

5.8. 2017-2018 FEES AND CHARGES-DEVELOPMENT ASSESSMENT-SUSTAINABLE COMMUNITIES

REPORT AUTHOR(S) Paul Hoyer, Manager Sustainable Communities
GENERAL MANAGER Darryl Crees, General Manager Corporate Services
Nicholas Wellwood, General Manager Operations
DEPARTMENT Sustainable Communities

RECOMMENDATION

That Council:

- 1. Adopts the Schedule of Fees and Charges for the 2017/18 financial year for Development Assessment – Sustainable Communities; and**
- 2. 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.**

EXECUTIVE SUMMARY

The schedule of fees and charges developed for the 2017/18 financial year 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.

The increase to the fees and charges has been contained to 3.90%.

BACKGROUND

In conjunction with the annual budget preparation, Council is required to adopt a schedule of fees and charges to be applied for each financial year. Although the schedule is adopted for the full year, should circumstances warrant new fees can be introduced or fees amended throughout the year.

The Development Assessment fees have been brought before Council at a later date than the other Council fees and charges as officers required information on the new Planning Act 2016 and the associated regulation before a fee schedule could be finalised.

COMMENT

The 2017/18 Schedule of Fees and Charges - Development Assessment has been developed as a "business as usual" set of fees taking into account the commencement of the new Planning Act 2016 on July 3, 2017 and having regard to the need to accommodate the continuance of the Sustainable Planning Act in some circumstances.

Key points taken into consideration in the preparation of the fees are:-

1. All continuing fees have been increased by 3.9%;
2. Section 7.9: Fee has been renamed from "Prelodgement Enquiry (No Report to Council)" to "Informal Prelodgement Enquiry (No Report to Council)" to align with the new Planning Act. No fee applies as per previous years.

3. Section 7.12: "Siting / Discretionary Decisions" has been moved from the Building section of the Fees and Charges to the Development Assessment section.

New Fees:

3. Section 7.1.5: "Formal Prelodgement Enquiry". Applications involving a Formal Prelodgement Enquiry under the Planning Act 2016 shall be charged at 30% of the fee prescribed in the fee schedule.
4. Section 7.9: "Exemption Certificate under the Planning Act 2016". Fee: \$77.95. To align with new Planning Act 2016.

Deletions:

5. Section 7.9: "Prelodgement Enquiry (Report to Council)" has been deleted and is replaced by the new fee "Formal Prelodgement Enquiry" in accordance with the Planning Act 2016.

At a later date in the 2017/18 financial year and on commencement of the proposed Planning Scheme, a complete review of fees and terminology used for the proposed Planning Scheme will be undertaken. This process will simplify the current fee schedule and ensure the fees align with the definitions and terminology used in the proposed Planning Scheme.

PROPOSAL

The Schedule of Fees and Charges for the 2017/18 financial year is presented to Council for adoption. The fees and charges come into effect from 1 July 2017 and reflect a business as usual process, taking into account the new Planning Act 2016.

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. Movements in the level of fees over the previous year are balanced against Council's goal of achieving long term financial sustainability.

RISK MANAGEMENT IMPLICATIONS

Obtaining appropriate fees for services provided will assist Council in its long term objective of delivering balanced budgets and mitigate the risk of financial constraints restricting capacity 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:

Fully-Responsible	Funding the full cost of a program or activity
Regulator	Meeting the responsibilities associated with regulating activities through legislation or local law.

CONSULTATION

Internal: Relevant officers, including management staff have been involved in the review of the Schedule of Fees and Charges and the proposed schedule has been subject to workshops with Councillors.

External: Nil

ATTACHMENTS

1. 2017-18 Fees and Charges Final Draft - Development Assessment **[5.8.1]**

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.1 GENERAL FEE INFORMATION							
7.1.1 Subsidy for Community, Sporting & Religious Organizations <i>Any non-profit, volunteer, charitable, community, sporting, religious organisation not in possession of a liquor or gaming licence is eligible for a 50% reduction on development application fees. A request for a reduction in application fees should be made in writing and accompany the application. The request must demonstrate the eligibility of the Applicant as a community, sporting, or religious organisation.</i>							
7.1.2 Waiver of Development Application Charges <i>The 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 Application being received.</i>							
7.1.3 Refunds <i>If an Application is withdrawn before it is decided by the Assessment Manager, a refund may be given depending on the stage of assessment at the time of withdrawal. The following refunds are applicable:</i>							
<i>Application Stage 90%</i>							
<i>Information and Referral Stage 60%</i>							
<i>Notification Stage 30%</i>							
<i>Decision Stage 10%</i>							
<i>No refund is applicable once a decision has been made by the Assessment Manager.</i>							
7.1.4 Superseded Planning Scheme							
Request for an Application to be considered under a superseded planning scheme (s 95). <i>If an application is approved to be assessed under a superseded Planning Scheme (s 95/96) the application fee for the application to be assessed under the superseded planning scheme shall be accompanied by the fee prescribed in this fee schedule plus an additional 25% of that fee.</i>			953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
7.1.5 Formal Prelodgement Enquiry <i>Applications involving a Formal Prelodgement Enquiry under the Planning Act 2016 shall be charged at 30% of the fee prescribed in this fee schedule.</i>							
7.1.6 Preliminary Approval Applications involving a Preliminary Approval is to be accompanied by the fee prescribed in this fee schedule plus 75% of that fee. If the Application is for a masterplan of the development only the additional 75% of the fee shall not apply. <i>Applications involving a Preliminary Approval is to attract a fee based on the applicable uses or types of development (including predicted ROL).</i>			26,850.35		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
7.1.7 Combined Applications <i>The application shall be accompanied by a fee that is the combined total of all applicable fees.</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.1.8 Material Change of Use within existing Building <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>						SPA 2009; Planning Act 2016; Planning Reg 2017	
7.1.9 Undefined Use <i>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 the fee will be set as the use deemed most similar by the Manager Sustainable Communities.</i>							
7.1.10 Self-Assessable <i>There is no fee for self-assessable development.</i>							
7.1.11 Consultant Costs <i>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 may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.</i>							
7.1.12 Cultural Heritage and Valuable Sites <i>Where an application for demolition (including partial demolition) or removal of a structure or place identified as a local heritage place within the Planning Scheme.</i> <i>Where a development application for building works, other than referred to above, is required solely as a result of the heritage provisions / overlay of the Planning Scheme NO fee shall apply to the Application.</i> <i>The Application for an MCU or ROL which triggers the heritage provisions of the Planning Scheme shall be accompanied by a fee as prescribed in this fee schedule that would usually be required to accompany an application of that type.</i>			953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	
7.1.13 Impact Inconsistent Development <i>Applications involving uses that are inconsistent uses in their respective planning areas shall be accompanied by the fee prescribed below plus an additional 50% of that fee.</i>							
7.1.14 Gross Floor Area <i>Where a fee is calculated based on area (e.g. Industrial uses) the fee is calculated on Gross Floor Area (GFA) as defined by the Planning Scheme. If GFA is not relevant (e.g. some outdoor entertainment uses) the area will be the use area. The use area does not include landscape or car parking areas.</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.2 RECONFIGURATION OF A LOT							
Boundary realignment		Application	1,145.30		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
Reconfiguration by lease agreement - lease exceeding 10 years		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
Creation of an access easement		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
Reconfiguration of a lot - (Preliminary Approval and Development Permits) Calculate base application fee plus per lot rate. Includes Development Requiring a Compliance Check.		Application	1,365.60		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
		Lot	513.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
<i>Fees apply to the total number of lots created excluding park lots. Any application for a Development Permit for which there is a Preliminary Approval, the fee is 50% of the application fee for Reconfiguring a Lot.</i>							
Amendment of a Planning Scheme Area (e.g. - to include a closed road in a planning area) to be paid with the application for Reconfiguration or Material Change of Use, whichever applies.		Application	1,628.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
7.3 SIGNING AND DATING SURVEY PLANS (COMPLIANCE ASSESSMENT)							
A) Standard format calculate base application fee plus per lot rate		Application	517.60		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
		Lot	95.30		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
B) Prior to completion of works calculate base application fee plus per lot rate		Application	4,186.15		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
		Lot	95.30		Y	SPA 2009; Planning Act 2016; Planning Reg 2017	97(2)(a)
<i>NOTE: Includes Inspection of completed works and assessment of outstanding works</i>							
C) Building Format/Volumetric Format calculate base application fee plus per lot rate		Application	338.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
		Lot	95.30		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
D) Notation on Community Management Statement		Application	338.65		Y	BCCM 1997	97(2)(a)
<i>NOTE: This fee is in addition to the charges identified in C) above</i>							
E) Proposed road Closure in Strata - Report to Council		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Re-signing and dating of Survey Plan incurs the relevant fee in A, B, or C above.</i>							
7.4 MATERIAL CHANGE OF USE & MINOR BUILDING WORKS							
<i>Development Permit or Preliminary Approval</i>							
<i>Any application for a Development Permit for which there is a Preliminary Approval, the fee is 50% of the application fee.</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.4.1 Residential Type Uses							
House (Code Assessable)		Application	317.95		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Caretaker's Residence		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Home Activity / Home Based Business		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Home Industry		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Staff Quarters		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Outstation / Seasonal Camp		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Multi Unit Housing / Holiday accommodation / Short Term accommodation		Application	1,365.60		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Each additional unit		Unit	393.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: Maximum fee equivalent to 180 units (\$72,222.60).</i>							
<i>Note: For short term accommodation one (1) unit is equal to one (1) bed (single or double).</i>							
Caravan Park / Camping Ground up to 20 units / sites		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Caravan Park / Camping Ground greater than 20 units / sites		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Retirement Facility up to 20 units / beds		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Retirement Facility greater than 20 units / beds		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Special Residential accommodation / Use up to 20 units / beds		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Special Residential accommodation / Use greater than 20 units / beds		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.2 Commercial & Retail Type Uses							
<i>7.4.2 a. Shopping Facilities; Business Facilities; Restaurant; Display Facilities; Tavern; Service Station; Veterinary Facilities</i>							
Not exceeding 100m ²		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For each 100m ² of area or part thereof exceeding 100m ²		Unit	352.35		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: the above fee applies unless a use specific fee is provided below</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.4.2 b. Use Specific Fees							
Child Care Centre up to 75 children		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Child Care Centre greater than 75 children		Application	7,773.20		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Car Park		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Tourist Attraction		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Aircraft Landing Facility - Commercial		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.3 Industrial Type Uses							
7.4.3 a. Industry Class A; Industry Class B; Service Industry							
Not exceeding 100m ²		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For each 100m ² of area or part thereof exceeding 100m ²		Unit	352.35		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: the above fee applies unless a use specific fee is provided below</i>							
7.4.3 b. Extractive Industry							
Up to one (1) Ha		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For each Ha or part thereof exceeding one (1) Ha		Ha	214.70		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 ² and/or extracting a volume of material no greater than 4000m ³ for a duration of no greater than six (6) months		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.4 Rural Type Uses							
Primary Industry		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Aquaculture		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Intensive Animal Husbandry		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Private Forestry		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.5 Entertainment & Recreational Type Uses							
7.4.5 a. Indoor Sports & Entertainment							
Not exceeding 100m ²		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For each 100m ² of area or part thereof exceeding 100m ² exceeding 100m ²		Unit	352.35		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.4.5 b Outdoor Sport and Entertainment / Recreation							
Outdoor Sport & Recreation not exceeding 2000m ²		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Outdoor Sport & Recreation between 2000m ² and 5000m ²		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For every 1000m ² of area or part thereof exceeding 5000m ²		Unit	214.70		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.6 Community Type Uses							
<i>7.4.6 a Cemetery & Crematorium; Educational Establishment; Place of Assembly; Health Facility</i>							
Not exceeding 100m ²		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
For each 100m ² of area or part thereof exceeding 100m ²		Unit	352.35		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: the above fee applies unless a use specific fee is provided below</i>							
7.4.6 b. Use Specific Fees for Community Type Uses							
Public Utilities & Facilities		Application	9,548.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Interpretive Facility		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Park & Open Space		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.7 Telecommunications							
Telecommunication Facilities		Application	6,467.40		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.4.8 Signage							
Off Premises Advertising Device - per sign		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: On Premises Advertising Device, whether or not associated with a Material Change of Use is included in Table 7.6.1</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.5 CHANGES OR EXTENSIONS TO DEVELOPMENT APPLICATIONS / APPROVALS							
Change to Development Application prior to Decision Period		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Request for Negotiated Decision Notice - No fee		Application	-		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Request to Change Decision Notice (Conditions)		Application	953.65	962.90	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>NOTE : Charge is 50% of current prescribed fee. Minimum fee \$953.65</i>							
Change of a Consent Order		Application	953.65	962.90	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>NOTE: Charge is fee prescribed in C) above PLUS all legal costs including GST. Minimum fee \$953.65</i>							
Extension of Relevant Period		Application	953.65	962.90	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>NOTE : Charge is 35% of current fee - Minimum fee \$953.65</i>							
7.6 OTHER APPLICATIONS							
Compliance Check- Compliance checking for self-assessable applications against the Planning Scheme		Application	345.50		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Assessment of Applications for Prescribed Tidal Works		Application	1,680.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.6.1 Building or Operational Works assessable against the planning scheme							
Operational Works - Filling or Excavation not associated with Material Change of Use		Application	742.85		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Operational Works - Engineering works not associated with Material Change of Use		Application	742.85		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>NOTE: Charge for the matters above is calculated @ 2.5% of the estimated cost of works. Minimum fee \$742.85</i>							
Operational Works - Placing an Advertising Device on Premises whether or not associated with a Material Change of Use, per sign - On Premises Advertising Device per sign		Application	317.95		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Operational Works -Vegetation Clearing / Damage not associated with a Material Change of Use							
1-5 trees		Application	316.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
6-10 trees		Application	883.70		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
10+ trees		Application	1,623.75	1,639.55	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>NOTE : For Applications for clearing involving 10 or more trees the charge is calculated @ base rate of \$1,623.75 plus 1.5% of estimated cost to a maximum of \$16,237.50.</i>							
<i>NOTE: Off premises Advertising Device is included in Table 7.4.8</i>							

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7.7 PLANNING AND DEVELOPMENT CERTIFICATES AND SEARCHES							
Planning & Development Certificates : Limited		Lot/Certificate	236.50		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a) & 97(2)(c)
Planning & Development Certificates : Limited within 2 days		Lot/Certificate	398.25		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a) & 97(2)(c)
Planning & Development Certificates : Standard		Lot/Certificate	797.60		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a) & 97(2)(c)
Planning & Development Certificates : Full		Lot/Certificate	1,605.45		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a) & 97(2)(c)
7.8 PLANNING & DEVELOPMENT DOCUMENT SALES							
7.8.1 Gazetted Planning Scheme - DSC Planning Scheme							
CD copy includes all text and maps		Each	51.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
Hard copy - includes text and maps		Set	673.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
7.8.2 Superseded Planning Schemes							
Superseded DSC Planning Scheme 2006 CD - Includes text and maps		Each	51.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
Superseded DSC Planning Scheme 1996 CD - Includes text and maps		Each	51.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
Copy of Planning Scheme Amendment - CD		Each	51.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
7.8.3 CD Copy of Application / Information							
CD Copy of Application / Information		Each	13.85		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
7.8.4 Public Notification Signs							
First sign - No charge		Sign	-				
Each additional sign		Sign	52.90		N		
7.9 MISCELLANEOUS							
Informal Prelodgement Enquiry (No Report to Council) - No fee			-				
Letter of Enquiry (e.g. - to determine land use history, but not constituting a Planning Certificate)		Application	284.70		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(c)
Exemption Certificate under the Planning Act 2016		Application	77.95				
Minimum fee for any matter relating to a Planning Application and requiring a report to be placed before Council		Application	953.65		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
Infrastructure Agreement		Application	596.75		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.10 OPERATIONAL WORKS							
7.10.1 Subdivisional Engineering Plans							
Checking of Operational Works including construction monitoring fee		Base fee	3,827.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(e)
		per Lot	513.05		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(e)
<i>Note: Fees apply to the total number of lots excluding park lots.</i>							
7.10.2 General Operational Works Plans							
Checking of Operational Works engineering drawings (i.e. Road, Bridge, Culvert or other) including construction monitoring fee		Application	2,616.40	2,641.80	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(e)
<i>NOTE : Charge is calculated @ 1.5% of estimated cost to a minimum of \$2,616.40 and maximum of \$14,913.50.</i>							
On-Street municipal / engineering works 2.5% of the estimated costs of works		Application	764.30	771.75	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(e)
Domestic Crossover (New Single or Alteration to existing) - No fee		Application	-		Y	LGA 2009	97(2)(a)
Commercial Crossover / Additional or non standard crossover		Application	245.65		Y	LGA 2009	97(2)(a)
Electrical / Lighting Design Reviews		Application	177.95		Y	LGA 2009	97(2)(a)
7.10.3 Secondary Reviews							
Assessment of amended drawings (other than required by Council) where such amendments are not of a minor nature		Application	917.00	925.90	Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(e)
<i>Note: Charge is calculated @ 50% of the original application fee. Minimum fee \$917.00</i>							
Assessment of amended drawings (other than required by Council) where such amendments are of a minor nature		Application	177.95		Y	LGA 2009	97(2)(a)
7.10.4 Construction Fees							
Additional inspection or re-inspection of works		Application	1,914.10		Y	LGA 2009	97(2)(a)
<i>Bonds for outstanding works / site development (payable prior to pre-start returnable on final works acceptance) / early plan sealing - Deemed by Assessment Manager</i>							
<i>NOTE: Early Plan Sealing = 1.5 x cost of uncompleted works. Site Development = 5% of contract price.</i>							

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

Description of Fee, Charge, Penalty plus conditions	Deposit	Unit	Rate incl. GST if applicable	Minimum or Surcharge	Cost Recovery Fee (Y or N)	Legislation & Section	LGA S97 Paragraph
7.11 LANDSCAPE PLANS							
A) Landscape Plans submitted by Landscape Architect or Landscape Designer listed on Council's Register of Landscape Designers and who will:		Application	260.60		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
(a) Submit a conforming statement of compliance; and							
(b) Undertake a final inspection; and							
(c) Submit as constructed landscaping plans (where required) all in accordance with the Plan and Development Manual requirements.							
B) Landscaping Plans submitted and not in accordance with 7.11(A) above		Application	617.45		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
<i>Note: These fees are only payable when the landscape plan is not submitted with the Development Application or subsequent Operational Works Application</i>							
C) Resubmission of a plan as previous plan not of a satisfactory standard or incorporating unsuitable landscaping or generally not in accordance with Development Manual requirements.		Application	617.45		Y	SPA 2009; Planning Act 2016; Planning Reg 2017; BCCM 1997	97(2)(a)
7.12 SITING / DISCRETIONARY DECISIONS							
<i>Discretionary decisions where power is held by the Council to decide modifications or variations of a prescribed requirement for building work</i>							
Approval of the siting of a building or structure under MP 1.1 & 1.2 Queensland Development Code		Item	353.50		Y	BA75	97(2)(a)
Use of a building for residential purposes, other than a building of CLASS 1, 2, 3 OR 4 under Section 119		Item	353.50		Y	BA75	97(2)(a)
7.13 DEVELOPERS CONTRIBUTIONS (INFRASTRUCTURE CHARGES)							
<i>These charges are calculated by Development Assessment in accordance with the planning scheme policy.</i>							