer where: • submitting a conforming statement of compliance; and • undertaking a final inspection; and • submitting as constructed landscaping plans (where required) all in accordance with the Plan and Development Manual requirements	Application	260.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )
Other landscaping plans (including resubmission of amended plans to address unsatisfactory and/or unsuitable landscaping elements)	Application	620.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )
<b>7.8.2 Legal</b>					
Infrastructure agreements / Development Deeds (prescribed fee plus any legal costs incurred by Council).	Application	620.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)( c )

## DOUGLAS SHIRE COUNCIL - DEVELOPMENT ASSESSMENT - Fees &amp; Charges Schedule 2017 / 2018

Description of Fee, Charge, Penalty plus conditions	Unit	Rate incl. GST if applicable	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
<b>7.9 GENERAL FEES</b>					
<b>7.9.1 Combined Applications</b>					
<i>Combined applications shall be accompanied by a fee that is the combined total of all applicable fees (except for combinations of multiple dwellings / short term accommodation).</i>					
<b>7.9.2 Not For Profit Organisations</b>					
<i>Any not for profit, volunteer, charitable, community, sporting, religious organisation not in possession of a liquor licence. A request for reduction in application fees must be made in writing prior to application be submitted. The request must demonstrate the eligibility of the applicant as a community, sporting or religious organisation etc.</i>					
<b>50% reduction on applicable fees</b>					
<b>7.9.3 Fee Waiver</b>					
<i>Manager Sustainable Communities has delegated authority to determine to partially or wholly waive a development application fee where strict application of the scheduled fee is considered unreasonable for the type or complexity of the application being received.</i>					
<b>7.9.4 Superseded Planning Scheme Request</b>					
<i>Adopted fee plus the fee applicable under this fee schedule (or the nearest equivalent land use type determined by the Manager Sustainable Communities.</i>					
<b>Request to consider an application under a superseded planning scheme (plus applicable fee)</b>		950.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
<b>7.9.5 Refunds</b>					
<i>Withdrawn applications prior to decision by Assessment Manager</i>					
<ul style="list-style-type: none"> <li>• Application stage = 90%</li> <li>• Information and referral stage = 60%</li> <li>• Notification stage = 30%</li> <li>• Decision stage = 10%</li> </ul>					
<b>7.9.6 Preliminary Approvals</b>					
<b>Not constituting a Variation Request: 75% of the prescribed fee under this schedule.</b>			Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
<b>Constituting a Variation Request</b>		26,850.00	Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)